

considerations. "Night skies" provisions such as lower lighting levels, backlit addresses and street signs, and other indirect lighting methods shall be required.

d. Permitted Uses (PA 5)

a. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of the Riverside County Zoning Ordinance, No. 348:

- (1) Restaurants and bars.
- (2) Curio shops, gift shops.
- (3) Sign, on-site advertising.
- (4) Hotels, motels.
- (5) Dwelling, bed and breakfast.

b. The uses listed in Subsection a. do not include sex-oriented businesses.

6. Planning Area No. 6: Golf View Condominiums

a. Descriptive Summary

As shown in **Figure IV-48**, luxury Golf View Condominiums will be constructed at two separate locations within the NorthStar project site. The first area (Planning Area 6A) will be located north of the Executive Office Complex and west of the golf course. The second area (Planning Area 6B) will be located east of the Golf View Villas and north of the Industrial Park. A total of 570 luxury condominium units will be constructed in both areas. The units will be individually sold and will enjoy views of the Championship Golf Course and Little San Bernardino Mountains to the north. The units will be available in various sizes and configurations and will offer an affordable and ideal range of options.

b. Land Use and Planning Standards

For planning standards (such as setbacks and building heights), refer to the Development Standards **Table IV-5** and the Specific Plan Zoning Ordinance, Section III, herein.

- (1) Encroachments
 - For specific information regarding encroachments, refer to the Specific Plan Zoning Ordinance, Section III, herein.
- (2) Parking
 - The parking provided by the project will meet the County's parking requirements.
- (3) Special treatment/buffer areas



*CONCEPTUAL RENDERING

PLANNING AREA NO. 6 - GOLF VIEW CONDOMINIUMS



NORTHSTAR
40421.03.000 SPECIFIC PLAN



Figure IV-48

- The boundaries between Planning Area No. 6 and the surrounding land uses shall be designed to provide an appropriate buffer between the uses.
- Setbacks and natural and/or structural buffers (as defined below) will be utilized to separate uses that are not compatible.

Natural – A visual screen created by vegetation to present visual separation when viewed from one side to the other.

Structural – A visual screen created through either construction of an earthen berm or wall/fence and or a combination of both to present visual separation when viewed from one side to the other.

c. Design Standards/Guidelines

(1) Lotting concepts (including minimum lot sizes)

- Building and lot layouts shall conform to Riverside County standards regarding minimum garage setbacks from access streets, minimum yard requirements, maximum height requirements, and other county standards, unless specific variances are granted.

(2) Grading criteria

- All grading will be performed in substantial conformance with **Figure IV-37**, Conceptual Grading Plan, and shall conform with Riverside County grading standards to the satisfaction of the County Engineering Department.

(3) Siting criteria

- Buildings should be sited to maximize mountain, valley and golf course views. Care should also be taken not to block these views from adjacent structures and to protect the privacy of adjacent property owners. Siting considerations should also include an assessment of the most logical building locations on the site.

(4) Fencing/walls

- Walls and fences should be designed as an integral architectural component of the building with which they are associated and should be compatible with the natural environment in color and texture. Walls may consist of stucco, stone, wood or brick and may be used to provide private outdoor spaces or as a device to screen private landscaping, cars and service areas from public view.
- Walls may be enhanced with decorative inset tiles, wrought iron fencing, high ornate iron entry gates, or low planters incorporated into the base of the wall.

(5) Architectural features

- (a) Theme
- The design guidelines reflect the Mediterranean design theme and pedestrian-oriented character of the area and are intended to promote high standards in site planning, architectural design and landscaping.
- (b) Form, mass, height
- The conceptual shape and configuration of the golf view condominiums are depicted in **Figure IV-48**.
 - The elevations of the buildings within Planning Area No. 6 will be completed prior to the plot plan submittal process.
- (c) Shade/shadow
- The natural and built environment shall be utilized to create shade at specified locations throughout the planning area.
- Natural – Vegetation (including trees, shrubs, vines and ground covers) will be considered an essential part of shade planning and site design. People intuitively associate trees with shade when seeking relief from the heat of the sun. High priority will be placed on the strategic use of trees and planting to provide shaded areas.
- Built – Built shade systems will include either stand-alone structures, or systems which are incorporated into the building design and/or other facilities.
- (d) Building relief
- Variations of wall planes, fenestration and materials are required to create strong visual interest and must be an integral part of building design. Complimentary or contrasting architectural details should provide relief and shadow to bring further richness and interest to façades.
- (e) Materials
- Exterior building materials should complement the materials used on adjacent buildings. The following materials are considered appropriate for the Golf View Condominiums: stucco, smooth block, granite, marble.
 - Accent materials should be used to highlight building features and provide visual interest. Accent materials may include any of the following: wood, glass, glass block, tile, brick, concrete, stone, copper, cloth awnings, painted metal, and wrought iron.

