

3.9.6 Study Area E - Planning Area 16

Description

Study Area E consists exclusively of Planning Area Sixteen and lies west of Cole Avenue between Krameria Avenue and Alta Cresta Blvd. Lots within the Orangecrest Hills Specific Plan face the area from the north. Adjacent lands lying outside of the project to the west, and the majority of the south, contain residential uses on large lots or are vacant. Grove area south of the site along Cole Avenue lies within the project. A single family residence on a five acre parcel lies northwesterly of the planning area. The balance is planted in citrus.

PLANNING AREA 16: PRD DU/AC

a. Description

Planning Area 16 consists of 24 acres allocated for 144 dwelling units having a minimum lot size of 5,000 s.f. This category permits separate living space or home occupations above a detached garage, reading rooms, and recreational facilities. Day care centers are allowed subject to a Plot Plan approval. Residential Care facilities and private schools are allowed as alternative uses subject to a Conditional Use Permit approval.

b. Relevant Project-Wide Policies

- Goals 1,2,3b, 4a & d, and 5 apply to this planning area.

c. Design Considerations

- Reverse frontage lots are prohibited in this planning area except as used on a buffer around the adjacent five acre parcel along Krameria Ave.
- Access shall be gained from Street 'B' and Krameria Ave.
- Preliminary architecture and landscape plans required with submittal of subdivision map.
- Front yard open fencing, not exceeding 3' in height, is permitted.

d. Development Standards

- Development Standards shall be in accordance with the S.P. Zone.
- Minimum lot size is 5,000 s.f. net.
- A neighborhood association is required for this planning area.

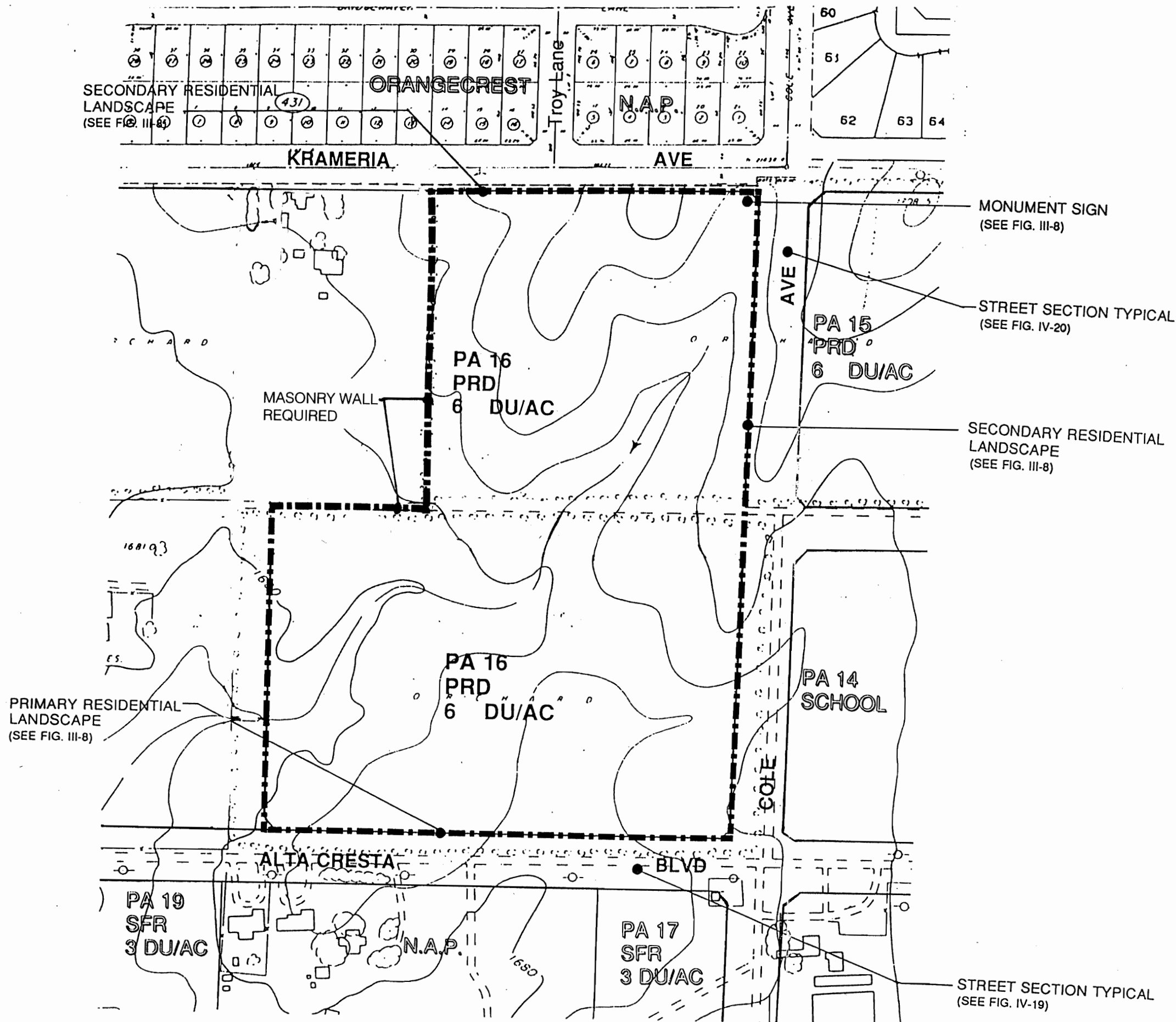


Alta Cresta Ranch

Study Area E

PLANNING AREA PROFILE

PLANNING AREA	DESIGNATION	ACREAGE	UNITS	MIN. LOT SIZE
16	PRD	24.0	144	5,000 S.F.



Scale 1" = 200'



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