PLANNING AREA 13
Estate Density Residential

Overall Concept:
Planning Area 13 is intended for estate homes on large lots in keeping with the size and quality of the home already existing in this planning area. The density allowed shall be one-acre minimum. Special design treatments may include a sound wall along Beeler St. and shall require a fuel modification zone within the PA 13 adjacent to Planning Area 8. This community may have gated access and private streets as determined at the tract map stage. Development of this planning area will require removal of the existing dairy on the property.

Figure 23 shows Planning Area 13 and its relationship to roads and adjacent planning areas. As shown, primary access to the planning area will be taken from Beeler "A" Street, with emergency access allowed via Beeler Road, if required.

a. Planning Area 13 consists of about 25 acres and is located along the north side of "A" Street and east of Beeler Road. It is zoned for Estate Density Residential. Refer to Specific Plan Zone, Section IV.2.g, herein, and Article VIb, Section 6.50 for detailed zoning information. The minimum lot size for any proposed project within this planning area shall be 1 acre gross.

b. The Limits of Development for this planning area are proposed road rights of way as described in Section VA 2, above, for adjacent streets. The northeastern limit of development will be the boundary between Planning Area 13 and adjacent open space in Planning Area 8.

c. Special Treatment Areas within this planning area include a Secondary Project Entry zone at the entrance to Planning Area 13 from "A" Street. The streetscape along this road will also be developed per the streetscape standards. Future lots along Beeler Road shall be reverse frontage with either masonry walls or wrought iron fencing, as deemed appropriate during the review of future subdivisions maps. Please refer to Section V.C, Design Guidelines, herein for specific guidelines for design of these areas.

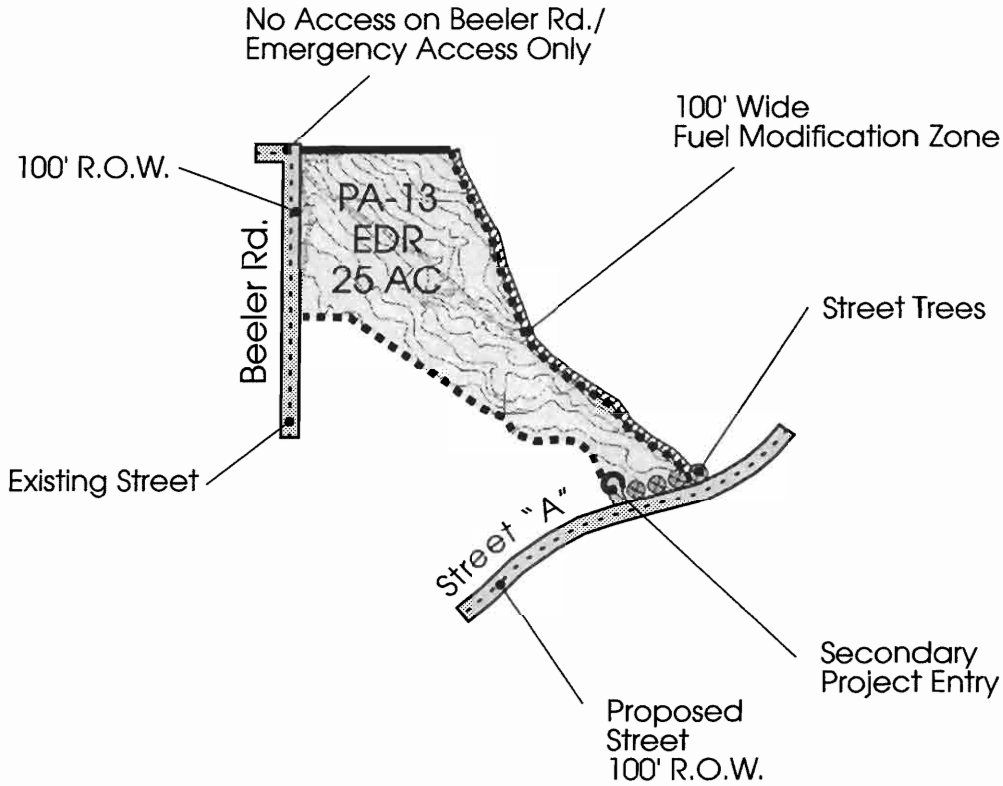
   A landscape buffer between this planning area and PA 11 is also proposed along the southwestern planning area boundary. The design guidelines for this type of interface condition are included in Section V.C.

   To protect both development within PA 13 and the natural open space within PA 8, a fuel modification zone and planning area edge treatment are required at this interface. Due to sensitive resources within Planning Area 8, the fuel modification zone shall be established within Planning Area 13. The design guidelines for this type of interface condition are included in Section V.C.

d. PA-13 includes sloping areas that may need to be analyzed prior to grading of each individual estate lot. No other unique environmental constraints affect Planning Area 13.

e. No areas of additional study or mitigation are necessary.

f. Planning Area 13 is located within Assessor Parcel Nos. 466-150-010, -012, -018, and -019.



Not to scale

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IDLA LANDSCAPE ARCHITECTURE
IAN DAVIDSON LANDSCAPE ARCHITECTURE

Planning Area 13- Figure 23