

PANORAMA: A COLLEGE TOWN SPECIFIC PLAN

VIII. PLANNING AREA-SPECIFIC LAND USE AND GENERAL DEVELOPMENT STANDARDS AND DESIGN GUIDELINES

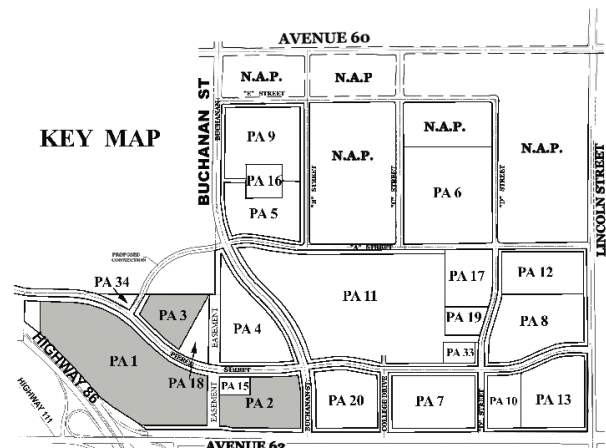
A. INTRODUCTION AND PURPOSE

The development standards for the Panorama Specific Plan have been established on two tiers. The first tier standards are those that are universally applicable to all components and planning areas of the Plan. These are found in Section IX of this Specific Plan. The second tier are those standards set forth in this section that apply specifically to individual or related groups of planning areas (PAs) and further reinforce the overall project standards. This section provides a description of each planning area and is followed by a discussion of the planning standards and design guidelines relevant to each particular planning area.

1. Planning Area No.s 1, 2 & 3: Community Commercial Retail (Mixed Use)

a. Descriptive Summary

The total Community Mixed-Use Commercial net developable area in the Panorama Specific Plan is 81.4± acres and is envisioned as community-scale commercial centers that will also provide services to local residents, businesses and the College of the Desert within the Specific Plan boundaries, and a broader market made accessible by nearby regional roadways. In addition to retail commercial uses, development within PAs 1, 2 and 3 may also provide professional office and business park development, as well as integrated high-density residential development at up to 20 dwelling units per acre.



Planning Area No. 1

Planning Area No. 1 comprises a net developable area of 54.5± acres located in the western portion of the Panorama Specific Plan project site and bounded on the west by the State Highway 86S Expressway and PA 14 (Fire Station), on the south by Avenue 62, on the north by Pierce Street, and on the east by a portion of PA 23 (open space area) and the PA 2 mixed use commercial site. PA 1 is currently vacant and fallow but previously cultivated farmland. PA 1 is located at the northeast corner of Avenue 62 and the Highway 86S Expressway, and the future major interchange is being planned there. The land use plan for PA 1 has evolved to assure adequate planning area for the future interchange and to acknowledge a change in character in the Avenue 62 planning area.

Planning Area No. 2

Planning Area No. 2 comprises a net developable area is 15.8± acres and is located immediate north of Avenue 62 and south of Pierce Street; it occurs at the northwest corner of Buchanan Street and Avenue 62, and is located in the western portion of the Panorama Specific Plan project site. It is bounded on the west by a utility easement and planned PA 15 (electric substation), as well as the existing Buchanan Street right-of-way and PA 1 to the west. PA 2 is currently actively cultivated farmland. PA 2 is located a short distance east of the future SR 86S/Avenue 62 interchange. As with PA 1, PA 2 has been affected the move of Buchanan Street farther to the east and has been configured to assure safe and efficient access for the planning area. The proposed Buchanan Street and PA 2 design assures adequate roadway approach lengths for the future SR 86S/Avenue 62 interchange. The Plan also extends the Avenue 62 frontage along which the character of the Panorama community is established. Residential development in PA 2 may be effectively carried out as stand-alone residential enclaves or as village-scale vertical mixed use with residential over lower level commercial.

Planning Area No. 3

Planning Area No. 3 comprises a net developable area of 10.2± acres and is located immediately north of Pierce Street and west of the current Buchanan Street alignment. It is also bounded on the north by the project boundary and on the west by a connector road and PA 34 (Office Park). A neighborhood park (PA 18) is located to the immediate east. Non-project development lands located to the immediate north are being planned for medium high density residential, and the proposed extension of "A" Street has been established in consultation with the adjoining property owner. Residential development in PA 3 may be effectively carried out as stand-alone residential enclaves or as village-scale vertical mixed use with residential over lower level commercial.

