

3.9.11 Study Area J - Planning Areas 26, 35 & 36

DESCRIPTION

Study Area J consists of Planning Areas 26, 35, and 36, located southerly along Alta Cresta Blvd, between Krameria Avenue and Taft Street. The study area lies centrally within the project are and is planted in citrus. A blue-line stream forms the southerly boundary of the study area.

PLANNING AREA 26: VILLAGE COMMERCIAL

a. Description

Planning Area 26 consists of 4 acres, allocated for Village Commercial uses that would provide personal services to the community, including provisions for sidewalk vendors and outdoor displays. The planning areas are separated by linkages of the proposed Regional Trail System.

b. Relevant Project-Wide Policies

- Goals 1, 2, 3a, 4, 5, 6, and 7 all apply to this planning area.

c. Design Considerations

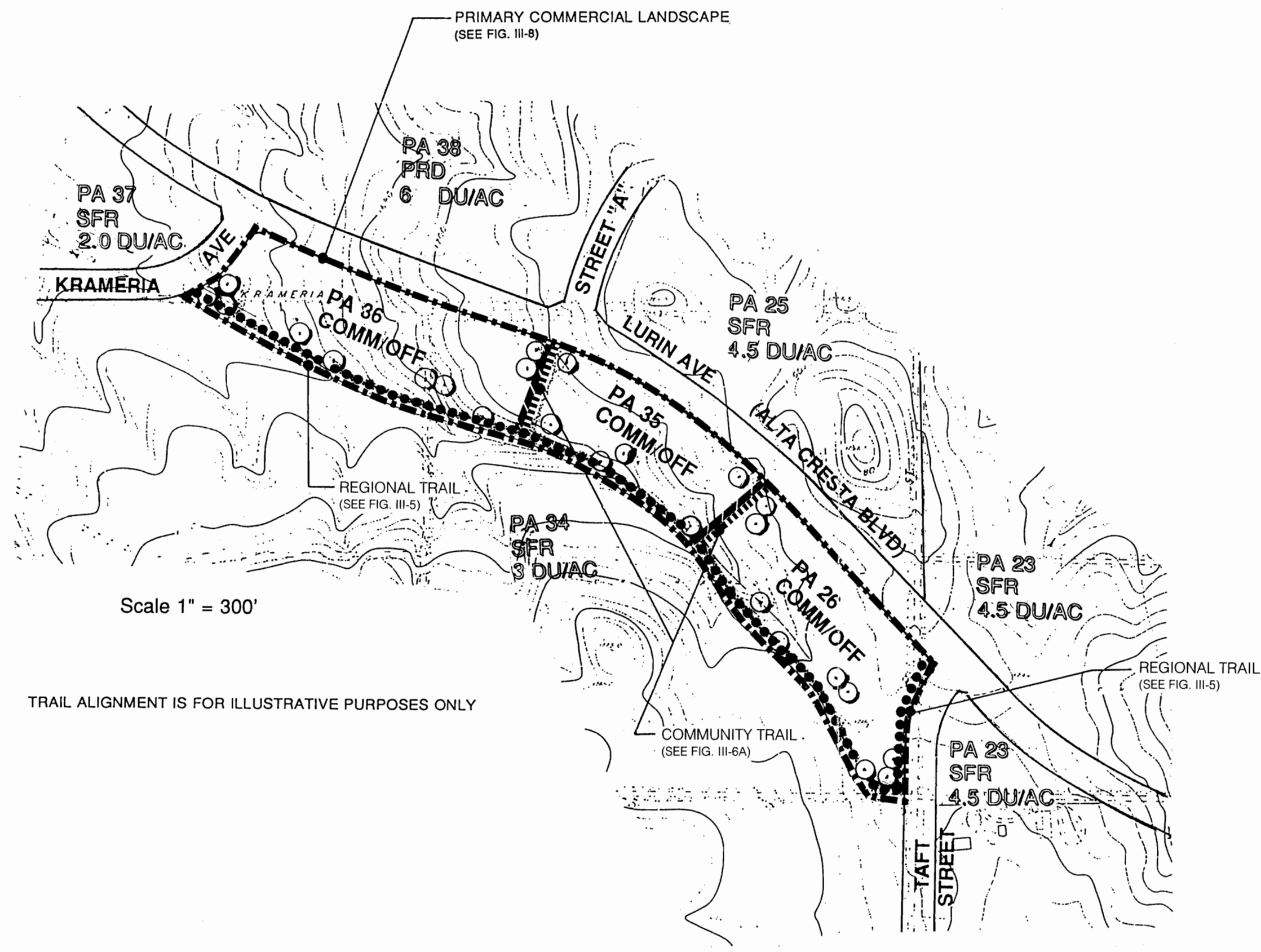
As a personal services commercial center, the following elements shall apply:

- Access shall be gained from Krameria Avenue and Taft Street.
- Pedestrian-oriented store fronts shall be oriented along street frontages and walkways.
- Zero side yards shall be permitted on interior lots.
- Parkway landscaping shall be provided along all street frontages.
- Outdoor activity areas shall be encouraged for dining and entertainment.
- Provide regional trail interface between planning areas and along the rear of structures.
- Provide rear-oriented vehicular access and parking.
- Design buildings for access from street (front) and parking (rear) accesses.
- Low building scale is encouraged.
- Provide on-site bike racks/bike storage.
- Provide a bus turnout for mass transit access.

d. Development Standards

- Development Standards, shall be in accordance with the S.P. Zone.
- A business association shall be formed from maintenance and reciprocal access.
- A Regional Recreational Trail shall be constructed along the south side of Alta Cresta Blvd between Taft Street and Krameria Avenue.
- Subdivided lots shall be minimum 10,000 s.f.

Study Area J



Scale 1" = 300'

TRAIL ALIGNMENT IS FOR ILLUSTRATIVE PURPOSES ONLY

PLANNING AREA PROFILE

PLANNING AREA	DESIGNATION	ACREAGE	UNITS	MIN. LOT SIZE
26	COMM/OFF	4.0	-	-
35	COMM/OFF	4.0	-	-
36	COMM/OFF	4.0	-	-



Inland Planning Services
 155 East Fourth St, Suite 210
 Perris, California 92570
 Telephone (909) 940-4272 • Fax (909) 940-4276



PLANNING AREA 35: VILLAGE COMMERCIAL

a. Description

Planning Area 35 is 4 acres, allocated for Village Commercial uses that would provide personal services to the community, including provisions for sidewalk vendors and outdoor displays. The planning areas are separated by linkages of the proposed Regional Trail System.

b. Relevant Project-Wide Policies

- Goals 1, 2, 3a, 4, 5, 6, and 7 all apply to this planning area.

c. Design Considerations

As a personal services commercial center, the following elements shall apply:

- Access shall be gained from Krameria Avenue and Taft Street.
- Pedestrian-oriented store fronts shall be oriented along street frontages and walkways.
- Zero side yards shall be permitted on interior lots.
- Parkway landscaping shall be provided along all street frontages.
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- Low building scale is encouraged.
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- Provide a bus turnout for mass transit access.

