

## Lakeland Village Policy Area (LVPA) Elsinore Area Plan

*(This will replace the existing policy area section)  
(Any existing LVPA policy that is not within this section will be deleted)  
(Policy ELAP 7.19 – 7.27 will be renumbered to 7.1 – 7.9, respectively)*

### Overlays and Policy Areas Subsection

#### Lakeland Village Policy Area

The Lakeland Village Policy Area (“LVPA”) is located on the westerly side of the water body that is Lake Elsinore and is nestled against the easterly side of Cleveland Ridge, along the eastern flank of the Santa Ana and Elsinore Mountains. The Lakeland Village Policy Area consists of approximately 2,626 acres, which includes a large portion of the unincorporated community of Lakeland Village, generally bounded by State Route 74, or the Ortega Highway, and the City of Lake Elsinore limits on the northerly end and Corydon Road and the City of Wildomar on the southerly end. Grand Avenue runs the length of the community and is the only roadway access to the area from the north and the south. Existing uses in the community are primarily single-family residential with pockets of commercial uses scattered along Grand Avenue. Properties east of Grand Avenue generally extend to the edge of the lake, which may be part of a Special Flood Hazard Area due to the significant water level fluctuations of Lake Elsinore. Properties on the westerly side of Grand Avenue extend up to the base of the hills and may include areas with steep slopes.

#### **LVPA Policies:**

- ELAP 6.1 Land within the Special Flood Hazard Areas should be developed in accordance with all applicable local, state and federal flood control ordinances and regulations, including the *Lake Village Master Drainage Plan*, and may include passive recreational uses.
- ELAP 6.2 In addition to Specific Plan and Mixed-Use zoning classifications, commercial zoning classifications that implements the intent of the land use designation or provide for a community serving use(s) may be utilized for any Mixed-Use Area (MUA) General Land Use Designation within the Lakeland Village Policy Area (LVPA)..
- ELAP 6.3 Encourage the design of new streets andr the significant upgrading of existing streets to provide all users with safe, convenient access through the community. Emphasis should be placed on providing dedicated, protected facilities for pedestrians and bicyclists, including a continuous network of sidewalks and pedestrian pathways; bicycle routes and lanes; multi-use trails and trailhead parking; traffic calming measures; and delineated street crossings where feasible.
- ELAP 6.4 Encourage the formation of a County Service Area (CSA) or Parks and Recreation District to develop adequate park services and facilities. Large-scale

development is encouraged to include parks, recreational open space, plazas and other public spaces.

- ELAP 6.5 Development should provide for continuous collector roadways, especially along Union and Brightman Avenues between Blanche Drive and Turner Street, in order to provide for parallel travel with Grand Avenue and should provide for street connections to Grand via Blanche Drive and Turner Street, which should also be developed as collector roadways.
- ELAP 6.6 Encourage the clustering of development and consolidation of parcels, whenever feasible. (AI 25, AI 59-61)
- ELAP 6.7 Development of parcels not designated Rural Mountainous with steep slopes should cluster buildings in areas with lesser slope and should comply with hillside design policy in the Land Use Element. Residential densities of any parcel with slopes greater than 35 percent should be one (1) dwelling unit per twenty (20) acres.
- ELAP 6.8 Building envelopes and locations should be visually compatible with the surrounding uses.
- ELAP 6.9 The community's history and character should be incorporated into all streetscapes and development.

### LVPA Neighborhoods

The Lakeland Village Policy Area includes eight neighborhoods, known as "LVPA Neighborhood," located along Grand Avenue, seven of which have been designated, partly or in whole, with the General Plan Land Use Designation of Mixed-Use Area (MUA or MUAs) and one that has an existing General Plan Land Use Designation of Light Industrial that will remain. The LVPA Neighborhoods include mixed use and other complimentary land uses that encourage a combination of business, office, retail, commercial use, community facilities and residential uses that are physically and functionally integrated. The intent of the LVPA Neighborhoods is to designate areas where a blend of uses can be developed. Mixed use development provides the following community benefits:

- Greater housing variety and density, more affordable housing, life-cycle housing (e.g. starter homes to larger family homes to senior housing), workforce housing, veterans housing, etc.;
- Reduced distances between housing, workplaces, retail businesses and other amenities and destinations;
- Better access to fresh, healthy foods (as food and retail and farmers markets can be accessed on foot or through bike or transit);
- More compact development, land use synergy (e.g. residents provide customers for retail which provide amenities for residents);
- Stronger neighborhood character and sense of place;
- Walkable, bicycle-friendly environments with increased accessibility via transit resulting in reduced transportation costs;

- Encourage the assembly of small parcels into larger project areas that can be developed for mixed residential and commercial development without the requirement for general plan amendments, helping to revitalize the area, encourage new balanced economic development, and provide for new local infrastructure improvements; and,
- Encourage commercial development to be near intersections and clustered as opposed to strip or piecemeal development spread along the Grand Avenue corridor.

In addition to the general policies provided above, specific policies that apply within the LVPA Neighborhoods are described below:

### **LVPA Neighborhood Policies**

The following policies apply to all Neighborhoods in the Lakeland Village Policy Area, unless specified differently within any policy.

- ELAP 6.10 New development in MUAs are encouraged to vary in residential densities, which may include ranges from 2 to 20 dwelling units per acre, and provide diversity in land uses.
- ELAP 6.11 The density of residential development should complement the adjacent existing uses, generally transitioning from higher densities closer to Grand Avenue and commercial use development, to lower densities around the Mixed Use Area's edges that correspond with the residential densities located in the surrounding areas.
- ELAP 6.12 Areas with a MUA land use designation are intended to allow a mixture of compatible land uses including residential, administrative and professional offices, retail and service uses, public and quasi-public uses, and entertainment and recreational.
- ELAP 6.13 New development within Neighborhoods should promote livable neighborhoods that provide housing, goods and services, open space, and multi-model transportation options within close proximity.
- ELAP 6.14 New non-residential development in the Neighborhoods 1 and 8 is encouraged to include uses that serve the needs of visitors and travelers, as well as residents of the area. Development in these neighborhoods should be designed to create a sense of arrival to Lakeland Village.
- ELAP 6.15 New non-residential development in the Neighborhoods 2 through 7 is encouraged to include uses that primarily serve the needs of residents living near the site or elsewhere in the community.
- ELAP 6.16 Neighborhoods are encouraged to include uses that serve the recreational needs of residents and visitors with such activities as hiking, mountain biking, boating, water sports, paragliding, skydiving, and other recreational uses due to the proximity of natural resources.

- ELAP 6.17 Development may include live-work spaces within the MUAs where appropriate.
- ELAP 6.18 New development within Neighborhood should be compatible with adjacent uses.
- ELAP 6.19 New development within Neighborhoods are encouraged to utilize distinctive architecture, edge and entry treatment, landscape, streetscaping, signage and other elements to perpetuate or establish a unique identity of the area.
- ELAP 6.20 Commercial uses, where applicable, should be oriented towards Grand Avenue and away from residential areas located outside of the Neighborhood, as feasible. Residential uses, where feasible and appropriate, should be used as a transitional buffer between the nonresidential and mixed uses within the Neighborhood and the lower density residential uses beyond.
- ELAP 6.21 Multi-story buildings are encouraged within commercial and mixed use areas with transitions down to two- or one-story buildings adjacent to residential neighborhoods, as appropriate.
- ELAP 6.22 Encourage the incorporation of variety of different types of wall textures and colors, architectural elements, landscaping and other features that provide for attractive and inviting facades for public view from surrounding uses and streets.
- ELAP 6.23 Ground floor commercial and facades are encouraged on the first floor of buildings facing the adjoining sidewalks and pedestrian spaces.
- ELAP 6.24 Encourage screening of off-street parking by locating it safely behind or within structures, or otherwise screening it from the public right-of-way, and the design of parking facilities with limited vehicle access points to optimize pedestrian safety, where feasible.
- ELAP 6.25 Street trees, signage, landscaping, street furniture, public art, and other aesthetic elements should be used to enhance the appearance and identity of the Neighborhoods.
- ELAP 6.26 Encourage the use or installation of underground utilities.
- ELAP 6.27 Encourage coordination with local transit authorities to expand transit access along Grand Avenue and provide stops at, or close in proximity to each Neighborhood.
- ELAP 6.28 At least ten percent of the gross area of each Neighborhood should be reserved for common, integrated open space that provides opportunities for passive and active recreation.

