

AREA PD-3: Monterey/Chestnut Area: Bounded by Chestnut Avenue on the north, the Freeway Overpass on the west, and Monterey Avenue on the east: Much of this area is developed with uses related to the World Vision International operation. Uses in this area include offices, warehouses, manufacturing operations and temporary residences found in the World Vision complex. The area also contains several apartment developments on Monterey Avenue.

The following development guidelines apply to PD Area 3:

1. A planned office/business park area will be encouraged. All uses shall be compatible with adjacent uses in the area particularly the surrounding residential uses.
2. Heavy Industrial uses shall not be permitted.
3. Permit residential Planned Unit Development consisting of detached single family homes on land, fronting Monterey Avenue, and across the street from the residential neighborhoods of King and Maple Avenues. The Residential Medium Density (RM 3500) development standards shall apply.

