

Table 2-1
West Area Specific Plan Residential Development Program

	Planning Area Acres	Planning Area/ Neighborhood Density	Projected Residential Units				Total
			NE	VC	NG-1	NG-2	
NEIGHBORHOOD 1							
Cloverfield							
Planning Area 1.1 ⁽¹⁾	16.63	5.9	98				98
Planning Area 1.2 ⁽¹⁾	17.96	6.3	113				113
Planning Area 1.3	12.34	9.7			120		120
Planning Area 1.4 ⁽¹⁾	14.45	10.0			144		144
Planning Area 1.5 ⁽³⁾	9.95	8.5			85		85
Planning Area 1.6 ^{(1) (3) (4)}	7.66	20.4				156	156
Planning Area 1.7 ⁽³⁾	21.23	10.1			214		214
Village Center (portion) ^{(2) (4)}	1.55 ⁽²⁾	20.0		31			31
Total Neighborhood 1	101.77	9.4	211	31	563	156	961
NEIGHBORHOOD 2							
Sbrana							
Planning Area 2.1	7.64	5.4	41				41
Planning Area 2.2	12.75	8.1			103		103
Planning Area 2.3 ⁽¹⁾	10.40	9.5			99		99
Planning Area 2.4 ⁽⁴⁾	7.95	16.6				132	132
Planning Area 2.5	7.08	11.2			79		79
Planning Area 2.7 (portion) ^{(1) (4)}	3.05	16.4				50	50
Planning Area 2.8 (portion) ⁽¹⁾	9.36	6.2	60				60
Subtotal:	58.50	9.6	101	0	281	182	564
Kantro							
Planning Area 2.6	7.25	8.1			59		59
Planning Area 2.7 (portion) ^{(1) (4)}	4.91	16.3				80	80
Planning Area 2.8 (portion) ⁽¹⁾	4.02	6.2	25				25
Planning Area 2.9	26.14	5.8	151				151
Planning Area 2.10	34.50	5.6	194				194
Planning Area 2.11	7.82	9.6			75		75
Planning Area 2.12 ⁽⁴⁾	11.25	16.0				180	180
Subtotal:	96.99	7.9	370		134	260	764
Total Neighborhood 2	155.49	8.5	471		415	442	1,328

	Planning Area Acres	Planning Area/ Neighborhood Density	Projected Residential Units				Total
			NE	VC	NG-1	NG-2	
NEIGHBORHOOD 3							
Harden							
Planning Area 3.1 ^{(1) (3) (4)}	8.57	18.7				158	158
Planning Area 3.2 ^{(1) (3)}	6.93	8.2			57		57
Planning Area 3.3	10.89	5.7	62				62
Planning Area 3.4 (portion)	14.45	6.8	92				92
Village Center (portion) ^{(2) (4)}	3.00 ⁽²⁾	20.0		60			60
Subtotal:	43.84	9.8	154	60	57	158	429
Bondeszen							
Planning Area 3.4 (portion) ⁽¹⁾	7.12	6.5	46				48
Planning Area 3.5 ^{(1) (3)}	8.07	16.7				135	135
Planning Area 3.6	22.55	11.8			265		265
Planning Area 3.7	14.22	6.6	91				94
Planning Area 3.8 (portion) ⁽¹⁾	7.23	8.6			62		62
Subtotal:	59.19	10.1	137		327	135	599
Madolora							
Planning Area 3.8 (portion) ⁽¹⁾	7.02	7.7			54		54
Planning Area 3.9	18.40	5.9	109				109
Planning Area 3.10	8.50	8.9			76		76
Planning Area 3.11	7.90	11.0			87		87
Planning Area 3.12 ⁽⁴⁾	6.24	24.0				150	150
Subtotal:	48.06	9.5	109		217	150	476
Total Neighborhood 3	151.09	9.9	400	60	601	443	1,504
NEIGHBORHOOD 4							
Madolora							
Planning Area 4.1	18.82	6.3	118				118
Planning Area 4.2	8.37	9.3			78		78
Subtotal:	27.19	7.2	118		78	0	196

Tables-2

	Planning Area Acres	Planning Area/ Neighborhood Density	Projected Residential Units				Total
			NE	VC	NG-1	NG-2	
Mortensen							
Planning Area 4.3 (NG-1)	3.50	8.0			28		28
Planning Area 4.3 (NG-2) ⁽⁴⁾	2.14	20.6				44	44
Planning Area 4.4	11.69	6.4	75				75
Planning Area 4.5	13.17	9.0			118		118
Planning Area 4.6	14.61	5.4	79				79
Subtotal:	45.11	7.6	154		146	44	344
Total Neighborhood 4	72.30	7.5	272		224	44	540
OTHERS	1.00	7.0	7				7
TOTAL WEST AREA	481.65	9.0	1,361	91	1,803	1,085	4,340
<i>Total West GP Target</i>			1,671	97	1,519-1,953	651-1,085	4,340
General Plan % Range			N/A	N/A	35%-45%	15%-25%	
GP % Density Ranges (du/ac)				10 min.	9-15	16-24	

