

IV. DESIGN GUIDELINES

This section of the Specific Plan includes site planning, architectural, landscaping, and community-wide guidelines and standards to promote diversity and harmony in the architecture and landscaping within the Winchester Specific Plan project area. These guidelines are intended to set a direction for distinctive, high-quality commercial and residential development. Nevertheless, the guidelines are general enough in nature to allow the developer and/or builder some flexibility to respond to changing consumer tastes and market conditions.

A. Site Planning Guidelines/Standards

1. Business Park Site Planning Guidelines

Approximately 108-acres within the Winchester Specific Plan project area have been designated for business park development. The business park developments will contain general office/professional uses, manufacturing, distribution, storage, sales operations, and industrial uses.

- * The overall plan shall be comprehensive, embracing land, buildings, landscaping and their interrelationships.
- * The plan shall provide for adequate pedestrian and vehicular circulation and off-street parking. Building structures and facilities and accessory uses within the parcel shall be well integrated. (Figures 16a and 16b.)
- * The proposed development shall be compatible with existing and planned land use on adjoining properties and with circulation capacity of the area and shall not constitute a disruptive element to the neighborhood and community.
- * The internal street system shall be an integral feature of the overall design. It shall be designed for the efficient and safe flow of vehicles without creating a disruptive influence on the activity and function of any area or facility. (Figure 16a.)
- * Compatibility of architectural design and appearance, including signing, throughout the development, and all such freestanding peripheral uses as service stations and drive-in or drive-through restaurants, shall be sought.

- * When a site is planned for industrial uses, the resulting site layout will probably consist of parking areas and buildings on separate parcels, perhaps arranged on a cul-de-sac or with separate access. (See Figure 16b.)
- * All parking required for employees, clients, customers or any others related to an enterprise shall be provided on-site, unless otherwise provided by a reciprocal parking agreement.
- * Building facades abutting streets shall not have the appearance of excessive massing or shading.
- * Buildings clustered around a pedestrian area, such as a courtyard/plaza shall be designed to minimize excessive shading and maximize light exposure. Facades which are in excess of two stories and oriented onto courtyards/ plazas should be stepped back to minimize the appearance of excessive massing.
- * The juxtaposition and configuration of building forms shall be given careful attention so as not to create a venturi or wind tunnel effect.
- * Solar collectors, if used, shall be oriented away from public view or made as an integral part of the roof structure. In addition, roof flashing, rain gutters and downspouts, vents and other roof protrusions shall be screened from view or finished to match adjacent materials and/or colors.
- * The utilization of glass areas shall be encouraged in order to extend interior space to the outside, and to create a visual link with the exterior setting of court of plaza areas.
- * Walls and/or fences shall be used to screen utility and maintenance structures/facilities, storage, parking, etc. These surfaces shall match the exterior finish of any structure with which they are in contact.
- * Orientation, configuration and location of building masses shall emphasize visual corridors.

NOTE: ILLUSTRATION IS ARTIST'S CONCEPTION ONLY. ACTUAL SITE AND BUILDING LAYOUT WILL BE DETERMINED ON PLOT PLAN SUBMITTALS.