### **Descriptions of LVPA Neighborhoods**

Below are descriptions of each of the eight LVPA Neighborhoods, which may include neighborhood-specific policies, which only applies to that neighborhood.

### **Neighborhood 1**

Neighborhood 1 is located and adjacent to the southwest side of Grand Avenue, generally northwest of Magnolia Street and southeast of the City of Lake Elsinore boundary, and consists of approximately 74 acres, as shown on *Exhibit 3A*. This neighborhood is predominately designated Mixed-Use Areas but includes some High Density Residential (HDR) and Very High Density Residential (VHDR) land use designations.

Neighborhood 1 is largely vacant with some existing commercial establishments on the northwestern end, abutting Grand Avenue, and a community center, which may be considered the focal point of this developing neighborhood due to its prominence in the area. Additionally, the neighborhood includes two existing multi-family residential complexes, located adjacent to the community center. There are three existing bus stops along Grand Avenue adjacent or in close proximity to this neighborhood.

This neighborhood presents opportunity for visitor- or commuter-serving commercial establishments, civic and community facilities, and supporting residential components that may provide a live, work, and play space that promotes active transportation, which includes use of transit from one of the nearby bus stops.

#### **Policy**

ELAP 6.29      New development within Neighborhood 1 should cluster public, commercial, and residential uses that support this neighborhood's emerging identity as the civic center in the community.

### **Neighborhood 2**

Neighborhood 2 abuts and is located southwest of Grand Avenue, generally northwest of Adelfa Street and southeast of Evergreen Street, and includes approximately 32 acres, as shown on *Exhibit 3B*. This neighborhood is entirely designated as Mixed-Use Area.

This neighborhood is predominantly vacant with a small existing commercial center and one existing residential home in the center and southeastern portion. Neighborhood 2 includes a vast amount of large, contiguous vacant parcels of land covering most of this neighborhood.

This neighborhood presents an attractive opportunity for new development and would be a great opportunity for a well-balanced vertical or horizontal mix use area, with a diverse blend of commercial and residential uses clustered together. Such uses should include community-serving uses that serve this neighborhood's residents, as well as the Lakeland Village community, and recreation-serving uses that meet the recreational needs of visitors that come to Lakeland Village to enjoy its natural assets. In order to balance this area, residential uses are encouraged to include higher-density residential development and "Live-Work" units, which reduces the vehicle miles travelled within the community, amongst a wide variety of residential products.

### **Neighborhood 3**

Neighborhood 3 abuts and is located southwest of Grand Avenue, north of Blackwell Boulevard and south of Deeble Entrance Street, and includes 24 acres, as shown on *Exhibit 3B*. The neighborhood is predominantly a Mixed-Use Area land use designation, with a limited area of Commercial Retail (CR) in-between the neighborhood.

Neighborhood 3 is largely vacant, with Riverside County Fire Department Station 11 located along Grand Avenue in between Maiden Lane and Lillian Ave, as well as a residence located adjacent to the fire station. Neighborhood 3 is characterized by multiple large, vacant parcels in the northern portion of the neighborhood, with smaller parcels to the south.

Thus, this neighborhood presents an opportunity for vertical or horizontal mixed use development, particularly on the larger vacant parcels. This neighborhood should foster a diverse mix of commercial and residential uses that can serve the neighborhood as well as the community. In order to balance this area, residential uses are encouraged to include higher-density residential development and “Live-Work” units, which reduces the vehicle miles travelled within the community, amongst a wide variety of residential products.

#### **Neighborhood 4**

Neighborhood 4 is located southwest of Grand Avenue, generally north of Vail Street and south of Turner Street, and consists of approximately 23 acres, as shown on *Exhibit 3C*. This neighborhood is entirely designated as Light Industrial.

This neighborhood contains a mix of existing non-residential uses, predominantly industrial establishments with limited commercial facilities. The Neighborhood contains a number of larger lots, as well as many parcels that currently have a limited lot coverage.

