

4. 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 this Planning Area and open space in Planning Area 59, or any open space which may occur offsite but adjacent to the Planning Area.
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.

#### **14. Planning Area 61: Medium Density Residential**

##### **a. Descriptive Summary**

Planning Area 61, depicted in Figure IV-82, is designated as a medium density residential area, with a target range of 2.5 du/ac providing for a maximum of 165 units on 65.9 acres.

Landform sensitivity will prevail in any development plan submitted within Planning Area 61, and a design layout utilizing a buffer of low density lots (40,000 sq. ft. minimum size) along the southerly and easterly borders of the Planning Area is required. The balance of Planning Area 61 shall have a minimum lot size of 7,200 square feet.

A site plan for Medium density is depicted in Figure IV-125.

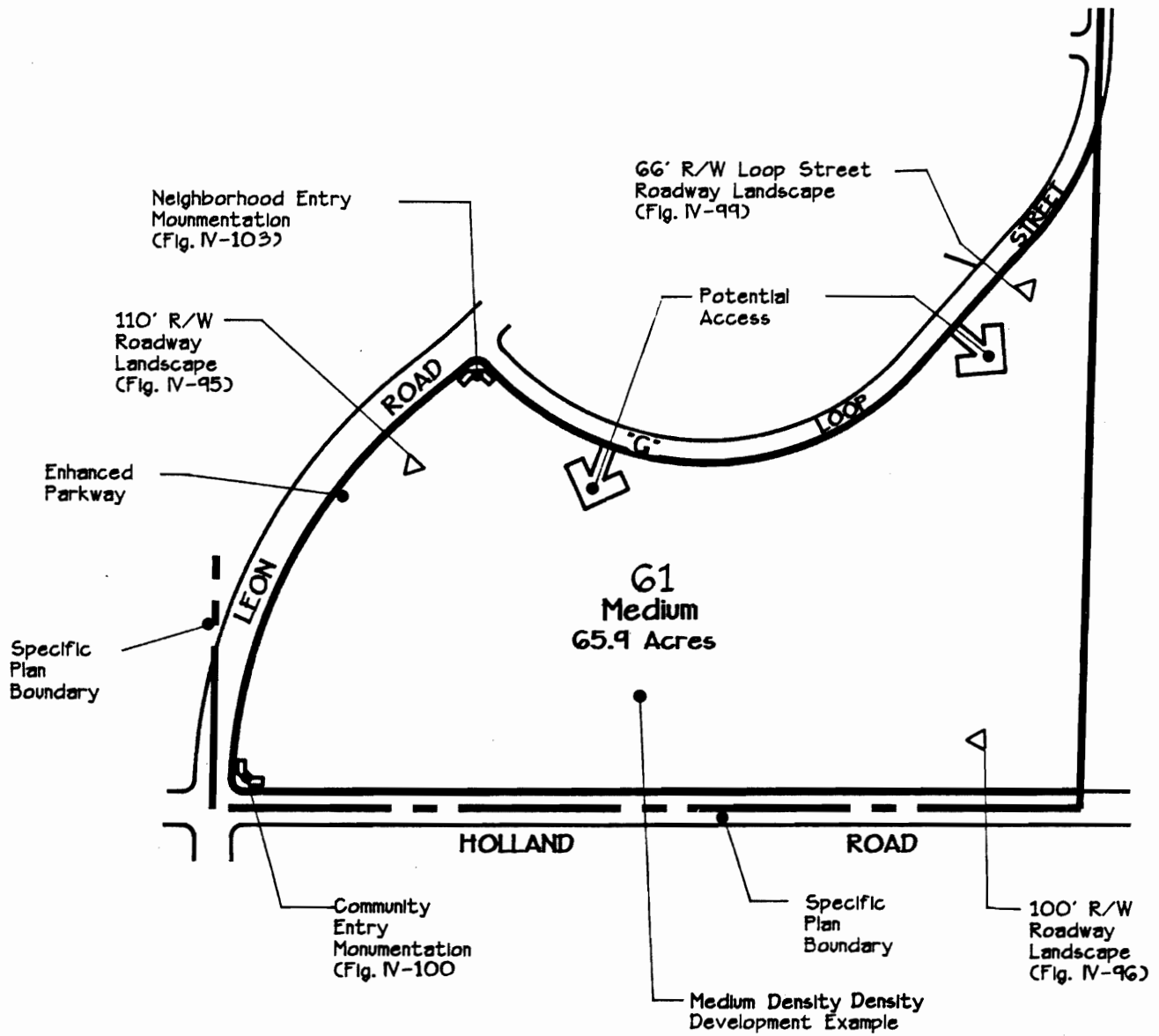
##### **b. Land Use and Development Standards**

The uses permitted in Planning Area 61 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**

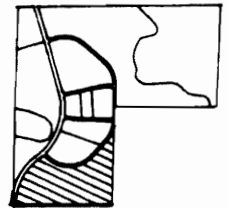
1. Primary access to Planning Area 61 shall be provided from "G" Loop Street, Leon Road and Holland Road. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. Major Community entry monumentation shall be located at the intersection of Leon Road and Holland Road, as depicted in Figure IV-100.
3. Neighborhood entry monumentation is permissible at the access points to Planning Area 61, as depicted in Figure IV-103.
4. Roadway landscape treatments shall be located along "G" Loop Street, as depicted in Figure IV-99, along Leon Road as depicted in Figure IV-95, and along Holland Road as depicted in Figure IV-96.
5. 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 this Planning Area and any open space which may occur offsite but adjacent to the Planning Area.
6. 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.
8. Landform sensitivity will prevail in any development plan submitted within Planning Area 61, and a design layout utilizing a buffer of low density lots (40,000 sq.ft. minimum size) along the southerly and easterly borders of the Planning Area is required. The balance of Planning Area 61 shall have a minimum size of 7,200 square feet.

# PLANNING AREA 61



N  
NOT TO SCALE

## WINCHESTER HILLS SPECIFIC PLAN



LOCATION MAP

Planning Area G1  
PHASE IV  
FIGURE IV- 82