- (1) Assumes boundary adjustments between property owners in some areas to make each Planning Area a single ownership or the proportion of units projected for ownerships that remain in two ownerships.
- (2) Assumes density of 20 du/ac for the General Plan allocation of units for the Village Center (minimum density 10 du/ac).
- (3) The provision for the conversion of commercial square footage to dwelling units may be applied to these areas adjacent to the Village Center. If so, the maximum number of dwelling units permitted and the maximum density permitted in the category, 15 du/acre for NG-1 and 30 du/acre for NG-2 (where adjacent to the Village Center), may be exceeded.
- (4) Any portion of this Planning Area may be built at a density of 30 du/ac as long as the total unit count allowed in the Planning Area (see Table 3-6) is not exceeded.

Table 3-6
West Area Specific Plan Residential Density Flexibility

Planning Area	Planning Area Acres	Estimated Planning Area Net Acres (80%)	Minimum Net Density	Planning Category	Residential Units		
					Minimum DU	Projected DU	Maximum DU
NEIGHBORHOOD 1							
<i>Cloverfield</i>							
Planning Area 1.1 ⁽¹⁾	16.63	13.30	6.0	NE	80 ⁽³⁾	98	106 ⁽³⁾
Planning Area 1.2 ⁽¹⁾	17.96	14.37	6.3	NE	90	113	115 ⁽³⁾
Planning Area 1.3	12.34	9.87	9.7	NG-1	96	120	142
Planning Area 1.4 ⁽¹⁾	14.45	11.56	9.9	NG-1	115	144	170
Planning Area 1.5 ⁽⁵⁾	9.95	7.96	9.0	NG-1	72 ⁽³⁾	85	100
Planning Area 1.6 ⁽⁵⁾	7.66	6.13	20.4	NG-2	125	156	184 ⁽³⁾
Planning Area 1.7 ⁽⁵⁾	21.23	16.98	10.1	NG-1	171	214	253
Village Center (portion) ⁽²⁾	1.55	1.24	N/A	VC	31 ⁽⁴⁾	31	N/A
Total Neighborhood 1	101.77	81.42	9.6		780	961	961
NEIGHBORHOOD 2							
<i>Sbrana</i>							
Planning Area 2.1	7.64	6.11	6.0	NE	37 ⁽³⁾	41	48
Planning Area 2.2	12.75	10.20	9.0	NG-1	92 ⁽³⁾	103	122
Planning Area 2.3 ⁽¹⁾	10.40	8.32	9.5	NG-1	79	99	117
Planning Area 2.4	7.95	6.36	16.7	NG-2	106	132	191
Planning Area 2.5	7.08	5.66	11.1	NG-1	63	79	85 ⁽³⁾
Planning Area 2.7 (portion) ⁽¹⁾	3.05	2.44	16.4	NG-2	40	50	59
Planning Area 2.8 (portion) ⁽¹⁾	9.63	7.70	6.2	NE	48	60	62 ⁽³⁾
Subtotal:	58.50	46.80	9.9		465	564	564
<i>Kantro</i>							
Planning Area 2.6	7.25	5.80	9.0	NG-1	52 ⁽³⁾	59	70
Planning Area 2.7 (portion) ⁽¹⁾	4.91	3.93	16.3	NG-2	64	80	118
Planning Area 2.8 (portion) ⁽¹⁾	4.02	3.22	6.2	NE	20	25	26 ⁽³⁾
Planning Area 2.9	26.14	20.91	6.0	NE	125 ⁽³⁾	151	167 ⁽³⁾
Planning Area 2.10	34.50	27.60	6.0	NE	166 ⁽³⁾	194	221 ⁽³⁾
Planning Area 2.11	7.82	6.26	9.6	NG-1	60	75	89
Planning Area 2.12	11.25	9.00	16.0	NG-2	144 ⁽³⁾	180	270
Subtotal:	96.99	77.59	8.1		631	764	764
Total Neighborhood 2	155.49	124.39	8.8		1,096	1,328	1,328