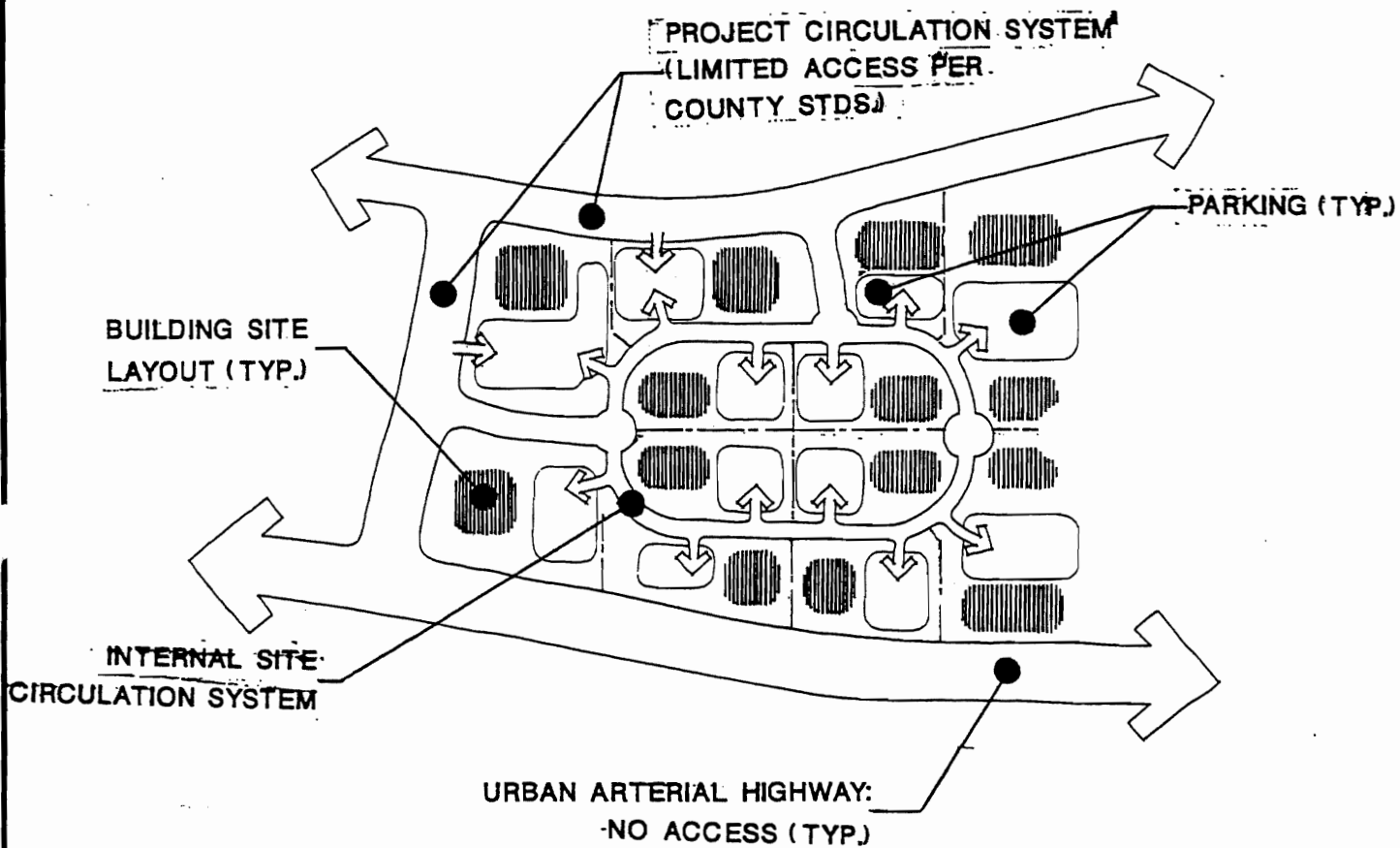


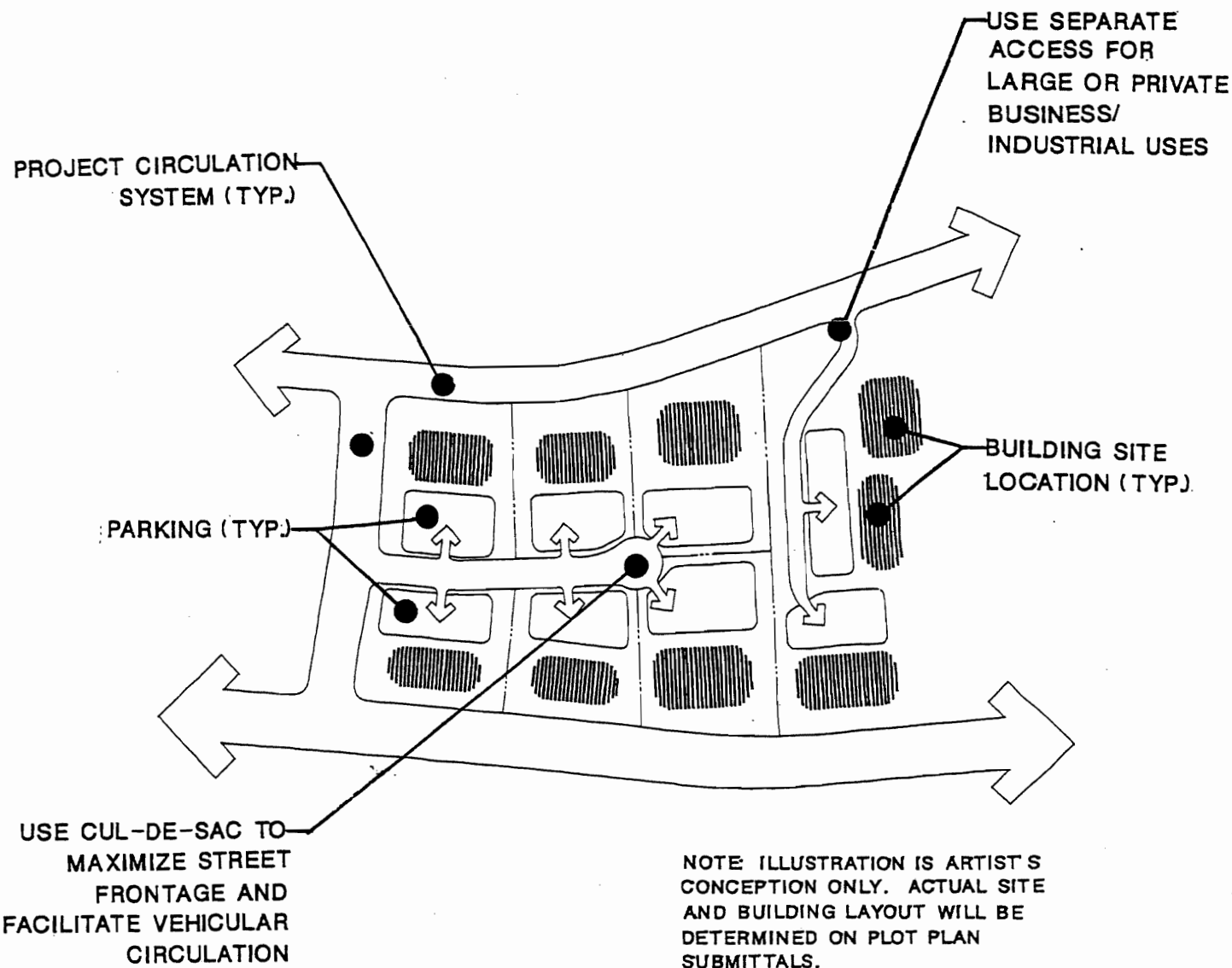
ILLUSTRATION OF CONCEPTUAL SITE LAYOUT FOR GARDEN OFFICE BUILDINGS

Business Park Development: Scheme 1 WINCHESTER PROPERTY

Figure 16a



T&R Planning Consultants
247 HILLDALE DRIVE
DUNELM, LE11 2, 0753 076 0020
0753 076 0020
247 HILLDALE DRIVE, DUNELM, LE11 2, 0753 076 0020



CONCEPTUAL ILLUSTRATION SHOWING TWO POSSIBLE SITE LAYOUTS FOR BUSINESS/INDUSTRIAL COMPLEXES:
SEPARATE ACCESS & CUL-DE-SAC LAYOUTS