Also see Exhibit VIII-1 for a summary of treatments for PAs 1, 2 & 3 at the end of this section.

b. Planning Standards

The detailed planning standards to be applied to each land use type are set forth in Section II of this Specific Plan. Those standards address such matters as lot coverage, building set backs and heights. The individual PA standards are also reflected in the Specific Plan Zoning Ordinance, Appendix B of this document. The standards set forth below are generally qualitative but there are some quantitative or numerical standards that are to be applied to development in the subject PA.

(1) Access and Encroachments

PA 1 access shall be carefully considered and shall not impede the flow of traffic on Avenue 62 or Pierce Street. As with PA 1, PA 2 is planned to provide centralized, community-scale commercial services and accessibility will be an important functional consideration. To assure optimal operation of these streets, the following standards shall be applied:

- A. Primary access and access control shall be provided to PA 1 from Pierce Street through a combination of signals at the intersection of Pierce Street and the "Connector Road".
- B. A second signalized intersection to serve PA 1 may be permitted along Pierce Street, between Buchanan Street and the "Connector Road" in substantial conformance with control separations, sight line and other appropriate considerations.
- C. Out-bound traffic from PA 1 shall also be controlled by stop signs, as well as restricted turn pockets for in-bound and out-bound traffic.
- D. Permitted access along Avenue 62 shall be limited to right-in/right-out and shall avoid long-term conflicts with access to the Avenue 62/SR86S northbound on-ramp.
- E. PA 2 access will be determined by design requirements for the buildout of the intersections at Avenue 62/Buchanan Street and Buchanan Street/Pierce Street.
- F. Signalized access serving PA 2, and PA 4 to the north, shall be placed as far west of the Buchanan Street/Pierce Street intersection as practicable, and may link major entry landscape treatments with utility easement landscaping in PA 22 immediately to the west.
- G. Access along Ave 62 may be provided; however, such access may be limited to a right-turn in and out access. The ultimate location of access drives shall be determined during the PA 2 design phases and traffic analysis.
- H. Access into the PA 3 planning area will be primarily along its frontage with Pierce Street. Assuming the intersection of Pierce Street and Connector Road" is signalized, access to PA 3 should be adequate for the proposed commercial use.
- I. Access drives to serve PA 3 shall be located away from major intersections to avoid conflicting turning movements.
- J. Pedestrian and bicycle access will also be provided along major project roadways and through designated parks and open space corridors.

(2) Parking, Loading and Internal Circulation

The management of traffic circulation and parking are essential to a functional and accessible retail development and associated uses permitted in PAs 1, 2 & 3. The following standards shall be applied to the design and development of these facilities:

- A. All development in the PAs 1, 2 and 3 Community Commercial Mixed Use areas shall be provided with sufficient off-street parking and loading spaces and circulation for all land uses. These facilities shall be designed to assure the provision and maintenance of convenient, safe, and well-designed parking and internal circulation for all vehicular traffic anticipated in these PAs.

- B. It is the intent of this Specific Plan and County parking standards (Section 18.12, Ordinance 348) to assure that the number of provided parking and loading spaces will meet the needs created by the particular uses. Additional off-street parking may be required when an existing building is altered or dwelling units, apartments or guest rooms are added, or a use is intensified by the addition of floor space or seating capacity, or there is a change of use.
- C. Residential parking within PAs 1, 2 and 3 (Community Commercial Mixed Use) shall be physically isolated from commercial parking areas within the same planning area.
- D. In the event residential development is proposed over lower level commercial, residential parking shall be designated and managed for reservation for resident use.
- E. To the extent necessary to assure security and availability, it may be required that residential parking in PAs 1, 2 and 3 be provided with their own gated parking areas.
- F. The Specific Plan hereby allows variance from County parking standards for master-planned commercial projects through the approval of a project-specific parking study that adequately demonstrates complementary uses and parking efficiencies.
- G. Stacking distances at entrances from public streets and internal intersections shall be established based on the aforementioned project-specific parking study or through adherence to Section 18.12 of Ordinance 348. Parking layouts and designs shall assure optimum safety for vehicular and pedestrian traffic.

