3. **Planning Area No. 3: Golf View Hotel**

a. **Descriptive Summary**

The centerpiece of the NorthStar project will be a world class 350-key five star resort hotel (Figure IV-41). The hotel will be the tallest building in the resort and will be strategically positioned to provide its guests with outstanding views of the championship golf course (more specifically, a view of the greens on the 9th and 18th holes and a view of the tees for the 8th and 10th holes), Coachella Valley Preserve, and the surrounding mountains. Elevations of the hotel are depicted in Figure IV-42 (Golf View Hotel Elevation). The hotel will follow the general design theme of Mediterranean architecture. Hotel facilities will include a service lobby with front desk, dining services, gift shop, administrative offices, restrooms, housekeeping, valet and room service, single loaded guestrooms, banquet rooms, entertainment/conference facilities, spa and pool. Hotel parking will be conveniently located in basement levels within the hotel.

The 350-key luxury Hotel will have a gross area of about 1,000 square feet per room and will include the following components:

- 25,000 square foot spa
- 32,000 square foot of conference and meeting rooms
- A three meal restaurant and lobby bar
- A fine dining restaurant

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. Special treatment buffer areas

- The boundaries between Planning Area No. 3 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.

2. Parking

- Parking is being proposed principally in parking structures that are shared between Planning Areas. Parking Plans will be submitted during plot plan review and will demonstrate that minimum County Parking requirements are being met.
parking be provided in adjacent planning areas the plot plans shall clearly show how parking is allocated between planning areas.

(3) Sign program

• A sign program shall be developed and submitted for approval by The County of Riverside Planning Department.

• Signage should advertise a place of business or provide directions/information. It should also contribute to the contemporary Mediterranean theme. Design, color, materials and placement are all important in creating signs that are architecturally attractive and integrated into the overall site design.

• Sign color should be compatible with building colors.

• Fewer words make a more effective message. Symbols shall only be utilized if they are easily recognizable.

• Avoid hard-to-read and overly intricate typefaces. The letter style chosen should be appropriate to the business and the building.

• Signs should be consistent with the proportion and scale of building elements within the facade. The placement of signs provides visual clues to business location and affects the design integrity of the entire building.

(4) Access

• As shown on Figure IV-3 (Conceptual Vehicular Diagram), primary access to the Golf View Hotel will be obtained from NorthStar Resort Parkway (Primary Circulation Road).

c. Design Standards/Guidelines

(1) Building layout and arrangement

• The resort hotel shall orient hotel rooms and public areas to take maximum advantage of valley views (i.e. golf course, mountains etc.)

• The building layout and arrangement of the Golf View Hotel is depicted in Figure IV-41.

(2) Service area

• Service areas shall be located on the sides or rear of the buildings they serve.

(3) Screening
• Service areas and external loading areas shall be screened from view by the general public. Screening may be accomplished by the use of walls, fences, trellises, landscaping, or a combination of elements.

(4) Landscaping

(a) Coverage

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

(b) Plant selection list

• All landscaped areas within the Golf View Hotel Planning Area shall be planted with plant materials chosen from Landscape Zone 4 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

• 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.

• Large planters may be incorporated into seating areas. Such planters should be open to the earth below and should incorporate permanent irrigation systems.

(d) Special treatments

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

• Boxed and container plants in decorative ceramic, terra cotta, wood, or stucco planters should be used to enhance street frontages, plazas and courtyards.

(5) Architectural Features

(a) Basic 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) Building form, mass elevations

• The conceptual shape and configuration of the Golf View Hotel is depicted in Figure IV-41.

• A representative elevation of the hotel is depicted in Figure IV-42.

(c) Shade and 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) Offsets

• Offset accent elements from primary wall planes and utilize contrasting materials/textures for visual richness.

(f) Eaves and Fascias

• The fascias around the eaves shall have detailed molding that accentuates the fenestration overhangs and/or entrances.

(g) Materials

• Exterior building materials should complement the materials used on adjacent buildings. The following materials are considered appropriate for The Deluxe Golf View Hotel: 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, copper etc., should be used where practicable.

(h) Roof forms and materials

• 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.

(i) Spaces - verandas, patios, courtyards

• Courtyards, gardens and fountains are encouraged. Landscaping within courtyards should include a balance of hardscape and landscape materials.

• Visual focal points such as fountains or public art should be provided within plaza/courtyard areas.

(j) Fencing and 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.

(k) Accessory

• Accessory elements such as mailboxes, trash enclosures, newspaper racks, and security gates should be compatible with the architectural style of the project.

(l) Outside furnishing

• The design and selection of outside furnishings shall include considerations for the security, safety, comfort and convenience of the user, including the handicapped.

• Outside furnishings shall be conservative in use of sidewalk space, and maintain a clear width sufficient to accommodate pedestrian flows.

• All outside furnishings shall be constructed of long-wearing, vandal resistant materials, capable of withstanding the desert climatic conditions.

• The selection, siting and layout of the different elements of outside furnishings shall insure that each article or structure is designed and situated to be in harmony with both the surrounding furnishings and the area as a whole.

(m) Walkways

• The Primary Park Walkway within the area of the Golf View Hotel should be constructed of compatible materials and finishes to provide consistency throughout the planning area. As depicted in Figure IV-5 (Conceptual Pedestrian Circulation Diagram), the Primary Park Walkway would be designed to provide links to additional pedestrian circulation routes within the project and connectivity to the entire project site.

d. Permitted Uses (PA 3)

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.

4. **Planning Area No. 4: Golf View Villas**

a. **Descriptive Summary**

As depicted in **Figure IV-43**, 54-high end residential “Golf View Villas” will be constructed along the southern boundary of the golf course, adjacent to the eastern boundary of the Hotel. The golf view villas will enjoy the same amenities and services as the other resort components while maintaining the privacy of single family dwelling units. The units will be strategically situated to take maximum advantage of championship golf course views. Each unit will be luxuriously furnished and designed with extreme attention to detail/quality. As part of an upscale community, these exclusive units will also be equipped with gourmet kitchens and individual spa pools. The proposed elevations and design characteristics of the Golf View Villas are illustrated in **Figures IV-44** (Single Story Golf View Villa – Floor Plan/Elevation) and **IV-45** (2-story Golf View Villa – Floor Plan/Elevation).

Each Golf View Villa will consist of the following:

- 2,000 square feet
- Two bedrooms
- 2.75 baths
- Gourmet Kitchen
- Individual spa pools
- Hotel and Concierge Services

The Villas are envisioned as freestanding individual buildings which embrace the indoor/outdoor connection with the golf course and mountains. Low pitched tile roofs are planned to harmonize with the horizontal plains of the desert.

b. **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.