

3.9.16 Study Area O: Planning Area 37

DESCRIPTION

Study Area O consists of Planning Area 37 and is bounded by residential uses outside of the project area to the west, Alta Cresta Blvd, forming the northwesterly boundary, and Krameria Avenue along the south. The study area is planted in citrus and is bisected by a blue-line stream.

PLANNING AREA 37: SFR 20,000 2.0 DU/AC

a. Description

Planning Area 37 consists of 10.0 acres allocate for 20 dwelling units having a minimum lot size of 20,000 s.f. This category also allows licensed care and 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 and 6 apply to this planning area.

c. Design Considerations

- Access shall be gained from Roosevelt St. and Krameria Avenue.
- Parkway treatment required along Alta Cresta Blvd.
- A six-foot masonry wall is required along Alta Cresta Blvd.
- Front yard open fencing, not exceeding 3' in height, is permitted.

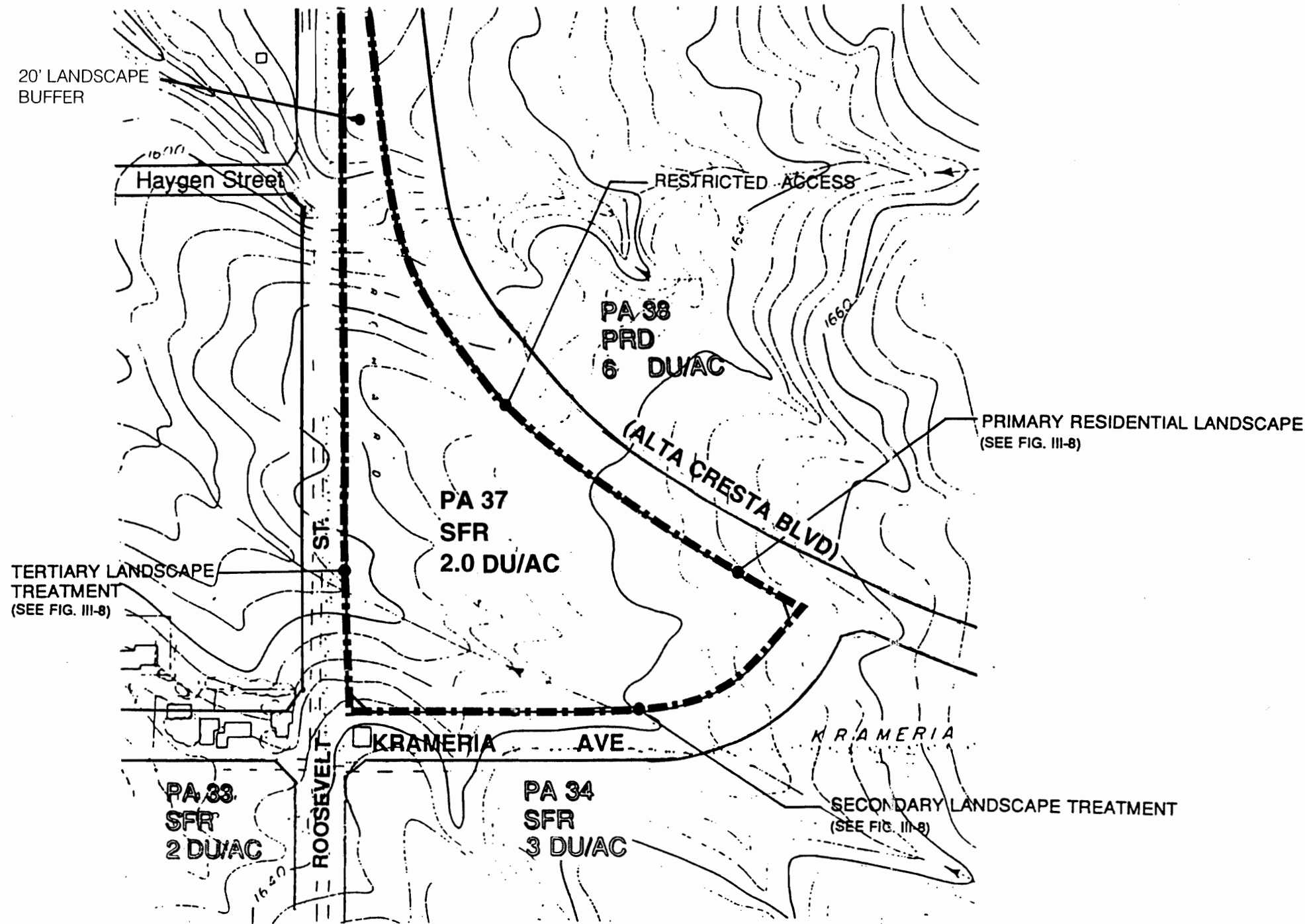
d. Development Standards

- Development Standards, shall be in accordance with the S.P. Zone.
- The minimum lot size shall be 20,000 s.f. net.

Study Area O

PLANNING AREA PROFILE

PLANNING AREA	DESIGNATION	ACREAGE	UNITS	MIN. LOT SIZE
37	SFR	10.0	20	20,000 S.F.



Scale 1" = 300'



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