

4. Pedestrian access openings from internal streets and cul-de-sacs onto the pedestrian parkways of major roads bordering the Planning Area are encouraged, to promote alternatives to automobile use for transportation within the Specific Plan, when compliance with applicable building and safety, fire, transportation and other codes is attainable for such access openings.
5. A community wall edge treatment shall be located along the borders of the Planning Area, as shown in Figure IV-110, serving as a buffer between the residential uses of this Planning Area and the adjacent roadway or land uses. If a slope condition occurs between land uses or next to a roadway, a view fence is encouraged to be used where the slope transition to the adjacent use is greater than half the height of the wall, as depicted in Figure IV-111.
6. The development standards for lot size and dimensions, and the calculations for establishing them shall be the same as those provided for within the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

12. Planning Area 59: Open Space

a. Descriptive Summary

Planning Area 59, depicted in Figure IV-80, is proposed as open space. This designation is intended to provide an area for the preservation of mountainous terrain. Passive recreational facilities, such as hiking paths or equestrian trails, are not considered a compatible use within this Planning Area. Planning Area 59 is comprised of 14.7 acres.

b. Land Use and Development Standards

The uses permitted in Planning Area 59 shall be open space, as set forth in the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

c. Planning Standards

1. Access to Planning Area 59 shall be restricted. No motor vehicles, wheeled vehicles, or pedestrians shall have a right to use any of the terrain of this Planning Area, except for emergency vehicles or personnel, as required.
2. A residential to Hillside Open Space land use edge and Fire Hazard Suppression Plan, as illustrated in Figure IV-122, shall be developed to establish a transition between single family units in Planning Areas 52 and 60, and open space in this Planning Area.
3. A deed transfer of the parcel(s) planned for open space within this Planning Area shall be conveyed to a homeowners' association or other entity, at parcelization of the adjacent Planning Areas 52 or 60, whichever occurs first, as indicated in Section IV.A.5 "Public Facility and Phasing Plan."

13. Planning Area 60: Medium Density Residential

a. Descriptive Summary

Planning Area 60, as shown in Figure IV-81, provides for the development of medium density residential units with a range of 2.0 - 5.0 du/ac, on a total of 12.9 acres, and a target range of 3.5 du/ac providing for a maximum of 45 units, and may provide for such public uses as library, day care center and place of worship. A typical site plan for Medium density is depicted in Figure IV-125.

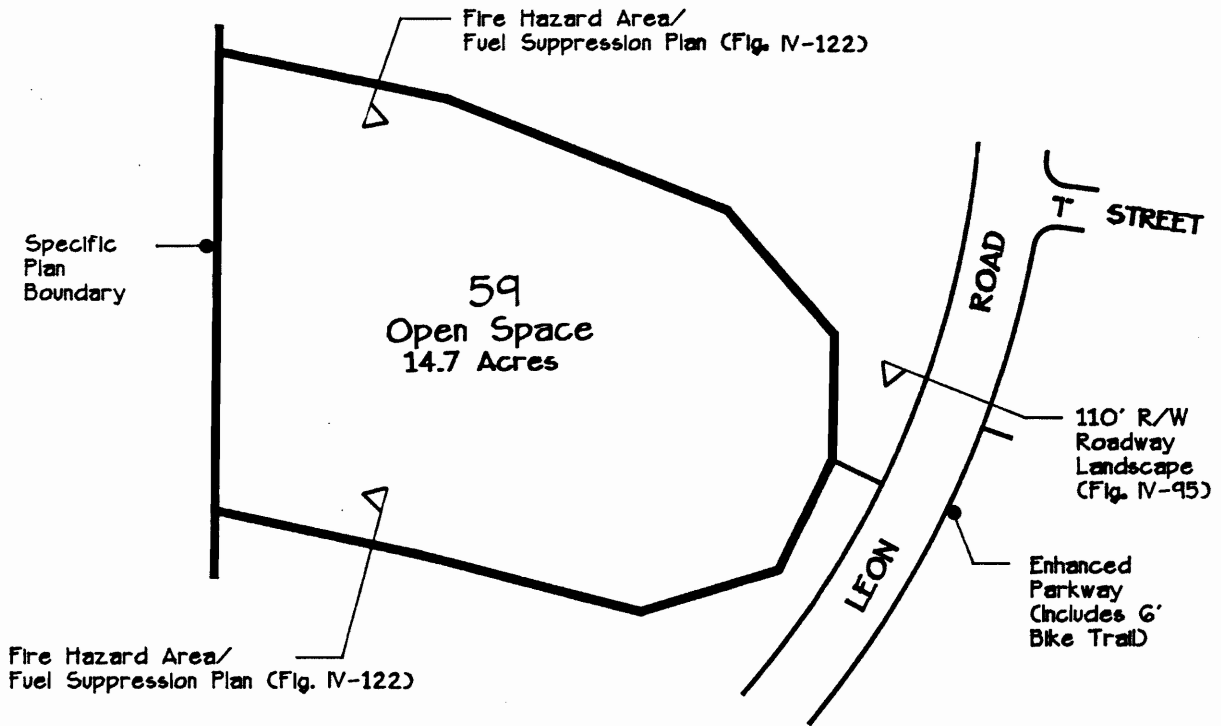
b. Land Use and Development Standards

The uses permitted in Planning Area 60 shall be residential, as set forth in the Specific Plan Zoning Text (Ordinance No. 348), included as Section III of this Specific Plan.

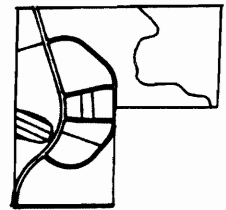
c. Planning Standards

1. Primary access to Planning Area 60 shall be provided from Leon Road. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. Neighborhood entry monumentation is permissible at the access points to Planning Area 60, as depicted in Figure IV-103.
3. Roadway landscape treatments shall be located along Leon Road, as depicted in Figure IV-95.

PLANNING AREA 59



WINCHESTER HILLS SPECIFIC PLAN



LOCATION MAP

Planning Area 59
PHASE IV
FIGURE IV-80