

## **PLANNING AREA 12 Low Density Residential**

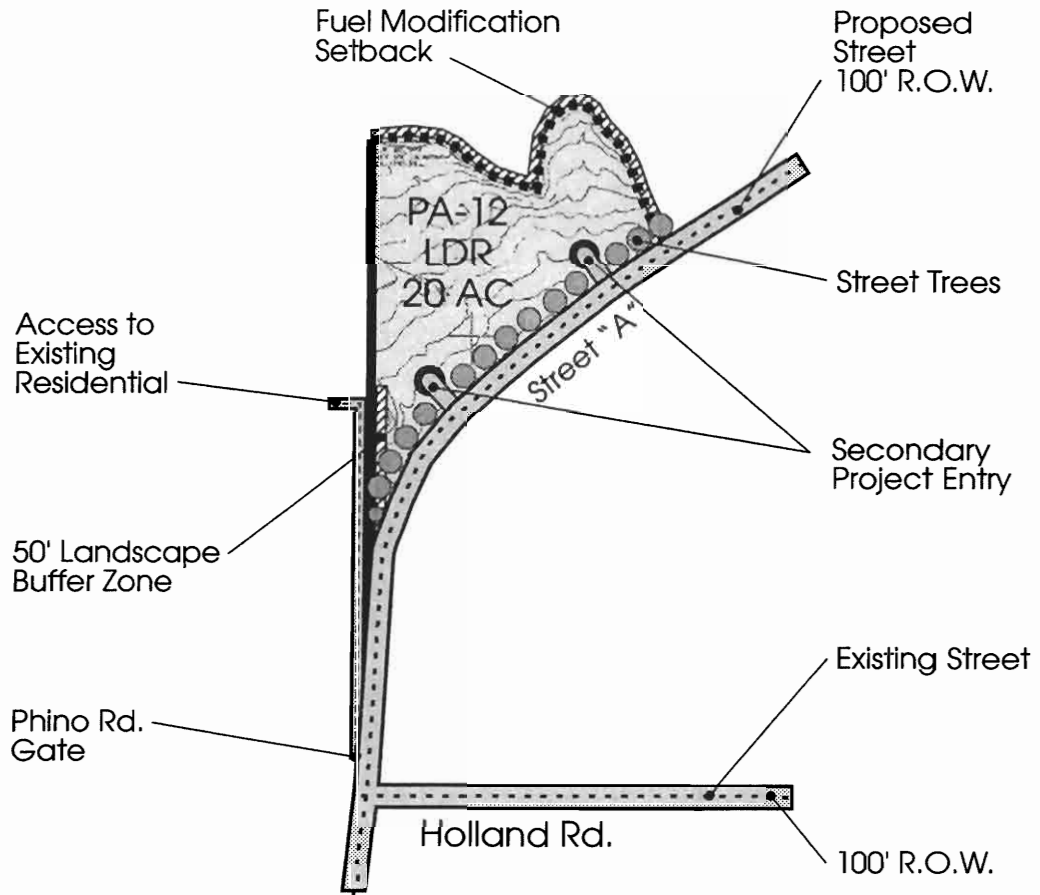
Figure 22 shows Planning Area 12 and its relationship to roads and adjacent planning areas. As shown, access to the planning area will be taken from and “A” Street. Cross access between PA 12 and existing residential uses to the west shall be maintained.

- a. Planning Area 12 consists of about 20 acres and is located along the north side of “A” Street north of Holland Road. It is zoned for Low Density Residential. Refer to Specific Plan Zone, Section IV.2.f, herein, and Article VI, Section 6.1a1 and 6.1a6 of Ordinance 348 for detailed zoning information. The minimum lot size for any proposed project within this planning area shall be 10,000 square feet.
- b. The Limits of Development for this planning area are proposed road rights of way as described in Section VA 2, above, for adjacent streets. The northern limit of development will be the boundary between Planning Area 12 and the open space in adjacent Planning Area 7. The western limit adjoins existing residential.
- c. Special Treatment Areas within this planning area Secondary Project Entry zones at the entrances to Planning Area 12 from “A” Street. The streetscape along this road will also be developed per the streetscape standards. Street lights shall be limited to intersections. Please refer to Section V.C, Design Guidelines, herein for specific guidelines for design of these areas.

A 50 foot-wide landscape corridor shall be provided between this planning area and offsite uses along the western boundary. No vehicular access shall be established between this planning area and Phino Road, as shown on Figure 4B. The design guidelines for this type of interface condition are included in Section V.C.

To protect both development within PA 12 and the natural open space within PA 7, a fuel modification zone and planning area edge treatment are required at this interface. The design guidelines for this type of interface condition are included in Section V.C.

- d. No unique environmental constraints affect Planning Area 12.
- e. A schematic gate design for Phino Rd. at Street 'A' shall accompany the tentative map submittal for development of Planning Area 12. The gate design shall be submitted to the Mountain View Acres Association for review and comment prior to public hearings on the subdivision plans.
- f. Planning Area 12 is located within Assessor Parcel No. 466-360-020.



Not to scale



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Planning Area 12- Figure 22