



Planning Areas 5A, 5B, 12A, & 12B

WINCHESTER 1800

FIGURE III-15

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III. SPECIFIC PLAN

Specific Plan No. 286, Amendment No. 6

8. Planning Area 5A: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 5A, as depicted in Figure III-15, provides for development of 38.8 acres devoted to Medium density residential uses. A maximum of 118 dwelling units are planned at a target density of 3.0du/ac (density range 2-4 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 5A shall be provided from Washington Street and local streets.
- 2) Two neighborhood entries, as shown on Figure IV-17, iare planned along Washington Street and the northern entrance into Planning Area 5A.
- 4) A land use edge transition, as shown on Figure IV-10, shall serve as a landscape buffer between the proposed residential uses in Planning Area 5A and adjacent off-site land uses to the north.
- 5) A roadway landscape treatment, as shown on Figure IV-5, is planned along Washington Street.
- 6) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 7) 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 |

9. Planning Area 5B: Medium Density Residential (MDR)

a. Descriptive Summary

Planning Area 5B, as depicted in Figure III-15, provides for development of 5.5 acres devoted to Medium density residential uses. A maximum of 12 dwelling units are planned at a target density of 2.2 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 5B shall be provided through Planning Area 5A.
- 2) A neighborhood entry, as shown on Figure IV-17, is planned at the intersection of Washington Street and the northern entrance into Planning Area 5A.
- 3) A roadway landscape treatment, as shown on Figure IV -5, is planned along Washington Street.
- 4) Please refer to Section IV for specific Design Guidelines and other related design criteria.
- 5) 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 |