Figure 16b

Business Park Development: Scheme 2 WINCHESTER PROPERTY



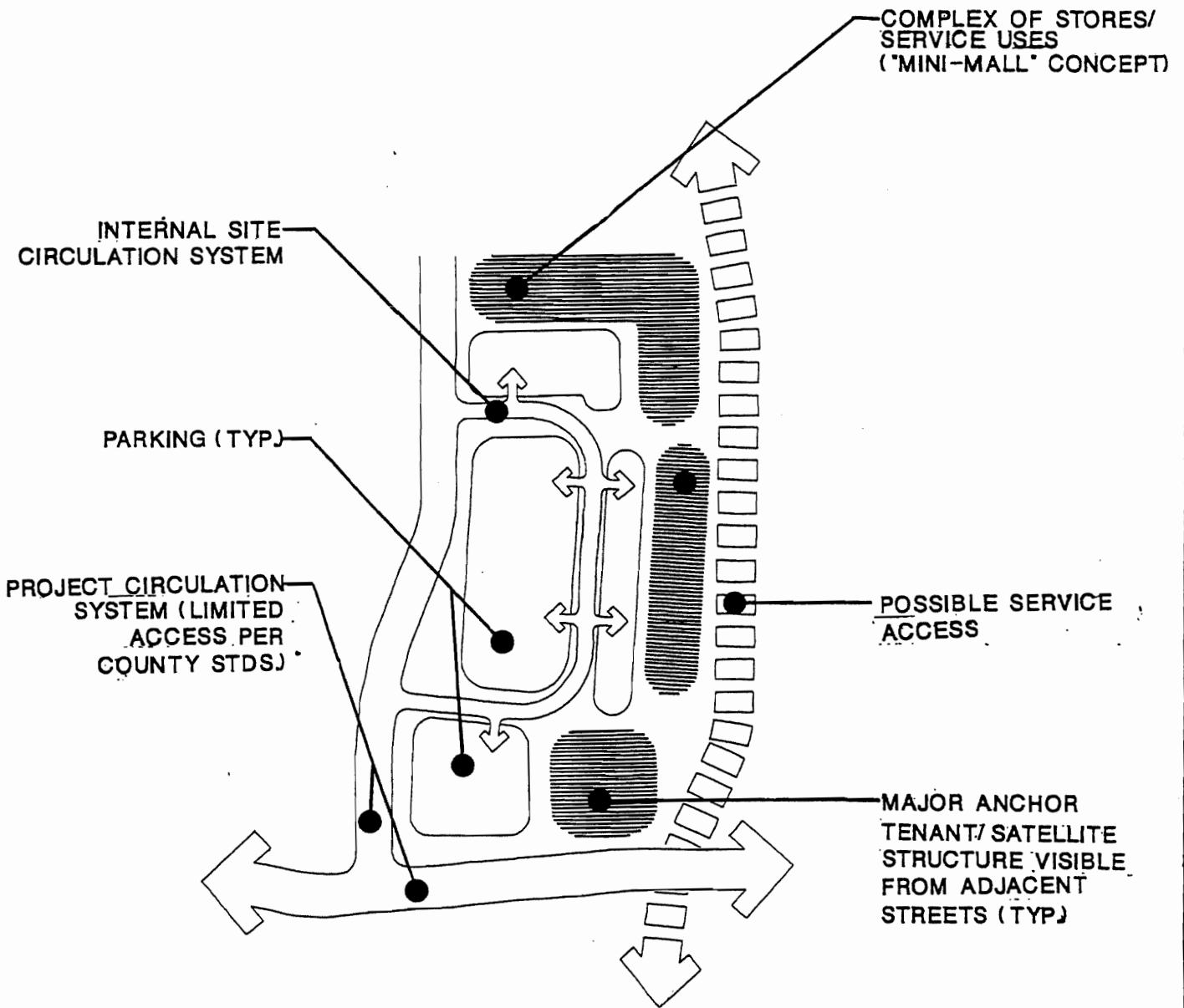
T&H Planning Consultants
 1400 PAVILION DRIVE, SUITE 100
 SAN FRANCISCO, CALIF. 94115 (415) 442-2774
 NEW OFFICE IN LOS ANGELES, SUITE 200
 3400 THE GATE, CALIF. 90231 (310) 444-0200

2. Commercial Site Planning Guidelines

Two commercial centers are proposed for the Winchester Specific Plan project area, in addition to the Town Center site. The commercial centers will be located at the intersection of Winchester Road and Murrieta Hot Springs Road. The centers will be service and community commercial uses targeted at area residents and locally employed persons. Both centers will be adjacent to Highway 79 (Winchester Road); therefore, highway-oriented commercial uses will be permitted.

- * The plan shall provide for adequate circulation, off-street parking, and pertinent pedestrian amenities. Building structures and facilities and accessory uses in the parcel shall be well integrated.
- * The overall plan shall be comprehensive, embracing land, buildings, landscaping and their interrelationships.
- * Landscaping along Winchester Road and Murrieta Hot Springs Road should be designed to provide views of the commercial buildings and uses.
- * Retail commercial structures along Winchester Road and Murrieta Hot Springs Road should have show and display windows that are visible from the street, whenever possible.
- * The approach to the center from the street should serve to emphasize and reinforce the building's relationship to the streetscene.
- * If a "mini-mall" concept is selected for use in a commercial area, buildings may be clustered together around pedestrian plazas and parking areas or service cores. (See Figures 17a and 17b.)
- * If large anchor tenants or a variety of different size shops and service uses are planned for a commercial center, then the large anchor stores should be oriented toward the adjacent major streets and highways. These anchor stores will serve to draw consumers into the retail center. The smaller stores will benefit from proximity to the anchor stores and their ability to attract high volume consumer traffic. (See Figure 17b.)

- * All parking required for employees, clients, customers or any others related to an enterprise shall be provided on-site, unless otherwise provided by a reciprocal parking agreement. Large expanses of parking should be buffered from adjacent arterial streets and highways.
- * Buildings and structures should be designed with a low, horizontal profile whenever possible. Building and structures intended for garden office uses may be designed as a series of units incorporating such things as courtyards, plazas, open space, and parking areas.
- * All uses shall be conducted entirely within an enclosed building. Outdoor storage of material is permitted, provided the storage area is completely enclosed by walls, fences, buildings, or a combination thereof. Walls or fences shall be solid and not less than six feet in height and; provided, further, that no merchandise, material or equipment is stored to a height greater than any adjacent wall, fence building, or landscape screening.
- * Building facades abutting streets shall not have the appearance of excessive massing or shading.
- * The juxtaposition and configuration of building forms shall be given careful attention so as not to create a venturi or wind tunnel effect.
- * Orientation, configuration and location of building masses shall emphasize visual corridors.
- * Special consideration shall be given to emphasize pedestrian areas architecturally such as entryways, walkways, and courtyards/plazas (e.g., concrete trellis, low parapet walls, extended roof or patio over-hangs).
- * Solar collectors, if used, shall be oriented away from public view or made as an integral part of the roof structure. In addition, roof flashing, rain gutters and downspouts, vents and other roof protrusions shall be screened from view or finished to match adjacent materials and/or colors.
- * The utilization of glass areas shall be encouraged in order to extend interior space to the outside, and to create a visual link with the exterior setting of court or plaza areas.
- * Walls and/or fences shall be used to screen utility and maintenance structures/facilities, storage, parking, etc. These surfaces shall match the exterior finish of any structure with which they are in contact.



