



FIGURE III-18

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14. Planning Area 10A: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 10A, as depicted in Figure III-18, provides for development of 18.6 acres devoted to Medium High density residential uses. A maximum of 77 units are planned at a target density of 4.1 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance*.)

c. Planning Standards

- 1) Primary access to Planning Area 10A shall be provided from Street “A” and Street “B”.
- 2) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between proposed residential uses in Planning Area 10A and adjacent park uses in Planning Area 16.
- 3) Roadway landscape treatments, as shown on Figures IV-3 and IV-4, are planned along Street “A” and Street “B”, respectively.
- 4) An identified potential archaeological resource is located with Planning Area 10. Mitigation measures outlined in EIR No. 374 shall be implemented to reduce potential impacts to these resources.
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |

15. Planning Area 10B: Medium High Density Residential (MHDR)

a. Descriptive Summary

Planning Area 10B, as depicted in Figure III-18, provides for development of 50.0 acres devoted to Medium High density residential uses. A maximum of 186 dwelling units are planned at a target density of 3.7 du/ac.

b. Land Use and Development Standards

Please refer to Ordinance No. 348.4805. (Section V, *Zoning Ordinance.*)

c. Planning Standards

- 1) Primary access to Planning Area 10B shall be provided from Street “A” and Wisteria Loop.
- 2) A land use edge transition, as shown on Figure IV-12, shall serve as a landscape buffer between proposed residential uses in Planning Area 10B and adjacent park uses in Planning Areas 16A and 16B.
- 3) Roadway landscape treatments, as shown on Figure IV-3 is planned along Street “A”.
- 4) *(Standard No. 4 Intentionally Omitted)*
- 5) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 6) Please refer to Section III.A for the following Development Plans and Standards that apply site-wide:

- | | |
|--------------------------------|---|
| III.A.1 Specific Land Use Plan | III.A.5 Open Space and Recreation Plan |
| III.A.2 Circulation Plan | III.A.6 Grading Plan |
| III.A.3 Drainage Plan | III.A.7 Public Sites and Project Phasing Plan |
| III.A.4 Water and Sewer Plans | III.A.8 Landscaping Plan |