

LYTLE CREEK SPECIFIC PLAN REVISION, ADDENDUM AND TENTATIVE MAP

Standard	Approved Specific Plan	Proposed Specific Plan	Comment
Summary	N/A	Not included	Include a written summary of all changes proposed in the revision to the Specific Plan by Planning Area
Gateway	N/A	Land Acquisition to create Gateway	Revise the Exhibits to show the new specific plan boundary at gateway and TPM
Open Space and Amenities	140 acres	64 acres	1) Loss of 76 acres in NII and 74 acres overall 2) Active adult 3) Specify and show the location of a Structural Amenity such as a club house or recreation center for Neighborhood II previously shown in Planning Area 98 4) Specify and show the location of the Sports Park in PA 72. Figure 4-26 shows residential development 5) Specify and show revised open space detail plan for Neighborhood II 6) Revise Park and Recreation plan to reflect modifications listed herein and use graphics to differentiate types of Open Space 7) Trail plan should be contiguous among neighborhoods 8) Add Park Overlay to Overlay District in Section 5.4 9) Set minimum criteria for Opens space in PA 87,95,99 and 101 10) Show conceptual layout for PA 32, 34 and 53 or add PA to Figure 3-6
Neighborhoods	4 Neighborhoods (2447 acres) NI, NII, NIII, NIV	3 Neighborhoods (2417 acres) N II, III, IV	Neighborhood 4 analyzed in original EIR but not annexed. Retention of Neighborhood 4 will require subsequent annexation to Rialto

Housing Units	8,407	7,129	Less availability of land for housing due to elimination of N1.
Density	3.5 units to the acre project wide	3.5 units to the acre project wide	A minimum density requirement of 3.5 should be listed in the Development standards section of the plan
Unit Type	Active Adult	SFR/potential Active Adult	<ol style="list-style-type: none"> 1. Relocation of Active Adult community not specified in another neighborhood. Potential to build-out without Active Adult community 2. Active Adult community generates less vehicle trips than family housing. Requires consistency traffic analysis to ensure LOS D standard is maintained for all intersections at AM and PM peaks. 3. Potential to increase school district requirements if Active Adult is not specified elsewhere in the plan
Access	Controlled	Non-Gated	Exclusivity amenity and perceived value reduced
Entry	Three	Three	NII has the potential to build out to over 2,931 units. A fourth entry for a neighborhood of this size is feasible
Street Cross sections	64 foot curb to curb	62 feet curb to curb	Standard street cross section of 64 feet curb to curb may be necessary to support potential capacity increase and to be consistent with the City's adopted General Plan Street classification system. Proposed as public street rather than private street as in original specific plan, consequently may have a minor impact upon the fiscal analysis
Figures	Graphic representation of standard	Modifications needed	<ol style="list-style-type: none"> 1. Modify Figure 4-24, 4-26, 4-38, 4-39 2. All figures in revised plan should be 11 x 17 for ease of reference

COMPARISON TABLE