(3) Special Treatment & Buffer Areas

The potential intensity and mixed-use nature of lands in PAs 1, 2 and 3 makes the consideration of special treatments and buffers especially important. The following serve to assure that these special areas are adequately addressed during the detailed design phase of each PA.

- A. Consistent with community-wide Panorama open space buffer concepts, PAs 1, 2 and 3 will provide special landscape buffer treatments along major roadways, including Avenue 62, Pierce and Buchanan Streets, and along the "Connector Road" and adjacent park lands.
- B. As shown in Exhibit V-12 & 13: Major Roadway Landscape Treatment & Cross-Sections, the enhanced parkway treatments will rely on the native desert landscape theme applied throughout the project, and will include trees and shrubs of the desert dry wash woodland community. Boulders and gravel will also be used extensively.
- C. In many cases, roadway parkways will provide an inverted cross-section, as shown in Exhibit V-12, to allow them to also function as on-site stormwater retention facilities.
- D. Along PA 1's frontage with Highway 86S special consideration shall be made for protection of the public viewshed from outdoor storage, loading and other potential visual nuisances associated with development in this planning area. Adherence to the Design Guidelines set forth in Section IX of this Specific Plan will assure adequate buffering with appropriate fencing and landscape materials.
- E. Lands located immediately north of PA 3 are planned for residential development, and shall be properly buffered to limit conflicts between the mixed-use commercial and the future adjoining residential use.

4. Open Space and Recreation Facilities

The Panorama community has been designed to achieve more intense, higher density land use within a community that also provided open space and recreational lands and facilities that provide important relief and continue the rural character of the surrounding lands. In this regard, the following standards are designed to meet these goals.

- A. Residential development within PAs 1, 2 and 3 shall each set aside sufficient active recreation areas at the minimum rate of 109 square feet acres of parklands per capita population within the planning area. For example, approximately 161 multi-family residential dwelling units are expected to be developed within lands allocated for Mixed Use Commercial. Based on the factor used above, and a buildout population within Mixed Use Residential of approximately 497 persons, approximately 2.7 acres of Mixed Use lands would be allocated for recreational uses.
- B. Active recreation facilities within PAs 1, 2 and 3 are required to include some or all of the following: playfields, barbeque and picnic areas with and without shade structures, tennis and/or basketball courts, swimming pools, par course and multi-purpose trails. Active recreation areas may also include tot lots and pocket parks with play areas or equipment, as well as passive open space areas.
- C. Open space buffers within PAs 1, 2 and 3 may provide seating and shade areas, and the intra-project trails within each planning area shall make provisions to connect to the project-wide and regional trails network.
- D. Consistent with the functional requirements of the open space buffers adjoining project streets, community gardens may also be provided within landscaped parkways along trails, where appropriate by the County and the Project Design Committee.
- E. The developer shall receive one-half credit for private recreation areas within individual planning areas against the project's overall parkland requirements of five acres of parkland per 1,000 population. Therefore, additional public or private parklands may be needed to assure that the complete Panorama community is provided with adequate parklands.

c. Design Standards

The following design standards are specific to PAs 1, 2 and 3 of the Panorama Specific Plan. The Section IX: Design Guidelines must also be considered in determining consistency of development proposals in these PAs with the Specific Plan. They may, to some degree, differ from the Section IX guidelines when particular design concerns or potential environmental impacts need to be addressed.

(1) Lotting Design & Minimum Lot Sizes

- A. Lotting concepts are generally not a critical concern for larger commercial centers, where lot lines are drawn primarily for conveyance, lease and financing purposes.
- B. Lot lines in commercial centers may also reflect reciprocal parking and drive lane easements that unify site planning and design. No special standards are required that vary from County Ordinance 348.

