

3.9.15 Study Area N - Planning Areas 31, 32, and 33

DESCRIPTION

Study Area N consists of Planning Areas 31, 32, and 33, bound by the westerly project boundary along the alignment of Gamble Ave., and by Krameria Ave., Roosevelt St. and Mariposa Ave. Existing residential uses face the study area along the north, west, and south on varying lot sizes that are not within the project area. The southwest portion of the study area is vacant, a residence exists along the southern boundary, and two stream beds cross the area in a northwesterly direction. A tentative tract map has been approved over the study area to establish one acre and larger lots.

PLANNING AREA 31: SFR 32,500, 1.3 DU/AC

a. Description

Planning Area 31 consists of 16 acres allocated for 21 dwelling units composed of minimum 32,500 square foot lots. This category also allows licensed day care facilities and private recreational facilities subject to a Plot Plan approval. Boarding and rooming houses, churches, public utility facilities, and private schools are allowed subject to a Conditional Use Permit approval.

b. Relevant Project-Wide Policies

- **Goals 1, 2a & b, 4,5,6, and 7 apply to this planning area.**

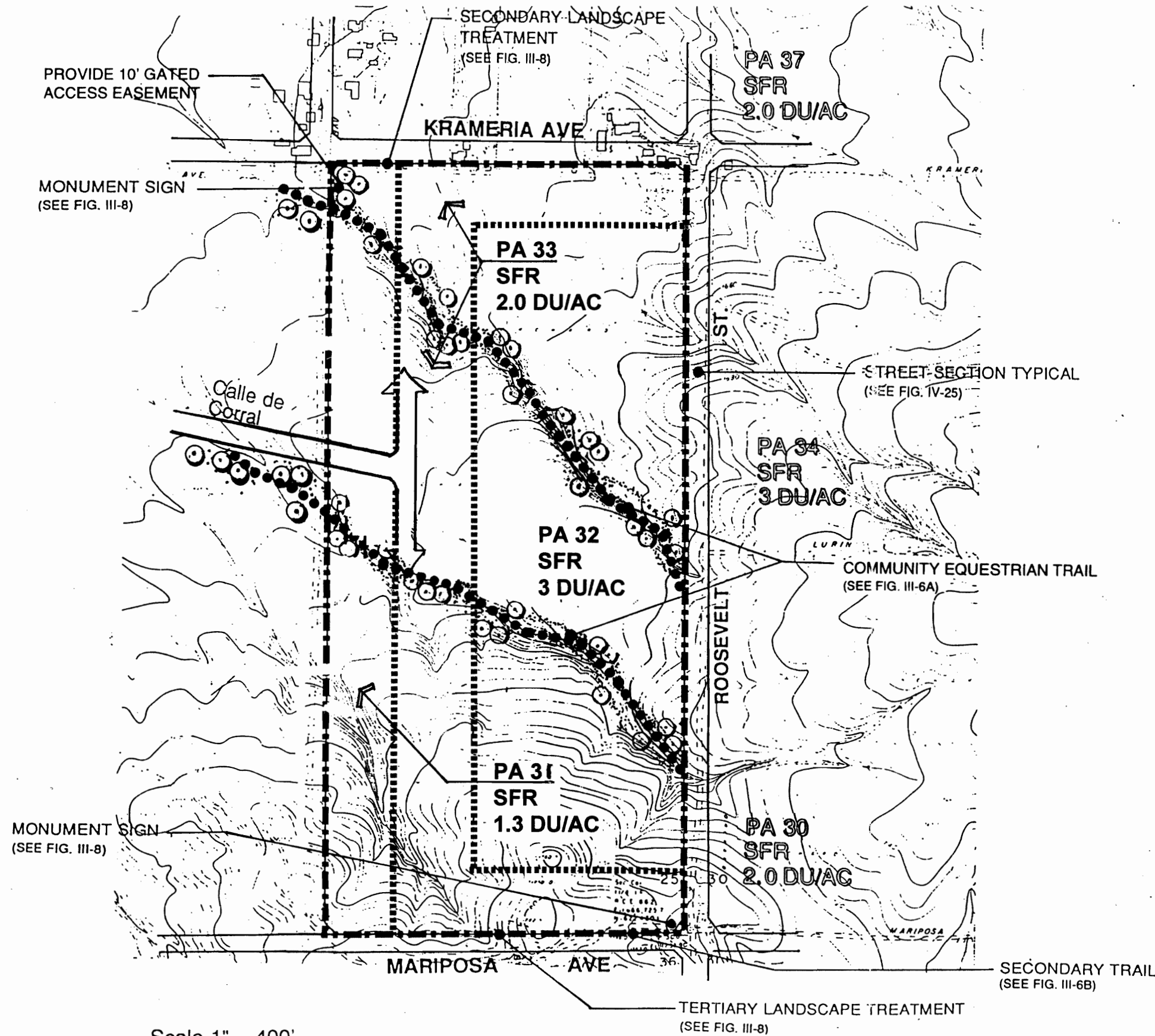
c. Design Considerations

- **Access shall be gained from Krameria Ave. and Calle de Corral.**
- **Reverse frontage lots shall be prohibited.**
- **Interface with Community Recreational Trail head at Gamble Ave. terminus on Krameria Ave.**
- **Front yard open fencing, not exceeding 3 feet in height, is permitted.**
- **A ten foot gated private access easement shall be provided at the rear of existing lots along the westerly boundary from Calle de Corral to Krameria Ave.**

d. Development Standards

- **Development Standards shall be in accordance with the S.P. Zone**
- **Recreational trails shall comply with the Community Riding and Hiking Trail standards.**
- **The minimum lot size shall be 32,500 square feet net.**

Study Area N



PLANNING AREA PROFILE

| PLANNING AREA | DESIGNATION | ACREAGE | UNITS | MIN. LOT SIZE |
|---------------|-------------|---------|-------|----------------|
| 31 | SFR | 16 | 21 | 32,500 SQ. FT. |
| 32 | SFR | 22.5 | 68 | 10,000 SQ. FT. |
| 33 | SFR | 29 | 58 | 20,000 SQ. FT. |

Scale 1" = 400'



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



