

IV. SPECIFIC PLAN

A. PROJECT WIDE PLANNING STANDARDS

This section details the land uses and development standards for the community as a whole. Illustrations have been provided to portray the various planning areas and the buffer treatments, streetscapes, landscaping, and other issues that were addressed. The visual image described here shall set the direction for the project.

1. COMPREHENSIVE LAND USE PLAN

a. Description of Land Use Plan

When completed Gateway Center will be composed of an unique mix of commercial, commercial/office, business park, and residential development. The range of uses proposed for the site will provide flexibility into the future. It is envisioned that approximately 92.8 acres of mixed commercial uses will be provided.

Approximately 553 residential units have been planned, the locations of which are shown on the Specific Land Use Plan.

The remaining uses in Gateway Center include Church-School, Neighborhood Parks, Public Facility, and Open Space, all of which contribute to create a balanced master-planned community.

Specific zoning information for each of the planning areas is provided within Section III.

Residential

Two residential densities have been proposed, establishing a transitional land use to surrounding residential developments. Medium density is located toward the rear of the site and high densities are located close to the entrances of the project near the freeway. The medium density residential area will be 5 dwelling units per acre and the high density residential will be 16 dwelling units per acre. The medium density residential is envisioned to be a single family detached product located on the northern portion of the project area to offer overlooking views of the canyon. The high density product type shall be townhomes and/or apartments. This type of housing may appeal to the U.C. Riverside Campus for student and faculty housing.

Commercial, Commercial/Office & Business Park

Commercial uses have been proposed along the edge of the property facing the freeway (Interstate 215/Highway 60). These areas adjacent to the freeway interchanges and project entries shall tend to be freeway-oriented with restaurants, retail, offices, neighborhood retail, hotels and business park being the targeted uses.

For example, Planning Area 5 may be suited for a restaurant site because of its narrow width, visibility and easy freeway access. Because of its larger size, Planning Area 4 may be more suitable for a combination of retail or service activities requiring more space such as a hotel, shopping center and or a row of restaurants. The location of this Planning Area is such that it would provide service to the entire project as well as freeway travelers. The location, access, visibility and size of Planning Area 13 makes it appropriate for serving the residential and commercial portions of the project with convenience retail as well as capturing some patronage from freeway traffic. During the project development stage, access, visibility and parcel size shall be the key determinants for selecting specific uses within these areas.

Commercial areas interior to the project shall be Business Park/Office for the most part, appealing to "Research and Development" and "Corporate Headquarters" or light industrial types of developments. The adjacent freeway will provide great exposure for building tenants as well as convenient access. Commercial activities in these planning areas will provide services and material that are not as reliant upon freeway access as the retail oriented commercial uses described above.

For example, Planning areas 9 and 11 have their primary access from Gateway Center Loop. Although the topography of the site provides freeway visibility, their access is not as direct as the planning areas targeted for retail uses. Therefore, uses oriented toward office or light industry are appropriate since direct freeway access is not as crucial to these activities.

Office uses may range from single-tenant businesses to corporate headquarters. Research and Development uses may include the design, assembly and testing of electronics or optical devices. Light industrial uses potentially include the manufacture, assembly or sales of components into products.

Recreation

Approximately 75.7 acres of open space, multi-purpose trails/linear park have been reserved for passive and active recreational uses in the project area. Three natural open space corridors are proposed throughout the project. In addition, a natural open space area is planned inside Gateway Center Loop (Planning area 6D).

The proposed neighborhood parks are 3.9 acres and 4.0 acres and are envisioned to contain multi-purpose playing fields. (See Planning areas 10 & 12.) Their proximity to the church-school open space corridors, multi-purpose trails and residential areas within the project will make the parks highly accessible to the public.

Roads

The project will include 26.3 acres of major spine roadways and landscaped easements. Recommended roadway sizing will be as follows: Santa Maria (off-site) a six lane divided roadway between eastside and westside on-off ramps; Santa Maria as a four lane undivided roadway; Gateway Center Loop as a four lane undivided roadway; Gernert Road as a four lane undivided roadway; Poarch Road as a four lane divided roadway west of Gernert Road; Poarch Road as a two lane undivided roadway east of Gernert Road; and Woodsworth as a two lane roadway.