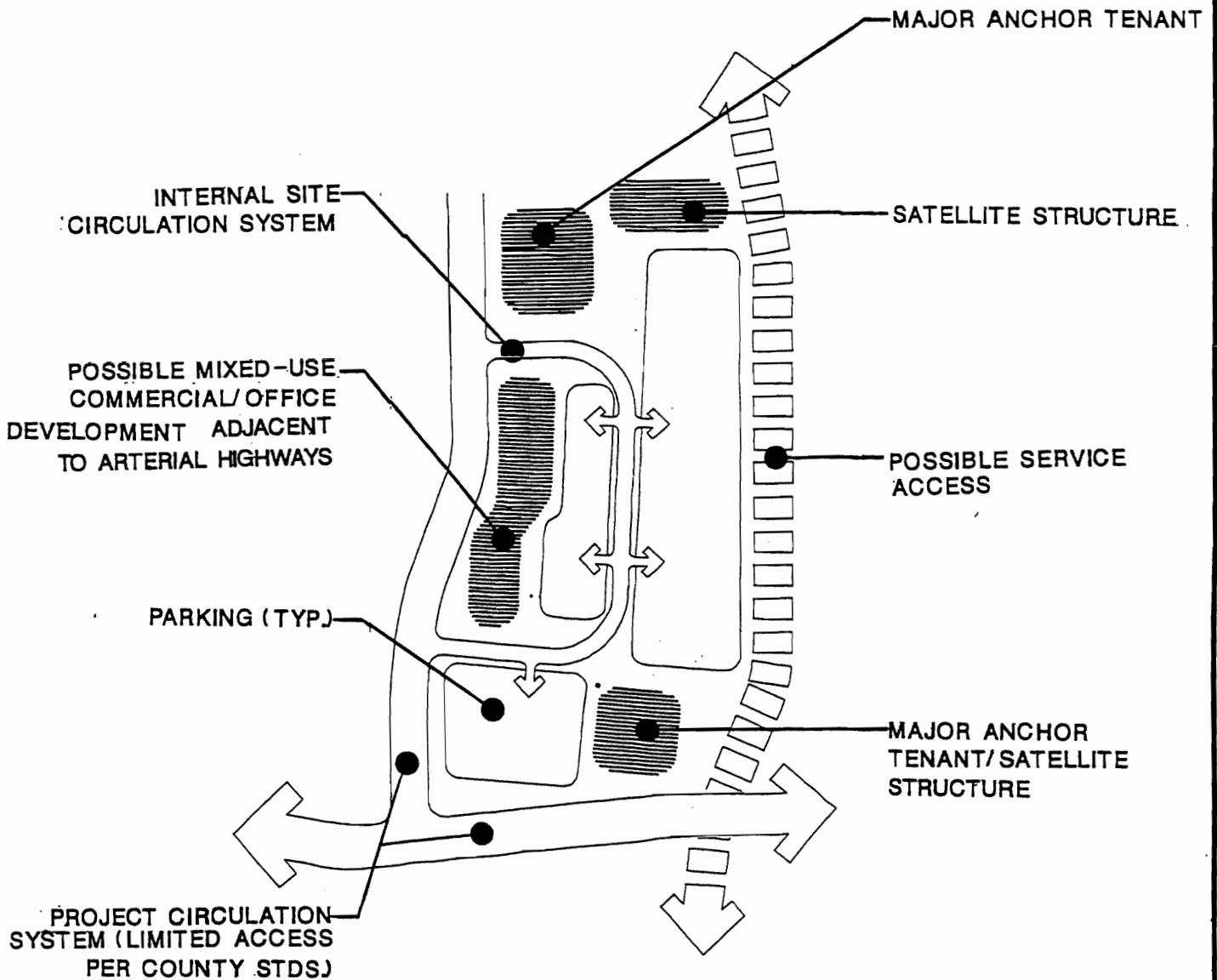
NOTE: ILLUSTRATION IS ARTIST'S
CONCEPTION ONLY. ACTUAL SITE
AND BUILDING LAYOUT WILL BE
DETERMINED ON PLOT PLAN
SUBMITTALS.

Figure 17a

Commercial Development: Scheme 1 WINCHESTER PROPERTY



T&B Planning Consultants
2012 MAIN STREET, SUITE 101
SANTA ANA, CA 92701
949.441.1111
WWW.T&BPLANNING.COM



NOTE: ILLUSTRATION IS ARTIST'S CONCEPTION ONLY. ACTUAL SITE AND BUILDING LAYOUT WILL BE DETERMINED ON PLOT PLAN SUBMITTALS.

Figure 17b

Commercial Development: Scheme 2 WINCHESTER PROPERTY



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 SANTA ANA, CA 92701, 949.770.8877
 1001 DOW ST. SUITE 200, SANTA ANA, CA 92701, 949.770.8877

Town Center Site Planning Guidelines

The Town Center is planned on approximately 61 acres in roughly the center of the project area. The Town Center will be bordered by open space to the north, Murrieta Hot Springs Road to the south, and by the Tualota Creek manufactured riparian area to the west. It is expected that the Town Center will act as a major community node. The Town Center will contain retail commercial development, offices, and various business/industrial park uses. Specific design standards for development of the Town Center are located in the Specific Plan, Section III, Subsection B.9. Refer to Figure 18 for a visual representation of the following concepts:

- * The Town Center should contain a wide variety of building sizes and heights, as well as a diverse mix of retail commercial, business, and service uses.
- * The Town Center may be designed to incorporate and connect to adjoining open space areas.
- * Vehicular access into the Town Center should be limited to a few select points that will permit signalized intersections if necessary.
- * Smaller buildings may be grouped around common shared parking areas if desired.
- * Buildings, especially retail commercial uses, should be visible to passing motorists on adjacent roadways and highways.