PLANNING AREA 32: SFR 10,000, 3 DU/AC

a. Description

Planning Area 32 consists of 22.5 acres allocated for 68 dwelling units having a minimum lot size of 10,000 s.f. This category may also permit licensed care facilities and day care centers subject to a plot plan approval. Boarding and rooming houses, churches, utility facilities, private recreational facilities and private schools are allowed subject to a Conditional Use Permit approval.

b. Relevant Project-Wide Policies

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

c. Design Considerations

- Access shall be gained from Roosevelt St. at multiple locations.
- Lots shall be oriented to face Roosevelt St.
- Construct and interface lots along the bisecting Community Recreational Trail.
- Interface lots along Community Recreational Trail forming the southerly boundary, and Regional Trail along Roosevelt St.
- 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.
- The minimum lot size shall be 10,000 s.f. net.
- Recreational trails shall comply with the Regional Recreational Community Riding & Hiking Trail Standards.

PLANNING AREA 33: SFR 20,000, 2 DU/AC

a. Description

Planning Area 33 consists of 29 acres allocated for 58 dwelling units composed of minimum 20,000 square foot lots. This category also allows licensed day care facilities and private recreational facilities subject to a Plot Plan approval. Boarding and rooming houses, churches, public utility facilities, and private schools are allowed subject to a Conditional Use Permit approval.

b. Relevant Project-Wide Policies

- **Goals 1, 2a & b, 4,5,6, and 7 apply to this planning area.**

c. Design Considerations

- **Access shall be gained from Krameria Ave. and Calle de Corral.**
- **Reverse frontage lots shall be prohibited.**
- **Interface with Community Recreational Trail head at Gamble Ave. terminus on Krameria Ave.**
- **Construct Regional Recreational Trail along Roosevelt St. frontage.**
- **Front yard open fencing, not exceeding 3 feet in height, is permitted.**

d. Development Standards

- **Development Standards shall be in accordance with the S.P. Zone**
- **Recreational trails shall comply with the Regional and Community Riding and Hiking Trail standards.**
- **The minimum lot size shall be 20,000 square feet net.**