

PA-3 PERMITTED USES BY RIGHT

- Supermarket
- General retail
- Restaurants
- Residential with mixed-use
- Bar, lounge, nightclub
- Professional offices and services
- Arts and entertainment facility
- Microbrewery / distillery
- Coffee shop / roastery
- Gym / health spa

PA-3 OTHER PERMITTED & ACCESSORY USES

- Multi-family / mixed-use buildings
- Outdoor amenities
- Community centers
- Farmers Market
- Laundromat / dry cleaning

Planning Areas Acreage

- PA-1 Single Family & Duplex**
• 19.45 acres
- PA-2 Multi-Family**
• 9.1 acres
- PA-3 Mixed Use Commercial**
• 9.42 acres
- PA-4 Public Facility**
• 1.86 acres

Subtotal Development Area: 39.83 acres

- PA-5 Open Space**
• 6.32 acres
- PA-6 Open Space**
• 14.72 acres

Subtotal Open Space Area: 21.04 acres

Adams Avenue R.O.W.
• 1.55 acres

Ruby Ranch Road R.O.W.
• 0.55 acres

Subtotal R.O.W. Area: 2.1 acres

Total All Planning Areas: 62.97 acres