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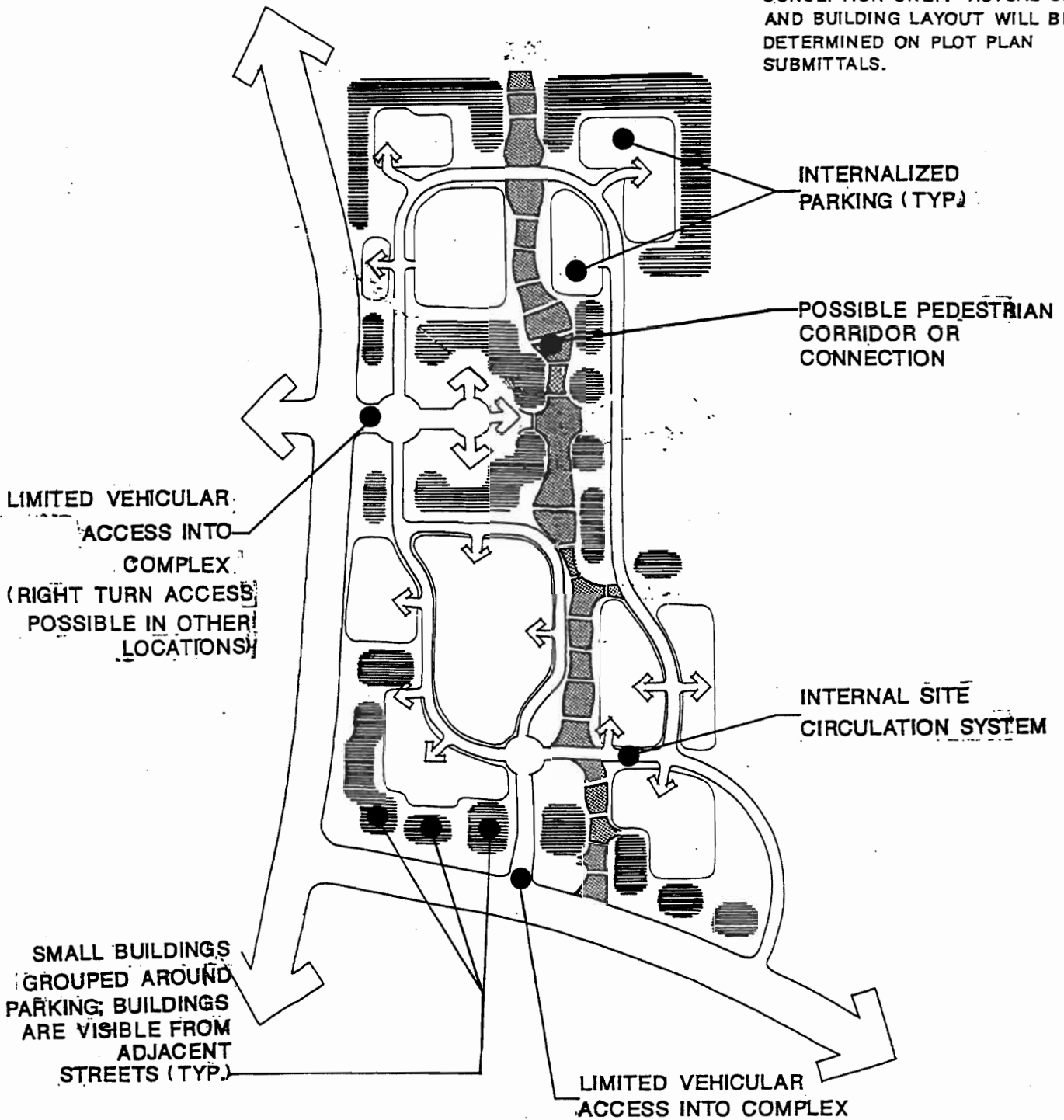


Figure 18

Town Center/Commercial Development WINCHESTER PROPERTY



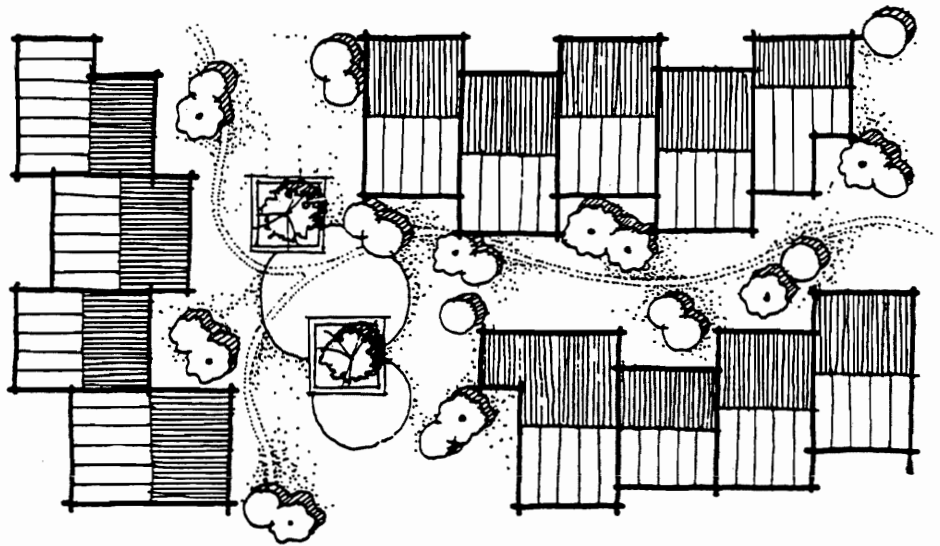
T&B Planning Consultants
3400 SAN FRANCISCO STREET, SUITE 200
SAN FRANCISCO, CALIF. 94118-1170
415-774-1170
SAN DIEGO, CALIF. 92101-1170