(2) Grading and Drainage Criteria

Grading criteria for PAs 1, 2 and 3 are driven by the need to provide on-site stormwater drainage and facilities. The subject property is essentially flat, and excess cut shall be used to provide building pads that assure positive drainage. The following development standards shall direct development of these planning areas:

- A. PA 1 shall be graded to provide a broad sheet-flow generally from north to south, with runoff to be captured and stored in that portion of PA 22 (open space buffer) located along the north Avenue 62 parkway and extending along the boundary with SR 86S.
- B. PA 2 shall be graded to provide an on-site sheet flow from northeast to southwest across the site, with runoff to be stored in the aforementioned PA 22 open space buffer and parallel to the IID easement.
- C. Grading planned for PA 3 will result in sheet flows passing from northwest to southeast, with on-site runoff to be stored within the enhanced parkway open space buffer planned along the north side of Pierce Street. To the extent the grading plan for each of these PAs must accommodate off-site tributary flows, these shall be handled in as natural a manner as possible.

(3) Siting Criteria

Building siting will be guided by design and architectural guidelines set forth in Section IX, as well as by the needs and available efficiencies of each planning area. The enhanced parkway treatments shown in Exhibit V-14 will preclude buildings from dominating the streetscape and will serve to maintain the goal of rural openness set forth in the local community design guidelines.

Within the subject planning areas, potential sites for residential development include: PA1-in the southeast corner along the PA 22 open space/utility easement; PA 2- along the western boundary and the PA 22 open space/utility easement; PA 3-along the north or east boundaries of this planning area, thereby adjoining either residential or park development, respectively. The following development standards shall direct development of these planning areas:

- A. Along the PA 1 Highway 86S frontage, buildings should be sited with sufficient setbacks for employee parking, loading and emergency access, as well as to provide area for perimeter walls and fencing and landscape treatment.
- B. In instances where residential development is an integral part of the mixed uses within PAs 1, 2 or 3, residential development shall be located away from high traffic and noise sources to the greatest extent practicable.
- C. Multi-family residential shall be developed as well-buffered and integrated enclaves or as upper level residential over lower level commercial, village scale development.
- D. Commercial and other non-residential uses shall be carefully considered and such conflicting uses as restaurants and lounges with live entertainment, excessive cooking exhaust, loading or other off-hour traffic shall be avoided.

(4) Fencing & Walls

Consistent with the local community design guidelines, walls and fencing are to be limited to the greatest extent practicable. The goal is to maintain a sense of rural openness even in areas where land uses are relatively intense. This is especially important along the major roadways where the surrounding mountain and desert vistas can be best appreciated. In some instances, walls and fences may be needed to secure outdoor storage and to provide security in certain areas. The following development standards shall direct development of these planning areas:

- A. Decorative masonry block walls shall be constructed adjacent to residential land uses located along Avenue 62, Buchanan Street or Pierce Street, as shown on Exhibit V-25.
- B. Internal boundaries delineating residential uses shall be separated from adjoining commercial use by decorative masonry walls.
- C. External PA boundaries that are not shared with other Panorama open space or park planning areas shall be delineated by a masonry wall.
- D. Boundary fences separating PA 1 and 2 from the PA 22 (open space/utility easement) are not required. Where fencing is proposed along these boundaries they shall be with appropriate finishes.
- E. In PAs 1, 2 and 3, outdoor storage areas not generally visible to the public may be secured by a combined chain-link and masonry fence.
- F. Outdoor trash enclosures shall be constructed of decorative masonry and shade structure and shall be compatible with the prevailing architectural style of the buildings they serve (also see Section IX).

(5) Architectural Features

The design of individual developments within Commercial Mixed Use PAs 1, 2 and 3 shall reflect the thoughtful consideration of community design, including safe/visible/defensible space, sustainable design with appropriate solar access and shade, context-sensitive design, and clear and generous access. Commercial uses should also provide adequate and properly located parking/loading/utility areas, and comprehensive architectural and landscape design. The following development standards shall direct development of these planning areas:

- A. Design shall avoid the creation of boxy or plain facades, building or roof surfaces that are highly reflective, unfinished, or cheap in appearance.
- B. Architectural style shall be expressed in building massing and articulated in the details and projections that grow out of the building's function.
- C. Building design shall creatively screen important functional areas including HVCA equipment, loading areas and trash enclosures.