b. Project-wide Development Standards

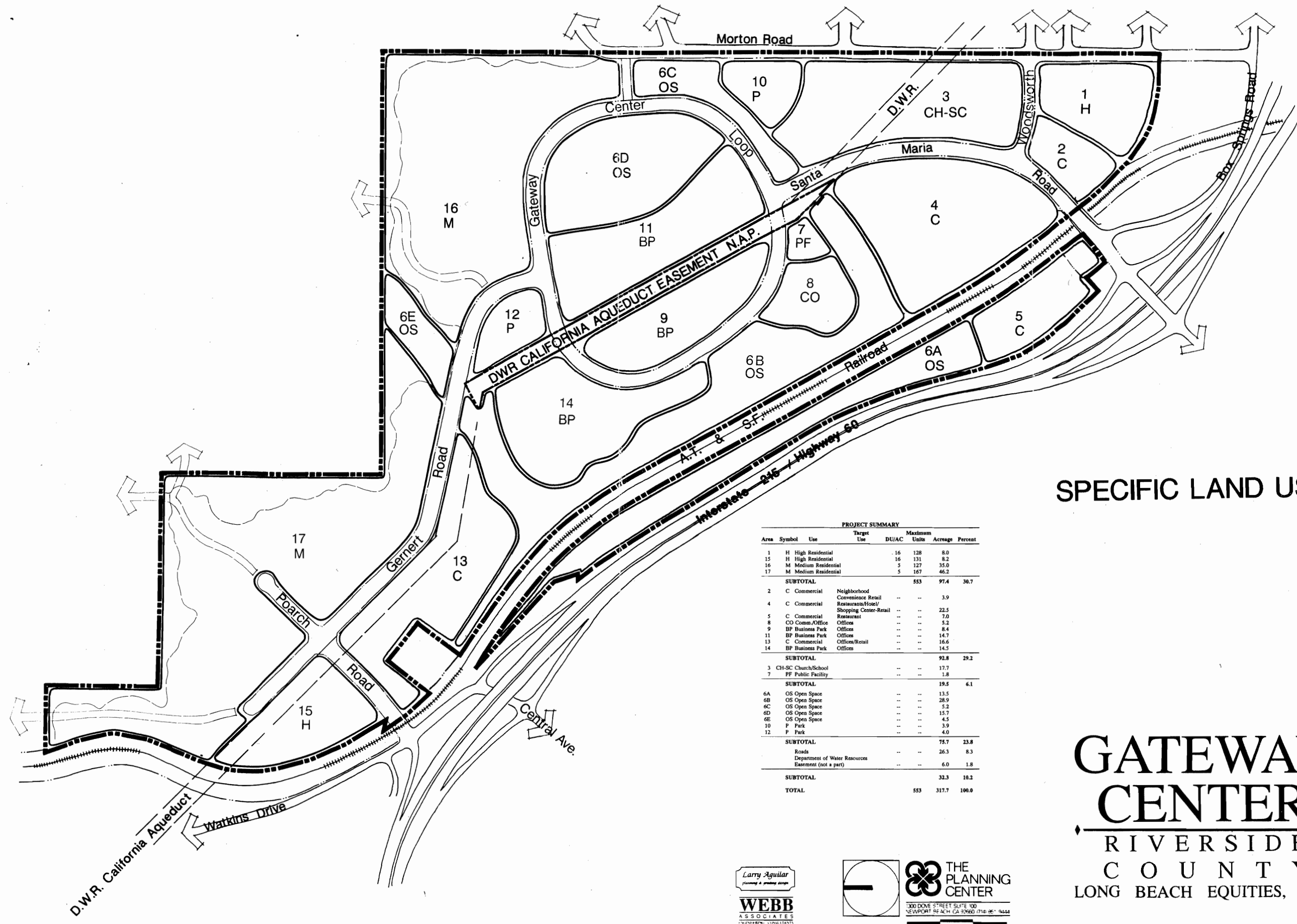
In order to insure a logical and orderly development for Gateway Center special development criteria and standards have been created for each planning area. These standards shall insure that individual mitigation measures occur within each planning area and the appropriate transitions are provided to adjacent uses.

In addition to these specific techniques, project-wide development standards have also been prepared as part of the comprehensive Land Use Plan. They are designed to complement the individual requirements within each planning area. These General Standards are:

1. The Specific Plan shall be developed with 97.4 acres of residential and 92.8 acres of commercial uses, as illustrated on the Specific Land Use Plan. General uses permitted will include residential, commercial, commercial/office, business park, recreation, church/school, and circulation as delineated on the Land Use Plan and in the individual planning areas.
2. Uses and development standards shall be in accordance with the County of Riverside Zoning Code Ordinance #348 and shall be defined by Specific Plan objectives, future detailed plot plans and potential conditional use permits as appropriate.
3. Standards relating to signage, landscaping, parking and other related design elements shall conform to the County of Riverside Zoning Code Ordinance No. 348. When appropriate and necessary to meet the goals of this Specific Plan, the standards will exceed the zoning code requirements (see Individual Planning Areas Section IV).
4. All project lighting shall be in accordance with County of Riverside standards.
5. The development of property shall be in accordance with the mandatory requirements of all Riverside County ordinances including Ordinances No. 348 and 460 and state laws; and shall conform substantially with the adopted Specific Plan as filed in the office of the Riverside County Planning Department, unless otherwise amended.
6. The County may initiate an amendment or revocation proceeding on all or any portion of this Specific Plan if a development application has not been approved within five years of the Board of Supervisors' approval.
7. Common areas identified in the Specific Plan shall be owned and maintained as specified in the Comprehensive Maintenance Plan section. To summarize, all open space corridors and public streets will be maintained by the appropriate county agencies. Commercial areas shall be maintained by their property owners. This may be accomplished by a commercial property owners association. In residential areas developed with detached dwellings, individual home owners shall be responsible for all areas within their parcel. In residential areas developed with attached dwellings, a community association shall be responsible for upkeep of all common areas. Maintenance for the neighborhood parks shall be the joint responsibility of a master property homeowner association.