4. Residential Site Planning Guidelines

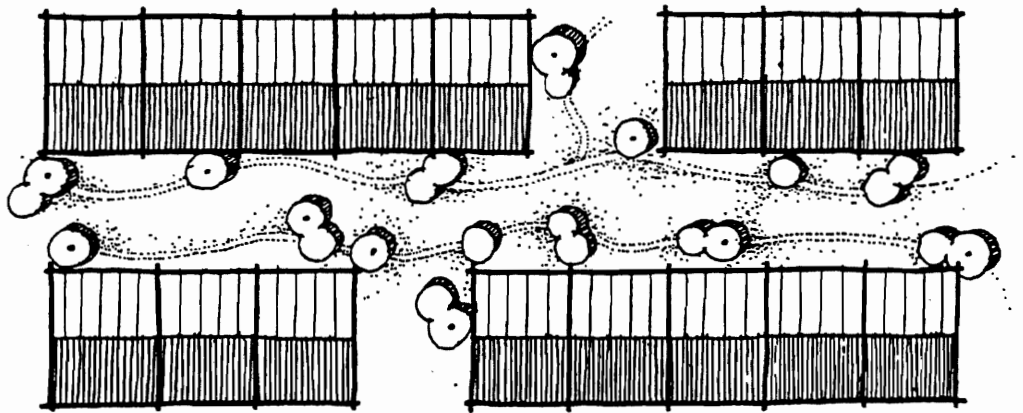
The Winchester Properties project will contain both attached and detached residential dwelling units. It is expected that the product type will vary depending upon the lot size and the proposed density. For each density range (e.g. low, medium, medium-high, etc.), there shall be a minimum of three different floor plans with different elevations provided. The low, medium-low, and some of the medium density housing will consist of traditional detached single-family homes on individual lots arranged in a typical subdivision layout. All typical subdivisions within the Specific Plan project area must satisfy adequately all requirements of Riverside County.

For the higher densities ranges containing attached housing, the following criteria have been established.

- * Attached residential product types such as duplexes, townhouses, apartments, and other multi-family dwellings should orient internally in each development.
- * Buildings should be arranged to create a series of interesting open space or recreation areas and pedestrian gathering plazas within the interior of each development.
- * Buildings may be organized into informal clusters and groupings to create usable open space areas.
- * Building setbacks and the spaces between buildings should be varied to create interesting interplay between buildings and the streetscene. (See Figure 19.)
- * Variety can be added to a design by introducing a contrasting geometric shape or pattern such as a square, rectangle, circle, triangle, or grid into the architecture or the landscaping.
- * Private recreation facilities should be located internally to the project, in a location easily accessible to all dwellings units within the development.
- * Recreation facilities may be connected by paths and trails to nearby public greenbelts and open space networks.
- * Buildings and attached dwelling units should be arranged, staggered, and offset to create dynamic building facades. Long straight rows of "barrack-like" buildings and facades are strongly discouraged. (See Figure 19.)
- * Attached residential dwelling units should have architectural detailing on all exterior building facades. Single-family residential dwellings require special architectural treatments on front and side facades only. (See Figure 20.)
- * The spacing of buildings shall be governed by the requirements for adequate light and air, proper access, fire regulations and the need for visual and auditory privacy.
- * Whenever possible, dwelling units shall be arranged to take advantage of pleasant views and vistas.
- * Parking areas should be dispersed throughout each housing complex and should be easily accessible to the dwelling units they serve. Each parking area should devote a portion of the spaces specifically for guest/ visitor parking.



STAGGER BUILDING SETBACKS AND ARRANGEMENTS



AVOID "BARRACK-LIKE" BUILDING CLUSTERS

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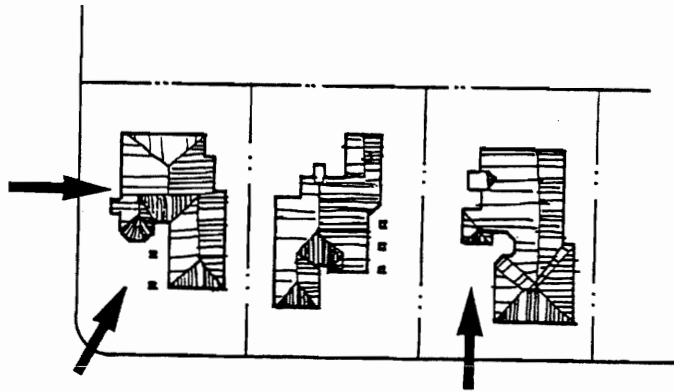
Attached Residential Dwelling Arrangements WINCHESTER PROPERTY

Figure 19



T&B Planning Consultants
3042 SAN LEANDRO, SUITE 100
SAN LEANDRO, CALIF. 94588-1700
4157 CHILDS BLVD., SUITE 200
SAN DIEGO, CALIF. 92116-1000

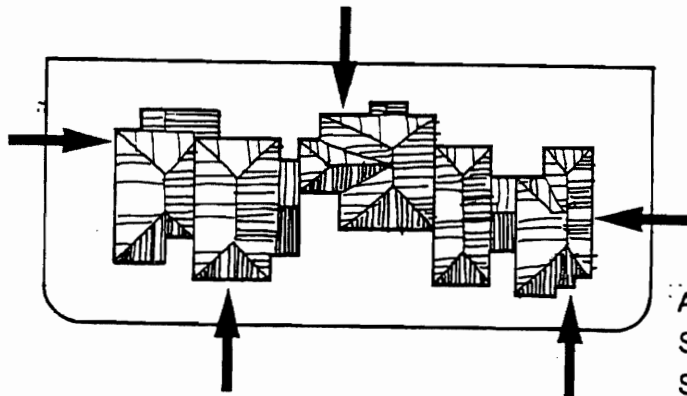
BUILDINGS ON CORNER LOTS REQUIRE SPECIAL TREATMENT OF FRONT AND SIDE ELEVATIONS



FRONT ELEVATIONS REQUIRE SPECIAL TREATMENT

LOW - MED. DENSITY RESIDENTIAL DEVELOPMENTS

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ALL ELEVATIONS SHOULD HAVE SPECIAL TREATMENT

MED. HIGH & HIGH DENSITY RESIDENTIAL DEVELOPMENTS

Primary Building Elevations WINCHESTER PROPERTY

Figure 20



T&B Planning Consultants
3240 MARILYN BLVD. SUITE 100
SAN JOSE, CALIF. 95128-1271
SAN DIEGO, CALIF. 92101-4400-856

5. Access Drives

Access drives into commercial and public parking lots, and garages shall be designed and located as follows:

- * Access drives should be coordinated with adjacent lots so as not to impede the efficient flow of peak period traffic.
- * Access drive designs should incorporate provisions for efficient vehicle stacking during peak periods of use.
- * Access drives should have adequate separation for safety purpose

6. Off-Street Vehicle Parking

When calculating parking spaces and designing parking lot layouts in the Winchester Specific Plan project area, it is necessary to provide sufficient off-street parking and loading spaces to adequately satisfy the demand, while also ensuring the provisions of safe, easily maintained off-street parking facilities. Refer to Section 18.12 in Ordinance No. 348, Land Use Ordinance of the County of Riverside, for off-street parking standards and requirements.