Planning Area	Planning Area Acres	Estimated Planning Area Net Acres (80%)	Minimum Net Density	Planning Category	Residential Units		
					Minimum DU	Projected DU	Maximum DU
NEIGHBORHOOD 3							
Harden							
Planning Area 3.1 ^{(1) (5)}	8.57	6.86	18.4	NG-2	126	158	206
Planning Area 3.2 ^{(1) (5)}	6.93	5.54	9.0	NG-1	50 ⁽³⁾	57	67
Planning Area 3.3	10.89	8.71	6.0	NE	52 ⁽³⁾	62	70 ⁽³⁾
Planning Area 3.4 (portion)	14.45	11.56	6.0	NE	70 ⁽³⁾	92	92 ⁽³⁾
Village Center (portion) ⁽²⁾	3.00	2.4	N/A	VC	60 ⁽⁴⁾	60	N/A
Subtotal:	43.84	35.07	10.3		358	429	429
Bondeszen							
Planning Area 3.4 (portion) ⁽¹⁾	7.12	5.70	6.5	NE	37	46	46 ⁽³⁾
Planning Area 3.5 ^{(1) (5)}	8.07	6.46	16.7	NG-2	108	135	194
Planning Area 3.6	22.55	18.04	11.8	NG-1	212	265	271 ⁽³⁾
Planning Area 3.7	14.22	11.38	6.4	NE	73	91	91 ⁽³⁾
Planning Area 3.8 (portion) ⁽¹⁾	7.23	5.78	9.0	NG-1	52 ⁽³⁾	62	73
Subtotal:	59.19	47.35	10.1		482	599	599
Madolora							
Planning Area 3.8 (portion) ⁽¹⁾	7.02	5.62	9.0	NG-1	51 ⁽³⁾	54	64
Planning Area 3.9	18.40	14.72	6.0	NE	88 ⁽³⁾	109	118 ⁽³⁾
Planning Area 3.10	8.50	6.80	9.0	NG-1	61 ⁽³⁾	76	90
Planning Area 3.11	7.90	6.32	11.1	NG-1	70	87	95 ⁽³⁾
Planning Area 3.12	6.24	4.99	24.0	NG-2	120	150	150 ⁽³⁾
Subtotal:	48.06	38.45	10.1		390	476	476
Total Neighborhood 3	151.09	120.87	10.2		1,230	1,504	1,504
NEIGHBORHOOD 4							
Madolora							
Planning Area 4.1	18.82	15.06	6.2	NE	94	118	121 ⁽³⁾
Planning Area 4.2	8.37	6.70	9.3	NG-1	62	78	92
Subtotal:	27.19	21.75	7.2		156	196	196

Tables-5

Planning Area	Planning Area Acres	Estimated Planning Area Net Acres (80%)	Minimum Net Density	Planning Category	Residential Units		
					Minimum DU	Projected DU	Maximum DU
Mortensen							
Planning Area 4.3 (NG-1)	3.50	2.80	9.0	NG-1	25 ⁽³⁾	28	33
Planning Area 4.3 (NG-2)	2.14	1.71	20.5	NG-2	35	44	51
Planning Area 4.4	11.69	9.35	6.4	NE	60	75	75 ⁽³⁾
Planning Area 4.5	13.17	10.54	9.0	NG-1	95 ⁽³⁾	118	139
Planning Area 4.6	14.61	11.69	6.0	NE	70 ⁽³⁾	79	93
Subtotal:	45.11	36.09	7.9		285	344	344
Total Neighborhood 4	72.30	57.84	7.6		441	540	540
OTHERS	1.00	0.8	7.5	NE	6	7	7
TOTAL WEST AREA	481.65	385.3	9.2		3,553	4,340	4,340

- (1) Assumes boundary adjustments between property owners in some areas to make each Planning Area a single ownership or reflects the proportion of units projected for ownerships that remain in two ownerships.
- (2) Assumes density of 20 du/ac for the General Plan allocation of units for the Village Center (minimum density 10 du/ac).
- (3) Number of dwelling units permitted is superseded by minimum density ranges of 6.0 du/acre for NE, 9.0 du/acre for NG-1 or 16.0 du/acre for NG-2.
- (4) Number of dwelling units permitted is superseded by maximum density ranges of 80 du/acre for NE, 15.0 du/acre for NG-1, or 30 du/acre for NG-2.
- (5) Minimum total number of dwelling units in Village Center is set at 91 by the General Plan.
- (6) The provision for the conversion of commercial square footage to dwelling units may be applied to these areas adjacent to the Village Center. If so, the maximum number of dwelling units permitted and the maximum density permitted in the category, 14 du/acre for NG-1 and 30 du/acre for NG-2 (where adjacent to the Central Community Core), may be exceeded. Converted units will not count toward the overall high density unit count or the medium density unit count.