This neighborhood presents a unique opportunity to allow for the continuance of existing industrial uses, while a providing long-range goal of converting into a mixed-use area that would mirror Neighborhood 5.

#### **Policy**

ELAP 6.30	Legally existing industrial uses may remain in accordance with Ordinance No. 348 and applicable approved land use permits with no further extensions to the life of the permit. Unpermitted and new industrial uses will need to go through the appropriate land use review process including placing a life on the land use permit for no longer than five (5) years or until the Neighborhood’s General Plan Land Use designation is changed to MUA, whichever comes last, in order to meet the long-range mixed use intent of all LVPA Neighborhoods.
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#### **Neighborhood 5**

Neighborhood 5 abuts and is located southwest of Grand Avenue, generally north of Ginger Lane and South of Kathryn Way, and includes approximately 13 acres, as shown on *Exhibit 3C*. This Neighborhood is entirely designated a Mixed-Use Area.

This neighborhood is predominantly vacant, with minimal existing residential homes, as well as a limited number of industrial and commercial facilities. Neighborhood 5 includes a large amounts of vacant land, and is dominated by large parcels with minimal existing lot coverage.

This neighborhood presents an opportunity to establish a commercial center in this part of the policy area. The surrounding residences, as well as the industrial uses to the north, present opportunities for supporting uses as well as neighborhood serving uses. The commercial center should include uses that benefit and serve this neighborhood's residents, as well as the overall Lakeland Village community.

### **Neighborhood 6**

Neighborhood 6 abuts and is located southwest of Grand Avenue generally north of Zinck Way and south of Pamela Road, and consists of approximately 16 acres, as shown on *Exhibit 3D*. The neighborhood designated as Mixed-Use Area.

This neighborhood includes a number of existing single-family residential homes, with large parcels in the northern portion of the neighborhood. The neighborhood is generally underdeveloped, with large areas of vacant land, abutting the hillsides to the southwest. The neighborhood is across Grand Avenue from the Lakeland Village Middle School, and surrounded by other residential uses in all directions.

This neighborhood is prime for development and presents great opportunity for a well-balanced vertical or horizontal mix use area, with a diverse blend of commercial and residential uses clustered together. Such uses should include community-serving uses that serve this neighborhood's residents, students and faculty of the adjacent school, as well as the surrounding residential developments.

### **Neighborhood 7**

Neighborhood 7 abuts and is located northeast of Grand Avenue, generally north of Stoneman Street and south of Morrison Plane, and consists of approximately 7 acres, as shown on *Exhibit 3D*. The neighborhood is designated entirely Mixed-Use Area.

This neighborhood is vacant and is made up of four larger parcels. The neighborhood is surrounded by residential development, and is in close proximity to the Lakeland Village Middle School, as well as Neighborhood 6.

This neighborhood presents an opportunity for residential development, potentially with a higher density than the surrounding uses. This neighborhood could also include a blend of commercial and residential uses clustered together that serve this neighborhood's, students and faculty of the adjacent school, as well as the surrounding residential developments.

### **Neighborhood 8**

Neighborhood 8 abuts and is located northeast of Grand Avenue, generally north of Corydon Street and south of Gill Lane, and consists of approximately 19 acres, as shown on *Exhibit 3E*. This neighborhood is predominantly a Mixed-Use Area with a Commercial Retail (CR) area located at the intersection of Corydon Road Grand Avenue.

This neighborhood is predominantly vacant, with existing development generally confined to the southeast corner of the neighborhood. Existing development includes an existing commercial center, as

well as single family residences located in the southwest portion of the site, adjacent to the commercial center, and along Gill Lane. The neighborhood contains a number of larger parcels that are vacant.

This neighborhood is a key local resource for residents who visit the existing commercial use. This neighborhood presents opportunity for visitor- or commuter-serving commercial establishments, and supporting residential components that may provide a live, work, and play space. Some of the community services that would benefit the neighborhood include additional retail, eating establishments, professional offices, dry cleaners, and a beauty salon that would meet the need of various residents in this neighborhood.

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