• County of Riverside
  • Planning Department
    • Robert Flores – Project Manager
    • Phayvanh Nanthavongdouangs - Principal Planner
  • Consultant – Michael Baker International (MBI)
    • Chip Leslie – Planning Manager
    • Peter Minegar – Environmental Associate
History of the Project

- **GPA 960**
  - Foundational
  - Eliminate Constraints/facilitate development

- **GPA 1156**
  - Comprehensive, community-scale review
  - LV Policy Area and MUAs/Gateways
  - *Adoption: March 21, 2017*
Introduction of Project

- GPA 1208

- Project Includes:
  - Further refined land uses within the Lakeland Village Policy Area in limited locations
  - Further policy development related to MUA gateways and circulation
  - Includes consistency zoning analysis across Policy Area
  - Compile Lakeland Village Design Guidelines

- Environmental Impact Report
Land Use

• Further refined land uses within the Lakeland Village Policy Area including:
Examples of Mixed Use Development

Mixed Use Area (MUA)
Areas with a mix of residential, commercial, office, entertainment, educational, and/or recreational uses, with potential residential density of 8-20 du/ac.
Examples of Mixed Use Development

- Efficient use of land and infrastructure
- Walkable and pedestrian oriented
- Variety of housing opportunities
- Stronger neighborhood character and better sense of place
Design Guideline Examples

Directory Sign

LAKELAND VILLAGE
SIGN

LAKELAND CHILDREN'S CENTER
909.678.0133
Lea's Mini Mart
Sion Water Agua
LAKESIDE MOVIES

BOLLARD
LIGHT
Design Guideline Examples

- (N) Ceramic Tile Coping Band
- Decorative Goose Neck Light Fixtures
- (N) Sign
- (N) Awning @ Entrance
- (E) Surface of Building Paint
- (N) Ceramic Tile Surround
- (N) Alum. Storefront Dual Gl. Windows
- (N) Bollards
- (N) Tile Wainscot (Base) & Band
- Low-Slope Tile Roof
- Simple wall composition

Michael Baker International
Riverside County Planning Department
2/22/2017
**Design Guideline Examples**

**Transportation Related Goals**
- Transportation serves to compliment land use
- Accommodates all users
- Considers operations and safety
- Reflects access to Lake Elsinore

**Potential Transportation Concepts**
- Bicycle and pedestrian accommodations
- Center median
- Roundabouts
- Traffic calming/speed management
- Signage and pavement markings

*Source: Temescal Valley Design Guidelines*
Design Guideline Examples
## Project Overview/Schedule

<table>
<thead>
<tr>
<th>Task</th>
<th>Date</th>
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<tbody>
<tr>
<td>Background Research</td>
<td>January-February 2017</td>
</tr>
<tr>
<td><strong>Outreach Meeting #1- Introduce Project</strong></td>
<td>February 22, 2017</td>
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<tr>
<td><strong>Public Workshop #1- Design Guideline Input</strong></td>
<td><em>March 22, 2017</em></td>
</tr>
<tr>
<td>Draft Design Guidelines, Land Use Revisions, Policy Updates</td>
<td>March-April 2017</td>
</tr>
<tr>
<td><strong>Public Workshop #2- Review &amp; Comment on Design Guidelines</strong></td>
<td>April 19, 2017</td>
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<tr>
<td>Finalize Design Guidelines and General Plan Update</td>
<td>April-May 2017</td>
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<tr>
<td><strong>Public Meeting #3- Present final Design Guidelines</strong></td>
<td>May 2017</td>
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<tr>
<td>Initiate Environmental Review Process</td>
<td>June 2017</td>
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<tr>
<td>Planning Commission Hearing (Recommendation)</td>
<td>TBD 2018</td>
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<tr>
<td>Board of Supervisors (e.g. Tentative Approval)</td>
<td>TBD 2018</td>
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<tr>
<td>Final Plan Adoption</td>
<td>TBD 2018</td>
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Next Steps

Public Workshop #1- Design Guidelines Input

March 22, 2017 at 6:00 PM
Lakeland Village Community Center
16275 Grand Ave, Lake Elsinore, CA 92530

Key Goals/Activities for Workshop
Better understand desired community character
Identify visual preference of residents
Identify community priorities for Grand Avenue

Any questions, contact:
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