- D. Architectural projections and details shall be used as much as possible and in a manner consistent with the prevailing architectural style to harmonize each building with its surrounds.
- E. Building color schemes shall be coordinated throughout each planning area and may provide variety and contrast consistent with the architectural theme of the development.
- F. Building surface textures shall be in a variety of treatments, and shall range from smooth adobe-type stucco or plaster to fluted or split-faced concrete aggregate block.
- G. Roofs and rooflines shall provide variety and interest in shape and materials, and all roof-mounted HVAC and other equipment shall be enclosed or screened by appropriate architectural elements.
- H. Storage, loading and utility areas shall be properly sited and screened from public view to the greatest extent practicable, and signage programs shall be responsive to the design guidelines set forth in Section IX of this Specific Plan.

(6) Landscape Treatment

Landscape treatment is an especially important consideration for PAs 1, 2 and 3, given their high visibility and anticipated high rate traffic/visitation. The quality and character of the Panorama landscape environment is described in detail in Section IX of this Specific Plan. The following standards shall be applied specifically to these planning areas, as follows:

- A. The landscape materials and design within PAs 1, 2 and 3 shall utilize the desert landscape palette set forth in Section V of this Specific Plan.
- B. All landscape design and materials shall complement the natural environment and be responsive to the sustainability goals of the development.
- C. Landscaping shall be an integral part of commercial, office and residential design in these PAs, and will be used to frame and enhance views along public roadways, and to compliment building siting and architecture.
- D. Landscape plans shall provide landscape and structural (walls, fences) screening between uses and visual nuisances such as the PA 15 electrical substation, commercial parking and loading areas, and transformers and utility boxes.
- E. The landscape treatments along the SR 86S shall establish the visual character of the Panorama community, provide appropriate visual screening, and complement the need for retail visibility and signage.
- F. Landscape treatment along Ave 62 and Buchanan and Pierce Streets shall take into account the high public profile of these roadways and shall optimize the blending of the streetscape with the adjoining park, easement and open space areas.
- G. Commercial drive-thru service windows and drive lanes shall be thoughtfully screened with landscaping and/or half-walls to limit adverse aesthetic impacts, provide buffering of drive-thru traffic from surrounding lands, and to provide safe vehicular circulation.

(7) Lighting Fixtures and Intensity

Due to the large amount of parking area, security lighting and signage associated with commercial development, the placement and intensity of lighting in PAs 1, 2 and 3 must be carefully considered. Lighting in these planning areas has substantial potential to create light pollution, including impacting the night sky. The following standards shall apply to lighting in these PAs.

- A. Parking lot lighting levels shall be no greater than that needed to assure safety and security, and shall rely upon longer wavelength lamps with well-shielded fixtures.
- B. To the greatest extent practicable, parking lot and security lighting shall be provided using low wattage (18, 35, or 55 watt) low-pressure sodium fixture, whether as a wall pack or with other mounting.
- C. Building security lighting shall be placed no higher than necessary to illuminate doorways and other access points requiring enhanced security, and shall be shielded to prevent over-spill.
- D. The use of pedestrian-level lighting along sidewalks and parking lot pathways shall provide focused and shielded lighting applied where needed and limiting the overall light and glare associated with commercial development.
- E. Special attention shall be given to commercial light effects on adjoining residential and open space lands, whether within or adjacent to a mixed use planning area.
- F. Where residential development is planned above ground or lower floor commercial or other non-residential uses, lighting standards and fixture design shall limit overall lighting levels and utilize task or specific fixtures to assure adequate security and safety.
- G. Residential development in PAs 1, 2 and 3 shall provide appropriate levels of lighting to assure safety and security especially pedestrian and parking area.

(8) Solar Access & Shade

As part of the effort to meet the sustainability goals of the Panorama Specific Plan, site planning and building design shall take into consideration issues of solar access and shade. Solar access will primarily be associated with rooftops that have direct exposure to the sun for at least several hours a day. Both thermal and electrical needs of urban development may be addressed using passive and active solar technology. In addition to on-going air quality concerns, climate change and global warming are also giving impetus to the expanded use of solar energy. The following standards shall be followed to assure adequate solar access and shade:

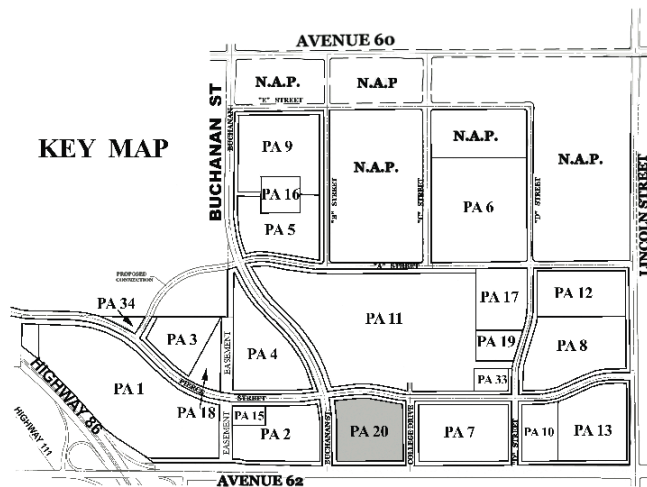
- A. Site planning and building design shall avoid or limit solar heat gain to the greatest extent practicable, except in instances where design is intended for passive solar gain.
- B. Unwanted solar gain shall be managed by increased insulation efficiency of windows and entire building envelopes can realize heat gain, which is managed by increased window, wall and ceiling insulation.

- C. The strategic placement of deciduous shade trees, the use of window awning and generous roof over-hangs shall be included in the PA design palette to achieve a significant reduction in heat gain.
- D. Site planning and building design in PAs 1, 2 and 3 shall be oriented to take advantage of solar thermal and electric systems, and to protect buildings and use areas from excess solar exposure during the hottest months of the year.
- E. Sidewalks, trails and other open areas shall be landscape so as to provided 35 to 50 percent shade in these areas. Bus stops, park and open space seating areas shall provide between 65 and 70 percent shade.

2. Planning Area No. 20: College Commercial (Commercial Retail)

a. Descriptive Summary

The "College Commercial" land use designation has been assigned to one Panorama PA (No. 20), which has a net developable area of 15.5± acres and is envisioned as a 150,000± square foot neighborhood and specialty commercial center oriented to students and faculty of the college to be located to the immediate north, and to also provide commercial services tailored to a narrower business and residential market. Although the exact tenant mix has not been established, commercial uses in this designation are expected to include a wide variety of apparel shops, books and music stores, restaurants and cafes, sporting equipment, office supplies, reprographic services and other commercial uses complementary to the college. Professional offices may also be a part of the College Commercial tenant mix.



b. Planning Standards

The detailed planning standards to be applied to each land use type are set forth in Section II of this Specific Plan. Those standards address such matters as lot coverage, building set backs and heights. The PA20 development standards are also reflected in the Specific Plan Zoning Ordinance, Appendix B of this document. The College Commercial land use designation is derived from the Riverside County General Plan Commercial Retail designation, which allows for the development of commercial retail uses at a neighborhood, community and regional level, as well as for professional office and tourist-oriented commercial uses.

Permitted retail uses have been selected based on their compatibility with surrounding land uses, and based on the amount of commercial retail being planned elsewhere in the Panorama Specific Plan. While

floor area ratios may range from 0.20 to 0.35¹, the Panorama Specific Plan assumes an overall lot coverage of 22 percent for retail commercial uses.

Appropriate land uses in this designation include hotels and motels, professional services, retail commercial land uses, in the form of both freestanding businesses and retail centers. The standards set forth below are generally qualitative but there are some quantitative or numerical standards that are to be applied to development in the subject PA.

Also see Exhibit VIII-3 at the end of this section for a summary of treatments for PA 20.

(1) Access and Encroachments

- A. Access to PA 20 is restricted along Avenue 62 and shall be limited to right-turn in and out if access is permitted along Buchanan Street.
- B. Direct access into PA 20 from Avenue 62 is not recommended, although right-turn in and right-turn out movements may be permissible with adequate acceleration and/or deceleration lanes, and subject to approval of the Transportation Department.
- C. Primary and secondary access to PA 20 shall be provided from College Drive and Pierce Street.
- D. By project buildout, the intersection of Avenue 62 and College Drive shall be signal controlled, with provision to be made for dual eastbound left-turn lanes onto College Drive.
- E. The intersection of College Drive and Pierce Street shall be controlled by north and southbound stop signs. Out-bound traffic shall also be controlled by stop signs, as well as restricted turn pockets for in-bound and out-bound traffic.

