
4.1.2 PLANNING AREA 2 - COMMUNITY COMMERCIAL**a. Land Use**

Planning Area 2, as illustrated in Figure 20, is planned as a 14.0 acre Community Commercial shopping area consisting of community retail and service oriented commercial services. The planning area will provide these services to both the local and regional populations.

The intent behind the development of the Activity Corridor Zone involves providing the means to develop a more concentrated mixed-use urban core area than permitted by traditional zoning regulations. The Activity Corridor Zone serves as a focal point for the surrounding community resulting from a concentration of complimentary land uses along the major community arterials. Permitted uses within the Activity Corridor Zone include commercial, civic, recreational, churches, institutional, child care and related land uses.

b. Development Standards

- 1) *Zoning and specific development standards are defined, in detail, in Section 2.0 of this Specific Plan document.*
- 2) *Primary access to Planning Area 2 will be achieved from Antelope Road and Orange Avenue. Secondary access may occur off of the Ramona Expressway. Tentative Tract Map access points to the planning area will be determined at time of Tentative Tract Map submittal.*
- 3) *Major Project Entry Monumentation, as depicted in Figures 44 and 45, is proposed for the northeast and the southeast corners of the planning area.*
- 4) *A Landscape Development Zone, as depicted in Figures 43 and 49 and 50, will be installed along Ramona Expressway.*
- 5) *An Entry Monumentation Wall, as depicted in Figure 62, will be installed in conjunction with the Major Project Entry Monumentation and is contiguous to a Theme Wall.*
- 6) *Theme walls, as depicted in Figure 62, will be installed between Planning Area 2 and Planning Area 3 to provide a Commercial/ Residential interface, sound attenuation, and to screen off lighting as depicted in Figure 20.*
- 7) *For project-wide General Community Design and Landscape Architectural Design Guidelines, please refer to Section 5.0 Design Guidelines of this Specific Plan document.*
- 8) *Air Quality Emissions Report shall be filed with each commercial development application.*

