

## 17. Planning Area 14C

a. Descriptive Summary

Planning Area 14C is planned for 8-acres of Medium-High Density residential use. A maximum total of 44 dwellings are planned at a target density of 5.5 du/ac. (5-8 du/ac Density Range). See Figure 15P, *Planning Area 14C*.

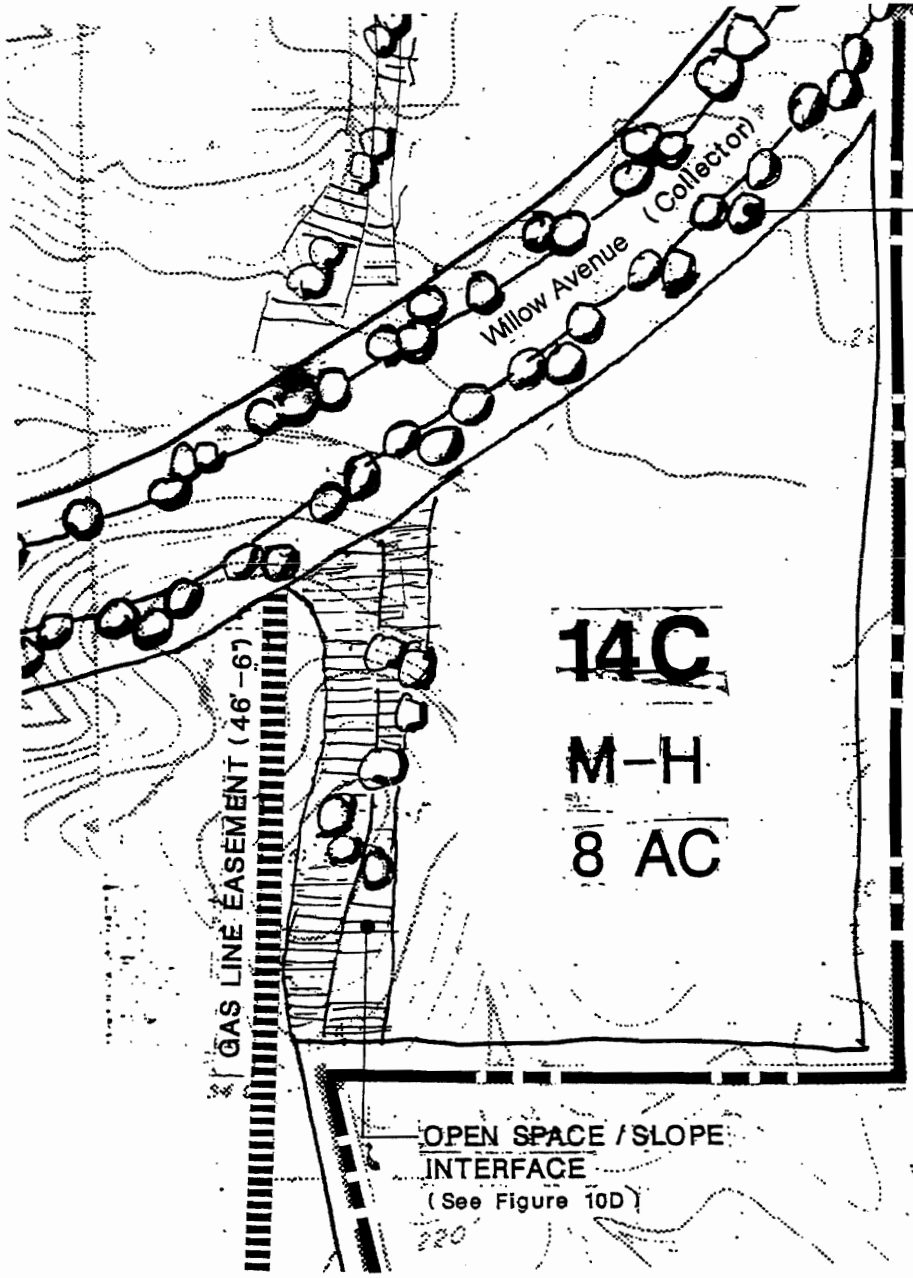
b. Land Use and Development Standards

Please refer to Specific Plan Zoning Ordinance.

c. Planning Standards

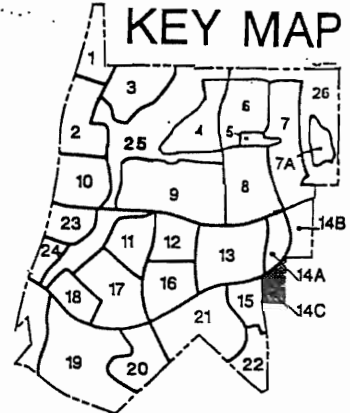
- \* This Planning Area will receive access from the collector roadway, Willow Avenue, to the north.
- \* Roadway landscape treatments such as depicted on Figure 29d shall be provided along Willow Avenue (Willows Avenue).
- \* Future site planning for Planning Area 14C should recognize the gas line easement. If possible, the easement should be incorporated into common open space, a parking lot, etc., depending on site design. Landscaping along the easement shall occur in accordance with Southern California Gas Company standards.
- \* A land use/slope transition area will be provided between Planning Area 14C and Planning Area 15 (See Figure 10E).
- \* Private recreation facilities may be planned and may possibly include a pool, spa, or barbeque areas. Exact design and layout will be accomplished at future stages of project design.
- \* No final subdivision map shall be recorded pursuant to this section until such time as a final site plan has been submitted to and approved by the Planning Director. The final site plan shall show all lots, building footprints, setbacks, yard spaces, floor plans and elevations, to determine that the final site plan conforms to this Section and the final site plan approved in conjunction with the tentative subdivision map for the property. The Planning Director may, at his option, allow typical plottings to be used instead of plotting each dwelling unit on each individual lot. When typical plottings are used, setback specifications for each product type must be provided in addition to the proposed mix of product types.
- \* Detailed park plans shall submitted to and approved by the Planning Department and CSA #143 or other specified entity prior to the issuance of the 1,500" building permit within Planning Areas 13, 14A, 14B, 14C, 21, or 22. Further, prior to the 1,750 building permit within Planning Areas 13, 14A, 14B, 14C, 21, or 22, the park site shall be constructed and fully operational.
- \* Please refer to Section III., A., 1., b. Specific Land Use Plan Development Standards for further land use standards that apply site-wide.

- \* Please see Section III., A. 4. Landscaping Plan Development Standards for further landscaping standards that apply site-wide.
  
- \* Please refer to Section IV, Design Guidelines, for further design and landscaping standards that apply site-wide.



ROADWAY LANDSCAPE TREATMENT  
(See Figure 29d)

OPEN SPACE / SLOPE INTERFACE  
(See Figure 10D)



MEDIUM-HIGH RESIDENTIAL  
8 AC.  
44 DU  
5.5 DU/AC TARGET DENSITY  
5-8 DU/AC DENSITY RANGE

**Planning Area 14C**  
**WINCHESTER PROPERTY**

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Figure 15P