

## 22. Planning Area 19

a. Descriptive Summary

Planning Area 19 is proposed for medium-high density residential use on 73-acres. A maximum total of 401 dwelling units are planned at a target density of 5.5 du/ac. (5-8 du/ac Density Range). See Figure 15U, *Planning Area 19*.

b. Land Use and Development

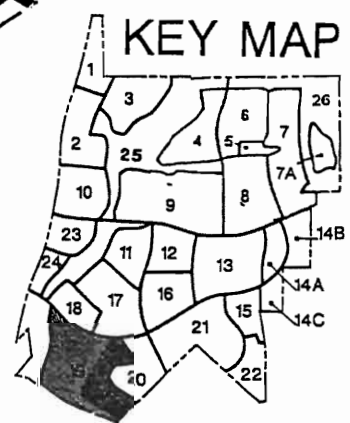
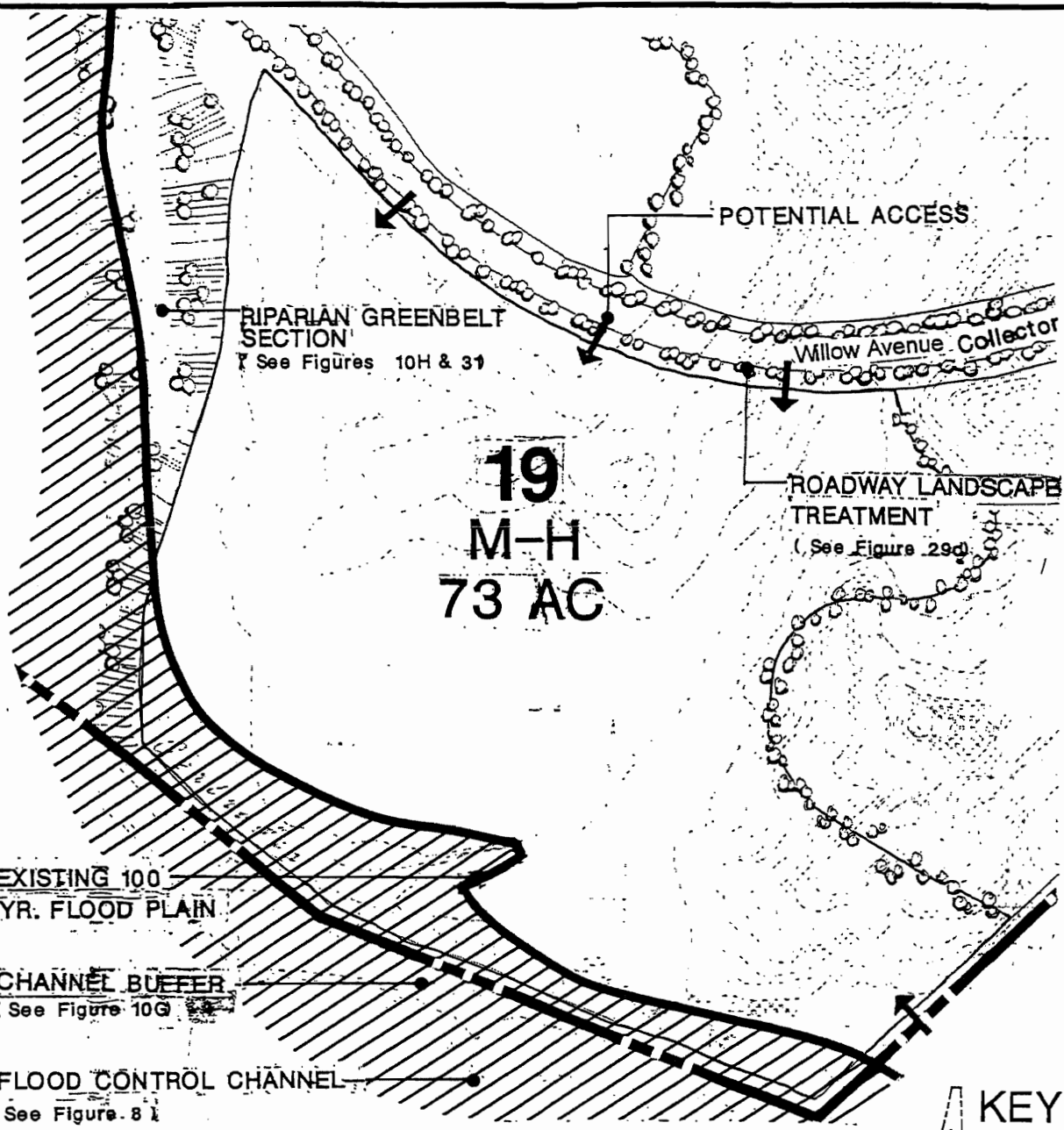
Standards Please refer to Specific Plan

Zoning Ordinance.

c. Planning Standards

- \* This Planning Area will receive access from the secondary roadway (Willow Avenue) adjacent to the northern boundary of the site.
- \* Roadway landscape treatments such as depicted on Figure 29d shall be provided along Willow Avenue.
- \* A flood control channel will be improved just beyond the Planning Area's western and southern boundary to Santa Gertrudis Creeks' 100-year floodplain. A special treatment or slope/channel buffer will occur at this interface. (See Figures 8 and 10G).
- \* Flood protection (Riparian Greenbelt Section) will be provided along the western edge of Planning Area 19 (See Figures 10H and 31) in order to provide a manufactured riparian greenbelt.
- \* This Planning Area shall include an open space area bordering Santa Gertrudis Creek along the entire southern border of the Planning Area, which must be at least 25 feet wide, and shall be heavily planted with native trees that are at least 15 gallons in size. Development plans to this effect shall be submitted concurrently with development plans for the Planning Area, and shall include at least temporary irrigation for the trees. The plant species and irrigation shall be in place prior to the occupancy of the first dwelling unit within the Planning Area. (Design Manual).
- \* Development of the riparian/greenbelt park shall be completed concurrently with development of this and other adjacent Planning Areas.
- \* A minimum of two (2) parking spaces shall be provided per dwelling unit in an enclosed garage, either attached to, or separate from, the main dwelling unit.
- \* 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 750th building permit within the Specific Plan. Further, prior to the 900<sup>th</sup> building permit within Planning Areas 17 or 19, whichever comes first, 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 refer to Section III., A., 3. Drainage Plan Standards for further drainage 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 standards that apply site-wide.



MEDIUM-HIGH RESIDENTIAL  
73 AC.  
401 D.U.  
5.5 D.U./AC. TARGET DENSITY  
5-8 D.U./AC. DENSITY RANGE

# Planning Area 19 WINCHESTER PROPERTY

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Figure 15U