TABLE 1
PROJECT SUMMARY

Area	Symbol	Use	Target Use	DU/AC	Maximum Units	Acreage	Percent
1	H	High Residential		16	128	8.0	
15	H	High Residential		16	131	8.2	
16	M	Medium Residential		5	127	35.0	
17	M	Medium Residential		5	167	46.2	
SUBTOTAL					553	97.4	30.7
2	C	Commercial	Neighborhood Convenience Retail	--	--	3.9	
4	C	Commercial	Restaurants/Hotel/ Shopping Center-Retail	--	--	22.5	
5	C	Commercial	Restaurant	--	--	7.0	
8	CO	Comm./Office	Offices	--	--	5.2	
9	BP	Business Park	Offices	--	--	8.4	
11	BP	Business Park	Offices	--	--	14.7	
13	C	Commercial	Offices/Retail	--	--	16.6	
14	BP	Business Park	Offices	--	--	14.5	
SUBTOTAL						92.8	29.2
3	CH-SC	Church/School		--	--	17.7	
7	PF	Public Facility		--	--	1.8	
SUBTOTAL						19.5	6.1
6A	OS	Open Space		--	--	13.5	
6B	OS	Open Space		--	--	28.9	
6C	OS	Open Space		--	--	5.2	
6D	OS	Open Space		--	--	15.7	
6E	OS	Open Space		--	--	4.5	
10	P	Park		--	--	3.9	
12	P	Park		--	--	4.0	
SUBTOTAL						75.7	23.8
		Roads		--	--	26.3	8.3
		Department of Water Resources Easement (not a part)		--	--	6.0	1.8
SUBTOTAL						32.3	10.2
TOTAL					553	317.7	100.0



SPECIFIC LAND USE

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16	M	Medium Residential	5	127	35.0	
17	M	Medium Residential	5	167	46.2	
SUBTOTAL				553	97.4	30.7
2	C	Commercial				
4	C	Commercial				
5	C	Commercial				
8	CO	Comm./Office				
9	BP	Business Park				
11	BP	Business Park				
13	C	Commercial				
14	BP	Business Park				
SUBTOTAL				92.8	29.2	
3	CH-SC	Church/School				
7	PF	Public Facility				
SUBTOTAL				19.5	6.1	
6A	OS	Open Space				
6B	OS	Open Space				
6C	OS	Open Space				
6D	OS	Open Space				
6E	OS	Open Space				
10	P	Park				
12	P	Park				
SUBTOTAL				75.7	23.8	
Roads				26.3	8.3	
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SUBTOTAL				32.3	10.2	
TOTAL				553	317.7	100.0

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8. Passive solar heating techniques shall be employed whenever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orienting buildings properly, planting trees to take advantage of the sun, seeing that roof overhangs are adequate, making sure that walls are properly insulated and installing simple heat storage systems.
9. Final development densities for each Planning Area shall be determined through the appropriate development application based upon but not limited to, the following:
 - a) Adequate availability of services.
 - b) Adequate access and circulation.
 - c) Innovation in housing types, design, or conservation.
 - d) Sensitivity to neighborhood design through appropriate lot and street layouts.
 - e) Design sensitive to natural landforms.
11. Improvement plans for manufactured slopes, including planting and irrigation plans, shall be submitted for Planning Department review. Planting and irrigation plans shall be certified by a landscape architect.
12. For the security and safety of future residents the applicant and/or developer shall incorporate the following design concepts within each individual tract:
 - a) Circulation for pedestrian, vehicles and police patrols.
 - b) Lighting of streets, walkways and bikeways.
 - c) Visibility of doors and windows from the street and between buildings.
 - d) Conformance to specified fencing heights and materials.

2. CIRCULATION PLAN

a. Plan Description

The proposed circulation system framework is shown on the Circulation Plan as a result of a thorough traffic analysis conducted by Kunzman Associates. The main objective of the circulation plan is to provide an efficient and logical street system for Gateway Center and the surrounding region. The resulting pattern is a simple bisection of the site that connects to an interior loop street. Hookups to the regional and local transportation network are provided. Roadway cross-sections are also shown on the Circulation Plan.