PLANNING AREA 2

COMMERCIAL

AC 14

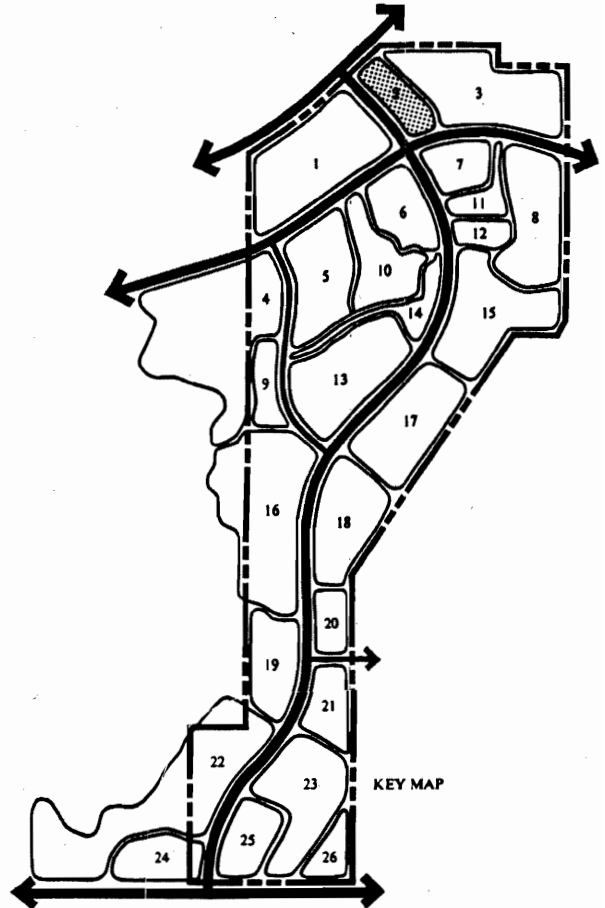
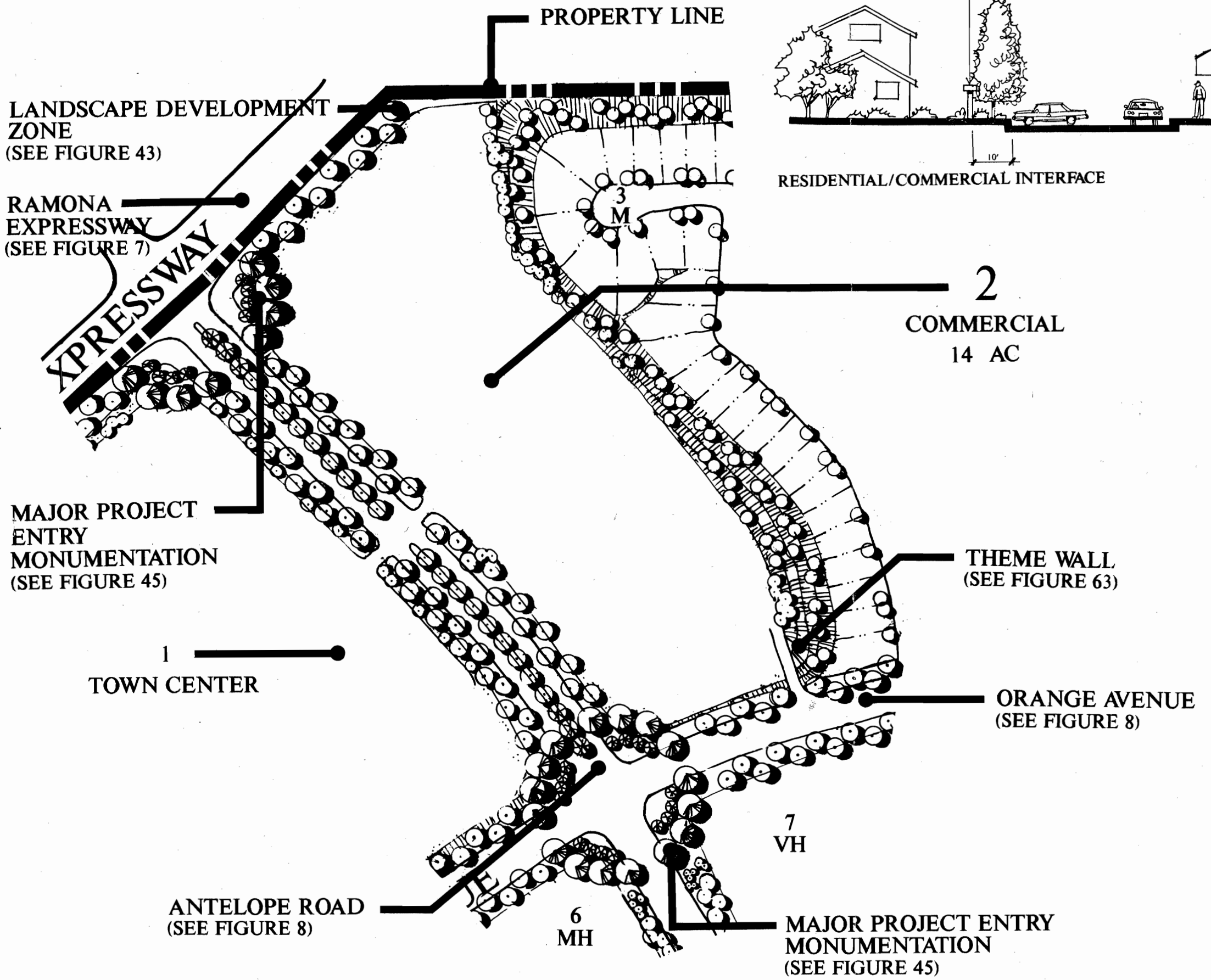
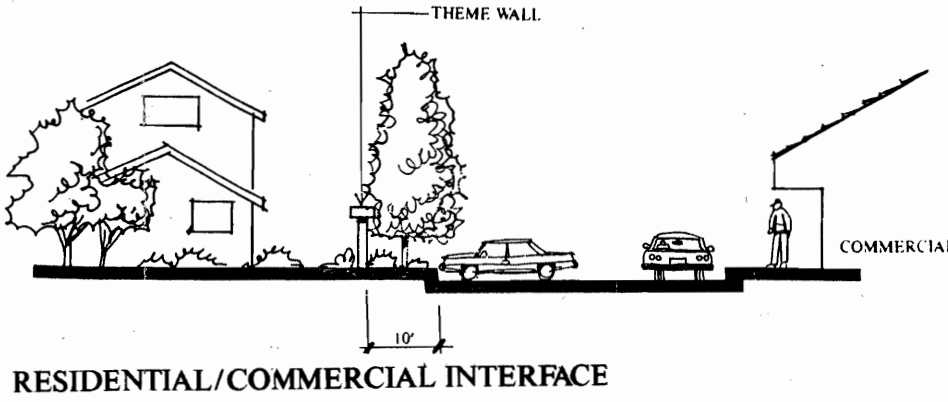


FIGURE 20