- * Off-street parking and loading areas shall be established in proportion to the need created by the particular type of use.
- * No on-street parking shall be permitted on any Arterial, Major, or Secondary Highway or Street, unless approved by the County Road Department.
- * All parking areas and drives shall be separated from landscaped areas by concrete curbs. Parking areas shall be paved with impervious materials including asphalt and concrete.
- * It shall be the responsibility of the owner and/or occupant to ensure that all parking areas and drives are properly lit and maintained for safe operation of vehicles.
- * Designated "Cycle Parking" areas and bicycle racks should be considered for the convenience of employees using bicycles or motorcycles. In order to avoid the clutter of cycles parked in unplanned locations, it is recommended that planned "Cycle Parking" areas be conveniently located to employee entrances and be provided with racks having security locking capabilities.

7. Loading Space: Commercial and Business Park Developments

Sufficient loading and unloading spaces shall be provided for each retail and office commercial, Business Park, and public development as required per the County of River-side's standards. Adequate provisions and space shall be made for maneuvering freight vehicles and for the handling of all freight, independent of the public street system.

No on-street vehicle loading shall be permitted. In addition, all loading areas shall be located as follows:

- * Loading facilities shall be setback, recessed, or screened from view by walls, berms, or landscape plantings or a combination thereof, so as not to be visible from adjacent residential lots.
- * For lots bound by public streets, loading will be permitted only along the elevations at the sides of the building facing interior property lines, unless said loading space is screened by walls, fences, or landscaping.
- * All loading facilities bordering residential development shall have a 6-foot high solid concrete or masonry wall constructed on the property line.
- * Buildings and structures shall be designed and situated on the lot, and loading facilities shall be constructed and located such that motor vehicles may be located or unloaded at any loading dock or door or loading area without impairing the flow of traffic on adjacent streets.

8. Outdoor Storage Areas and Refuse Collection Areas

In order to ensure that outdoor storage areas, trash enclosures, and refuse collection areas, are not visible from primary visual exposure areas (e.g. streets, vehicular and pedestrian entry areas and drives, recreational amenities), the following guidelines and standards have been developed.

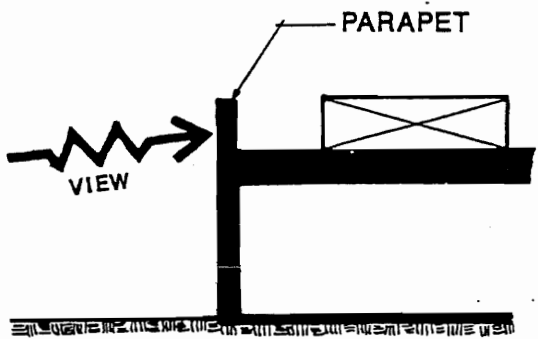
- * No materials, supplies, or equipment, including trucks or carrier
- * motor vehicles, shall be stored upon a site except inside a closed building or behind a visual screening such materials, supplies, or vehicles from adjacent sites so as not to be visible from neighboring properties and streets.
- * No outdoor storage areas may be located within any required front yard of any residential areas.
- * In all portions of the project area, storage areas should be located in inconspicuous areas, such as the side or rear portion of a site.
- * Outdoor storage areas may be visually screened by using landscape plantings, walls or fences, earth berms, or any combination thereof.
- * Refuse collection areas or trash enclosures shall be screened from off-site views by structures, solid walls or fences. Refuse collection areas shall be screened from views from any public street or adjacent residential area.
- * Refuse collection areas or trash enclosures shall be conveniently accessible to the units/buildings they

are designed to serve.

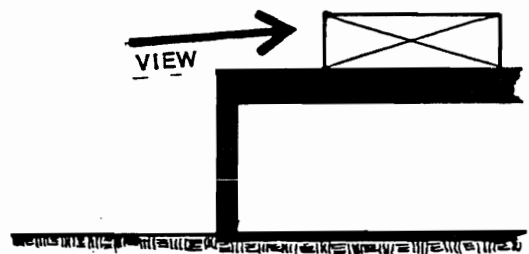
- * Refuse collection areas and trash enclosures shall be located in such a manner as to minimize noise and odor nuisance.
- * Refuse collection areas in industrial, commercial, and open space areas shall be screened by walls in such a manner as not to be visible from any public street or adjacent residential dwelling.
- * Refuse collection areas in all areas shall be screened with a 6-foot high solid fence or wall and have an opaque gate.
- * 9. Mechanical Equipment Screening

No exterior mechanical equipment or devices shall be permitted in any required front yard or setback area. The following provisions and restrictions shall apply to all exterior mechanical equipment in the Winchester Specific Plan area.

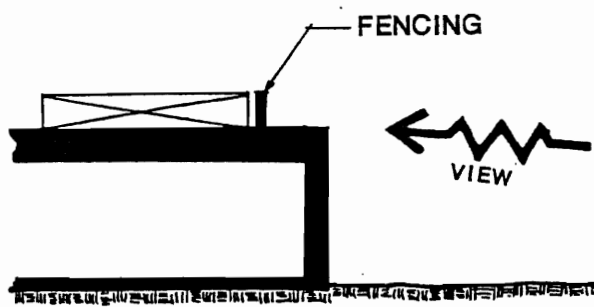
- * Exterior roof-mounted components of plumbing, processing, heating, cooling and ventilation systems (including but not limited to piping, tanks, stacks, collectors, heating, cooling and ventilating equipment fans, blowers, duct work, vents louvers, meters, compressors, motors, incinerators, ovens, etc.) shall not be permitted to protrude above a plane level with the top of the parapet or above fencing, unless otherwise approved by the Planning Director of Riverside County.
- * All roof-mounted equipment should be screened from view at ground level by parapets or other building forms. If building parapets do not provide the required screening, mechanical equipment shall be screened by fencing or other architectural elements. Screening and shielding elements should be integrated with building design -including form and materials. (See Figure 21.)
- * Any exterior components of plumbing, processing, heating, and cooling and ventilating systems and their screening devices, that will be visible from upper floors of adjacent buildings shall be kept to a visible minimum, shall be installed in a neat and compact fashion, and shall be painted a color as to allow their blending with their visual background.
- * No exterior components of plumbing, processing, heating, cooling, and ventilating systems shall be mounted on any building wall unless they are an integrated architectural design feature.
- * All exterior components of plumbing, processing, heating and cooling systems, and ventilating systems located near or at ground level shall be screened from views from adjacent or adjoining lots, buildings, or streets whenever possible, by heavy landscape plantings, walls or fences, earth berms, or any combination thereof. (See Figure 22.)



