

AREA PD-11: Diamond Street/El Dorado/Encino/Alamitas Avenues: This area is generally bounded by the railroad track on the north, Fifth Avenue on the west, Genoa on the south, and Alamitas Avenue on the east. The area is predominantly zoned PD with enclaves of newer single-family subdivisions zoned RL on Sierra Blanca, Venice/Naples, Leafwood/Rosewood, Anita/Maryanna/ Pilgrim Way and Radford Place. The balance of the area has a mixture of various sized lots with some as small as 4,500 square feet, a predominant number of 15,000 - 20,000 square foot lots, and a few larger than 35,000 square feet. This PD area should have the feel of a single-family area while still allowing multiple units on the larger lots.

The following development guidelines apply to PD Area 11:

1. A density of one unit per 7,500 square feet of land area per unit, and a 35% floor area ratio shall be allowed on each lot.
2. The front yard setback shall be the average of the block, but in no case shall be less than the minimum required by the Zoning Ordinance.
3. Mature trees shall be retained whenever possible.
4. Residential medium development standards shall apply.