(2) Parking, Loading and Internal Circulation

- A. All development in the PA 20 shall be provided with sufficient off-street parking and loading areas and internal circulation for all land uses, consistent with this Specific Plan and County Ordinance 348, as applicable.
- B. Parking and loading facilities shall be designed to assure the provision and maintenance of convenient, safe, and well-designed parking and circulation for all vehicular traffic anticipated in this PA.
- C. The parking standards set forth in this Specific Plan and County Ordinance 348.18.12 shall assure that the number of provided parking and loading spaces meet the needs created by the particular uses.
- D. Additional off-street parking may be required when an existing building is altered or a use is intensified by the addition of floor space or seating capacity, or there is a change of use.

¹ Floor Area Ratio (FAR) is measured by dividing the number of square feet of building by the number of square feet of the parcel. For example, a three-story, 60,000 square-foot building (20,000 square feet per floor) on a 20,000 square-foot parcel has a FAR of 3.0.

- E. The Specific Plan and County Ordinance 348 allow Alternative Parking Programs that may be appropriate to assure an integrated commercial development in PA 20 through the approval of a project-specific parking study that adequately demonstrates complementary uses and parking efficiencies.
- F. Stacking distances between public streets and internal intersections shall be established based on the aforementioned project-specific parking study or through adherence to Ordinance 348.
- G. Parking layouts and designs shall assure optimum safety for vehicular and pedestrian traffic.

(3) Special Treatment & Buffer Areas

PA 20 is expected to generate retail and other commercial activities throughout much of the day and its prominent location on Avenue 62 and adjacent to the college makes the consideration of special treatments and buffers especially important. The Panorama hydrology study indicates the need for on-site stormwater retention along the east side of Buchanan Street and in the southwest corner of the PA 20 (northeast corner of Ave 62 and Buchanan Street), both retention basins being planned within augmented parkways. Design of these functional open space facilities will provide special landscape buffer treatment and increased opportunities for locating sidewalks and trails. The enhanced parkway will also provide opportunities for project-identifying signage.

Augmented Parkway

- A. As shown in Exhibit V-11: Landscape Buffer and Elevation Concept, the enhanced parkway treatments shall rely on the native desert landscape theme applied throughout the project, and shall include trees and shrubs of the desert dry wash woodland community.
- B. Boulders and gravel shall also be used extensively throughout the parkway⁶ landscape, providing massing and structure while reducing demand for water.
- C. In those portions of the parkway planned for stormwater retention, these areas shall have an inverted cross-section to store and allow the percolation of runoff. Design shall substantially conform to Exhibits IV-2.
- D. Streetscape landscaping shall take into account and accommodate the needs of retail uses for signage and visibility by balancing the placement of trees with appropriate facade exposure.
- E. Parkway planning along Avenue 62 and Buchanan Street shall take advantage of opportunities for monument signage within the augmented parkways.

Sidewalk-Oriented Retail Services

- A. In order to enliven the neighborhood, promote social interaction and enhance community cohesion, PA 20 site planning and building design shall optimize commercial activity in the public right-of-way consistent with the access needs of pedestrians.
- B. Bars and restaurants, delis, cafes and coffee shops shall be permitted to provide sidewalk service through building set backs and encroachment permits for the establishment of.

- C. Provision shall be made in detailed design to provide adequate street-oriented space to the extension of compatible commercial activities into these areas.

PA 20 Internal Circulation and Service Areas

- A. To the greatest extent practicable, parking, loading and service areas within PA 20 shall to take place within a central parking and pedestrian circulation area.
- B. Primary access to PA 20 shall be from College Drive and Pierce Street.
- C. Site planning shall optimize the location of buildings on the perimeter of the planning area, with parking and service/loading access to be taken from within the central parking area.
- D. Detailed site planning and design shall make provision for protection of the public viewshed from outdoor storage, loading and other potential visual nuisances associated with development in this planning area.