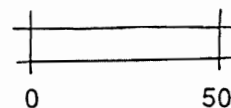
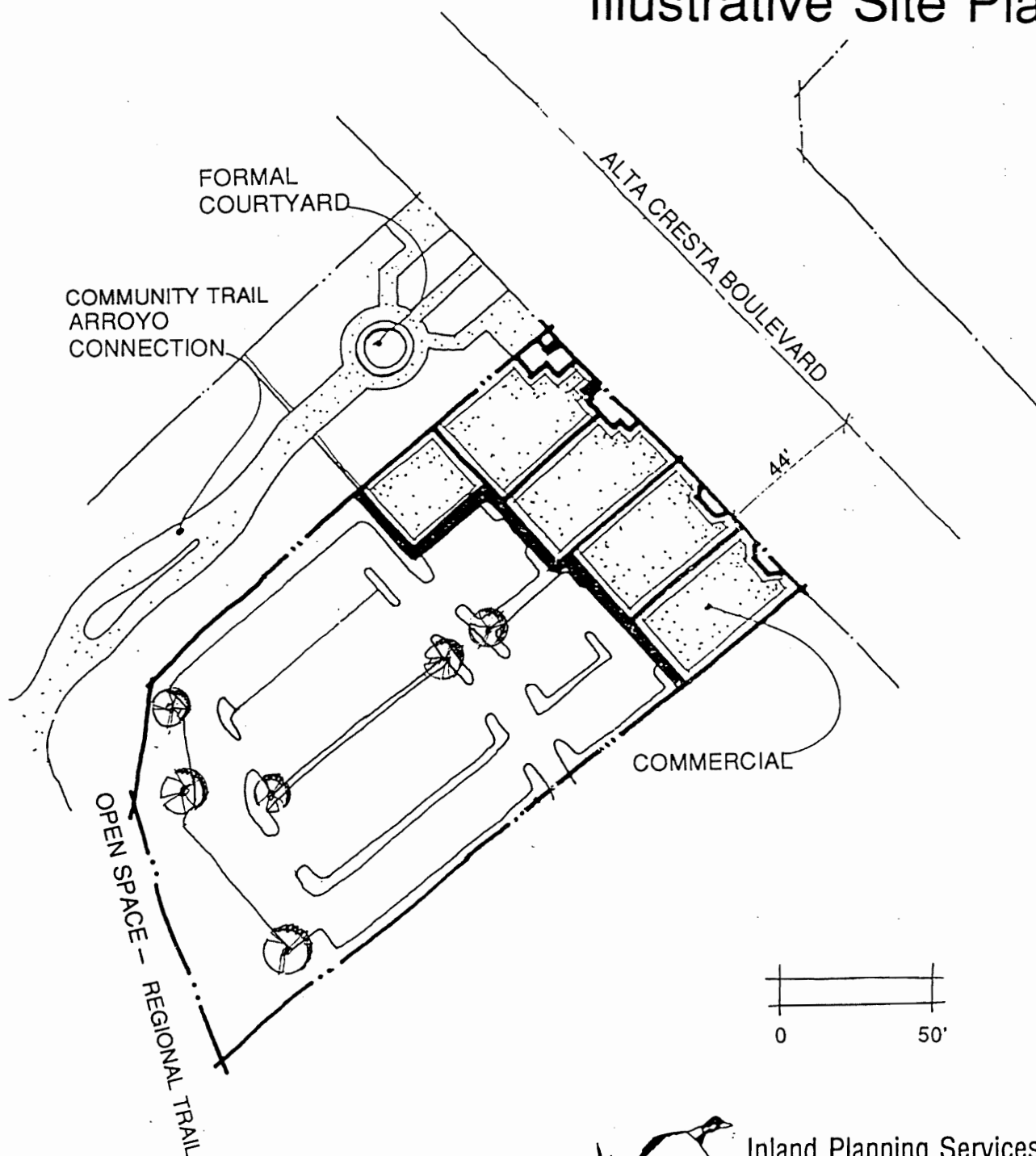
d. Development Standards

- Development Standards, shall be in accordance with the S.P. Zone.
- A business association shall be formed from maintenance and reciprocal access.
- A Regional Recreational Trail shall be constructed along the south side of Alta Cresta Blvd between Taft Street and Krameria Avenue.
- Subdivided lots shall be minimum 10,000 s.f.
- Landscaping shall comply with the design standards set forth in Section 4.6.8.



Alta Cresta Ranch

Village Commercial Illustrative Site Plan



Inland Planning Services

155 East Fourth St, Suite 210
Perris, California 92570

Telephone (909) 940-4272 ♦ Fax (909) 940-4276



PLANNING AREA 36: VILLAGE COMMERCIAL

a. Description

Planning Area 36 is 4 acres, allocated for Village Commercial uses that would provide personal services to the community, including provisions for sidewalk vendors and outdoor displays. The planning areas are separated by linkages of the proposed Regional Trail System.

b. Relevant Project-Wide Policies

- Goals 1, 2, 3a, 4, 5, 6, and 7 all apply to this planning area.

c. Design Considerations

As a personal services commercial center, the following elements shall apply:

- Access shall be gained from Krameria Avenue and Taft Street.
- Pedestrian-oriented store fronts shall be oriented along street frontages and walkways.
- Zero side yards shall be permitted on interior lots.
- Parkway landscaping shall be provided along all street frontages.
- Outdoor activity areas shall be encouraged for dining and entertainment.
- Provide regional trail interface between planning areas and along the rear of structures.
- Provide rear-oriented vehicular access and parking.
- Design buildings for access from street (front) and parking (rear) accesses.
- Low building scale is encouraged.
- Provide on-site bike racks/bike storage.
- Provide a bus turnout for mass transit access.

d. Development Standards

- Development Standards, shall be in accordance with the S.P. Zone.
- A business association shall be formed from maintenance and reciprocal access.
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- Subdivided lots shall be minimum 10,000 s.f.
- Landscaping shall comply with the design standards set forth in Section 4.6.8.