

2. A minor community entry monumentation shall be located at the intersection of Leon Road and Olive Avenue, as depicted in Figure IV-102.
3. A neighborhood entry monumentation may be located at the access points to Planning Area 8 from Leon Road, Olive Avenue and "A" Loop Street, as depicted in Figure IV-103.
4. Roadway landscape treatments shall be located along the west side of Leon Road, as depicted in Figure IV-95; along Olive Avenue as depicted in Figure IV-97, and along "A" Loop Street, as depicted in Figure IV-99.
5. 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.
6. All building pads for development shall be raised out of the 100-year flood plain prior to construction of dwellings.
7. A high residential land use to commercial land use edge, as illustrated in Figure IV-112, shall be developed to establish a transition between multiple family units in this Planning Area and commercial in Planning Area 9.
8. A community wall edge treatment shall be located along the borders of the Planning Area, as shown in Figure IV-106, 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.
9. 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.

9. Planning Area 9: Commercial

a. Descriptive Summary

Planning Area 9, as depicted in Figure IV-61, is designated for commercial use on approximately 6.0 acres. This designation is intended to provide an area for the development of retail uses. Typical retail uses include restaurant, banks, service stations, drug stores, convenience stores and general retail. Compatible uses, as

identified in Land Use and Development Standards below, include public services such as library, day care center, post office, fire or law enforcement buildings, or public open space, and may be developed for neighborhood and community benefit.

A typical site plan for Commercial is depicted in the Design Guidelines, Figure IV-123.

b. Land Use and Development Standards

The uses permitted in Planning Area 9 shall be commercial, and public service uses or public 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

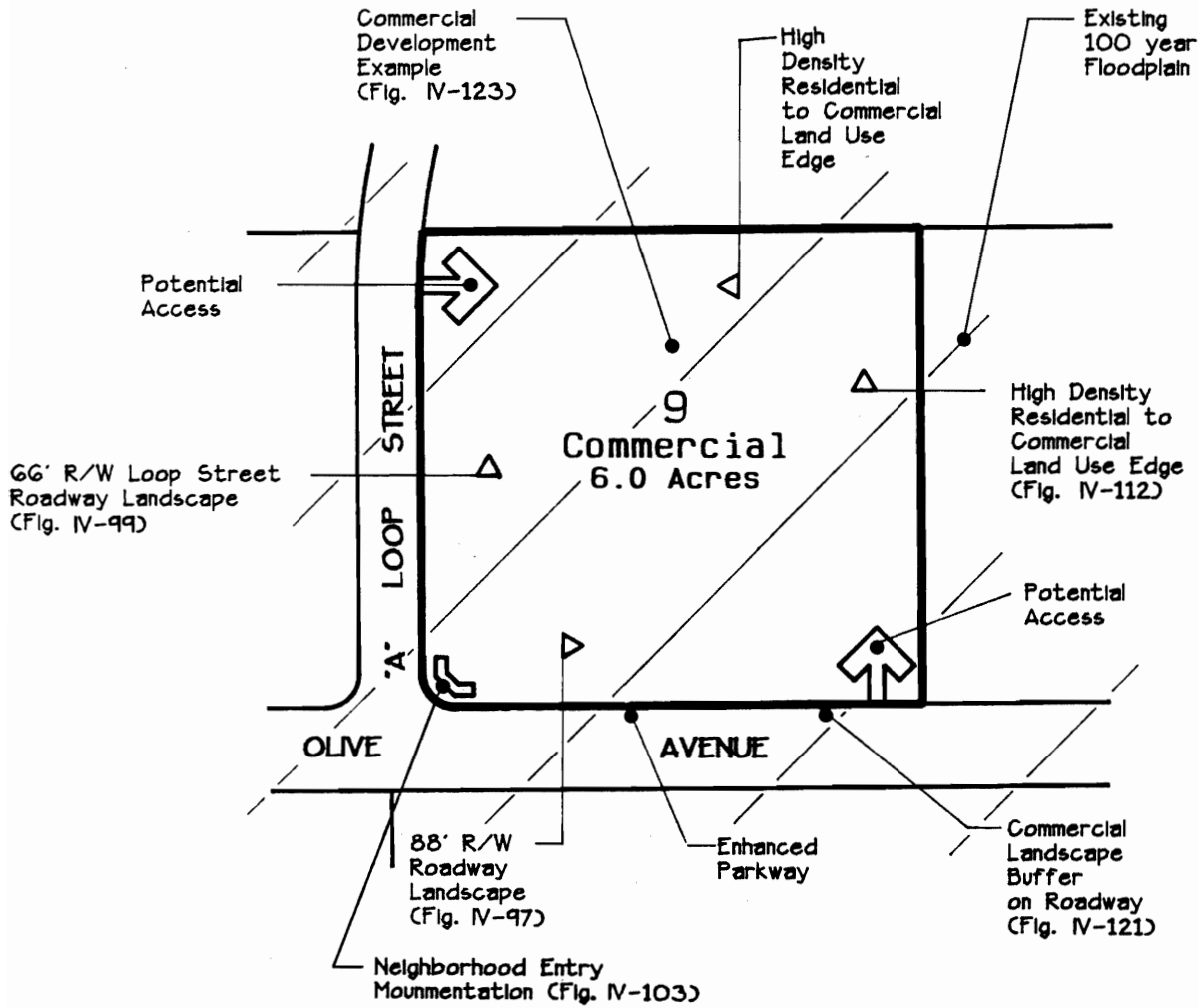
1. Primary access to Planning Area 9 shall be provided from "A" Loop Street and Olive Avenue. Limited access will occur within minimum distances from the major intersections adjacent to the planning area, as required by Transportation Department.
2. A commercial entry monumentation is permissible at the access points to Planning Area 9 from "A" Loop Street and Olive Avenue.
3. Roadway landscape treatments shall be located along Olive Avenue, as depicted in Figure IV-97.
4. All building pads for development shall be raised out of the 100-year flood plain prior to construction of dwellings.
5. A commercial to residential land use edge, as illustrated in Figure IV-112, shall be developed to establish a transition between commercial use in this Planning Area and residential in Planning Area 8 and Planning Area 10.

10. Planning Area 10: High Density Residential

a. Descriptive Summary

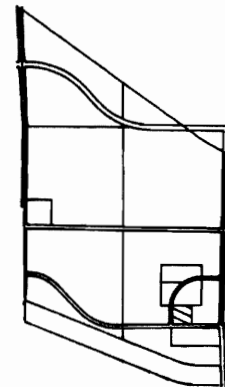
Planning Area 10, depicted in Figure IV-62, provides for the development of high density residential uses on 9.4 acres. A maximum of 113 dwelling units are planned at a target density of 12.0 du/ac, within a range of 8.0 - 14.0 du/ac. Units will provide dedicated open space or some form of common recreational facilities within the Planning Area for use by the residents of Planning Area 10, and may provide for such public uses as library, day care center and place of worship.

PLANNING AREA 9



N
NOT TO SCALE

WINCHESTER HILLS SPECIFIC PLAN



LOCATION MAP

Planning Area 9
PHASE III
FIGURE IV-G1