- The appropriateness of any given color for a particular building depends on a number of factors, including architectural style, building material, building features and details, building size, building orientation, building context, and climatic considerations.
 - Light desert earth tones are encouraged. Soft tones ranging from white to light pastels are preferred. Neutral colors such as off-white, beige and sand are also acceptable.
 - Finish material with “natural” colors such as brick, stone, and copper, should be used where practicable.
 - The colors and materials on adjacent residential structures should be varied to establish a separate identity for the dwellings. A variety of colors and textures of building materials is encouraged, while maintaining overall design continuity in the neighborhood. Color sample boards shall be submitted as a part of the application and review process.
- (f) Roof form and material
- Roof materials most indicative of Mediterranean architecture such as clay shingle tile, concrete shingle tile, Mission tile and other tile-like designs are encouraged. Other acceptable roof materials include copper and painted metal.
 - The visible portion of sloped roofs should be sheathed with a roofing material complimentary to the architectural style of the building and other surrounding buildings.
 - Roof-mounted mechanical or utility equipment should be screened. The method of screening should be architecturally integrated with the structure in terms of materials, color, shape and size. Mechanical equipment should not be visible from any angle or any height outside of the building.
 - Chimneys, rain gutters, downspouts, vents and other roof protrusions should be finished to complement or accent the adjacent materials and colors.
 - Rooftops should be designed to be visually attractive when viewed from adjacent buildings.
- (g) Spaces
- Side yards should be varied to add interest and usable space, however, the minimum spacing between two structures shall be ten feet. In the case of zero lot line developments, a three (3) foot maintenance easement shall be provided.
- (h) Accessory structures

- Accessory structures should be designed so that they are consistent with the architectural style of the primary structure and compatible with the residential character of the neighborhood.

(6) Landscaping

(a) Coverage

- The sum of landscaped areas shall be no less than 30% of the total planning area.

(b) Plant selection

- All landscaped areas within the Golf View Condominium Planning Area shall be planted with plant materials chosen from Landscape Zone 6 of the appropriate plant palette contained in **Table IV-2** and **Figures IV-8** thru **IV-10** of this Specific Plan. All plant material should be chosen from this list or as approved by County Planning Staff. Smooth transitions from landscaped common areas to adjoining properties are encouraged.

(c) Planting guidelines

- A minimum of six, five gallon shrubs, one 24" box tree (minimum 2" caliper), and one 15 gallon or larger tree (minimum 1" caliper) shall be planted along the front of all homes (garage and side yard gate areas are excluded).
- Street parkways and common lots, such as retention basins, shall be provided with landscaping consisting of decorative gravels, living ground covers, shrubs and some trees.
- Location of landscaping shall be in accordance with applicable County Ordinances.
- Drought tolerant landscape materials shall be provided in accordance with Ordinance 348.

(d) Special treatments

- Creative project design uses of hardscape, decorative gravels, placement of landscaping for afternoon shade and water efficient irrigation systems are encouraged.

(7) Lighting

- Exterior lighting should be designed to minimize glare and light spillage to other properties. Flood lighting and improperly shielded lighting is prohibited. Illumination of activity areas and walkways should be subtle, directed downward and of the minimum brightness necessary for safe movement along paths, stairways and courtyards.

- All lighting plans, equipment and related components are subject to design review and approval.
- Outdoor lighting, other than street lighting, shall be low to the ground or shielded and hooded to avoid shining onto adjacent properties and streets. Illuminated street address lighting fixtures shall be installed on the front yard side of each dwelling to facilitate location of the street address numbers for safety and public convenience and to compensate for dark sky lighting considerations. "Night skies" provisions such as lower lighting levels, backlit addresses and street signs, and other indirect lighting methods shall be required.

d. Permitted Uses (PA 6)

a. The following uses are permitted provided approval of a plot plan shall first have been obtained pursuant to the provisions of Section 18.30 of the Riverside County Zoning Ordinance, No. 348:

(1) One-family dwellings.

(2) Home occupations.

(3) Planned residential developments, provided a land division is approved pursuant to the provisions of County Ordinance No. 460 and the development standards in Section 18.5 or 18.6 of this ordinance.

(4) On-site signs, affixed to building walls, stating the name of the structure, use, or institution, not to exceed five percent of the surface area of the exterior face of the wall upon which the sign is located.

(5) One-family dwellings developed as restricted single-family residential subdivisions, subject to the development standards of Section 7.11 of this ordinance. The provisions of Sections 7.2 through 7.10 of this ordinance shall not be applicable to developments under this permitted use.

b. The following uses shall be permitted provided a plot plan has first been approved pursuant to the provisions of Section 18.30 of the Riverside County Zoning Ordinance, No. 348:

(1) Two family dwellings, multiple family dwellings, bungalow courts and apartment houses.

(2) Boarding, rooming and lodging houses.

(3) Temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of two years in any event.

(4) Public parks and public playgrounds, golf courses with standard length fairways, and county clubs.