DO THIS



NOT THIS



DO THIS

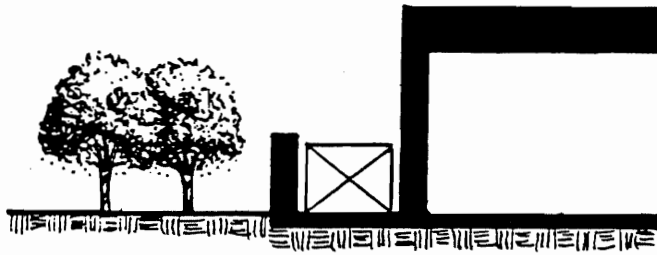
NOTE ILLUSTRATION IS ARTIST'S CONCEPTION ONLY.

Figure 21

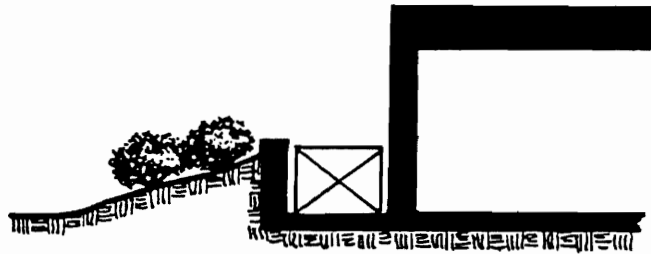
Rooftop Screening WINCHESTER PROPERTY



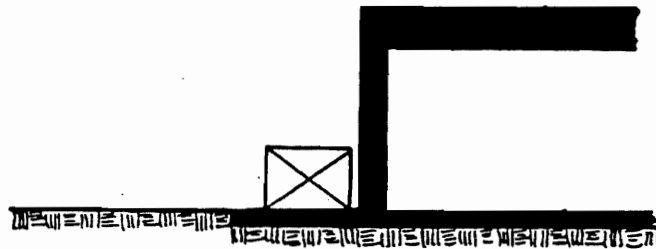
T&B Planning Consultants
3440 HAWTHORNE BLVD., SUITE 100
SAN DIEGO, CALIF. 92108-1741 619-592-2374
SUITE 100 800 10TH AVENUE, SUITE 200
SAN LEAN CALIF. 90221 909-346-8888



DO THIS



OR THIS



NOT THIS

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Equipment Screening WINCHESTER PROPERTY

Figure 22



T&R Planning Consultants
3200 HALLMARK SQUARE, SUITE 100
SAN JOSE, CALIF. 95128 (415) 434-2774
100% OWNED BY EBONY, 30 0111 200
SAN DIEGO, CALIF. 92101 409 500-0000

10. Electrical Equipment and Transformers

In order to minimize the visual impact of electrical equipment and transformers on primary visual exposure areas (streets, primary image entry drives, common visual and recreational amenity areas, etc...), all electrical equipment and transformers shall be subject to utility purveyor criteria and shall be designed, located, and screened as follows:

- * Transformers that may be visible from any primary visual exposure area shall be screened with planting and/or berms or a durable non-combustible enclosure (of a design configuration acceptable to the local utility companies). Where possible, it is recommended that refuse containers and transformers be integrated into the same enclosure.
- * Transformer enclosures should be designed of durable materials with finishes and colors which are unified and harmonious with the overall architectural theme.
- * Exterior electrical equipment shall be mounted on the interior of a building wherever possible. When interior mounting is not practical, electrical equipment shall be mounted in a location where it is substantially screened from public view. In no case shall exterior equipment be mounted on the street side or primary exposure side of any building unless suitably screened.
- * Exterior electrical equipment and conduits shall be kept to a visible minimum. Where visible, such equipment shall be installed in a neat and orderly fashion, and shall be painted to blend with its mounting back-ground.

11. Utilities and Communication Devices

All utilities and communication devices shall be designed, installed, and located as follows, unless otherwise specifically required by the applicable utility company.

- * All exterior on-site utilities including, but not limited to, drainage systems, sewers, gas lines, water lines, and electrical, telephone, and communications wires and equipment shall be installed and maintained underground in order to avoid unsightly overhead power and telephone lines, utility poles, and other utility and communication equipment and components.
- * On-site underground utilities shall be designed and installed to minimize the disruption of off-site utilities, paving and landscaping during construction and maintenance, and shall be of such a design so as not to place excessive burdens upon off-site utility systems during the course of use.
- * No antenna or device for transmission or reception of any signals, including, but not limited to, telephone, television, and radio, shall be placed on any lot so that it is visible from 5'-0" above the ground or ground floor level at a distance of 500 feet in any direction.
- * Transmitters and antennas should be screened from off-site view by berms, planting or a combination of both, whenever possible.
- * Temporary overhead power and telephone facilities are permitted during construction.

12. Open Space and Hillside Standards

The Winchester Specific Plan area is located in a rolling semi-arid landscape in Riverside County. All development within the Winchester Specific Plan project area will be required to conform to all applicable Riverside County policies and standards. In order to preserve and protect sensitive hillsides and slopes, as well as enhance open space and drainage courses, the following guidelines have been developed:

- * Whenever possible, slopes should be graded to blend into the contours of existing natural slopes.
- * Natural floodways, drainage channels, and seismic fault zones may not be built upon and shall be designated as permanent open space.
- * All new slopes shall be properly stabilized by planting with vegetation to prevent erosion.
- * Earth berms should be rounded to create a natural appearance.
- * Drainage courses, natural floodways, and greenbelts should be enhanced with landscaping or pedestrian/ bicycle trails whenever feasible.
- * Manufactured slopes adjacent to natural open space should be planted with naturalized drought resistant materials.