4. Open Space and Recreation Facilities

There is no residential land uses permitted in the College Commercial planning area. Therefore, no specific open space or recreation provisions are required.

c. Design Standards

The following design standards are specific to PA 20 of the Panorama Specific Plan. The Section IX: Design Guidelines must also be considered in determining consistency of development proposals in this PA with the Specific Plan. Development planning may, to some degree, vary from the Section IX guidelines when particular design concerns or potential environmental impacts need to be addressed.

(1) Lotting Concepts & Minimum Lot Sizes

Lotting concepts are generally not a critical concern for this commercial center, where lot lines will be drawn primarily for conveyance, lease and financing purposes. Lot lines in this commercial center are expected to reflect reciprocal parking and drive lane easements that unify site planning and design. No special standards that vary from County Ordinance 348 are proposed.

(2) Grading and Drainage Criteria

Grading and drainage criteria for PA 20 are driven by the need to provide on-site stormwater drainage and facilities. The conceptual grading plan calls for a gentle sloping of the site from northeast to southwest, with on-site runoff to be stored in the enhanced parkway/landscape buffer planned at the southwest corner of the site and extending north along the east right-of-way of Buchanan Street.

(3) Siting Criteria

As noted above, the site planning concept proposed for the PA 20 College Commercial site is one that relies on a central auto court and parking area, with commercial buildings to site along the perimeter of the site.

- A. Site planning shall take into account the need for enhanced pedestrian access given the substantial immediate market surrounding the site.
- B. A lower parking ratio is permitted in PA 20 based on anticipated pedestrian traffic and land use synergies with the development.
- C. Building siting shall be guided by design and architectural guidelines set forth in Section IX, as well as by the needs and available efficiencies of the planning area.
- D. The enhanced parkway treatments shown in Exhibit V-11 shall be applied to final designs to keep buildings from dominating the streetscape, especially at the northeast corner of Avenue 62 and Buchanan Street, as well along the east side of Buchanan.
- E. The combined open space buffer/retention basin final plans shall be designed and landscaped in a manner that emphasizes community connectedness and a sense of rural openness and relief in an essentially urban intensity

(4) Fencing & Walls

- A. Consistent with the Thermal-Mecca Community Design Guidelines, opaque walls and fencing shall to be limited to the greatest extent practicable.
- B. The use of walls or fences shall be applied to maintain a sense of rural openness even in areas where land uses are relatively intense.
- C. Along the major roadways bounding PA 20, building site and parkway landscape treatment shall minimize obstruction and maximize framing of surrounding mountain and desert vistas.
- D. In the vicinity of retention areas and other potentially steep slopes, rail or other open fencing may be necessary, in conjunction with landscaping, to enhance pedestrian and bicycle safety, while preserving the openness of the design.
- E. Walls and/or fences shall be constructed, as appropriate, to secure outdoor storage and to provide security in certain areas.
- F. Outdoor trash enclosures shall be constructed of decorative masonry and shade structure and be compatible with the prevailing architectural style (also see Section IX).

(5) Architectural Features

- A. The PA 20/College Commercial site shall be master-planned as a single, comprehensive and integrated commercial center that reflects the development context.
- B. Building architecture shall give thoughtful consideration to issues community design, including safe, visible/monitorable and defensible space.

- C. Building architecture shall incorporate principals of sustainable design, including appropriate solar access and shade, context-sensitive design, and clear and generous access.
- D. Galleries, porticos and landscaped awnings shall be incorporated into building design as a means of optimizing street and pedestrian-oriented commercial activity.
- E. Therefore, the provision of adequate and properly located parking/loading/utility areas, and comprehensive and lively architectural and landscape design are especially important for this dynamic commercial center.
- F. Building design shall avoid the creation of monolithic, unarticulated facades, but shall provide articulated elevations that reflect the anticipated high degree of activity within PA 20.
- G. Building design shall avoid building or roof surfaces that are highly reflective, unfinished, or cheap in appearance.
- H. Building style shall be expressed and articulated in the details and projections that grow out of the building, serving to identify entries, elevators and stairways, or to screen such uses trash enclosures, electrical panels or HVAC equipment.
- I. Architectural projections and details shall be used to harmonize PA 20 building with surrounding development and streetscape.
- J. Second story balconies may also be designed to extend the retail function of PA 20 businesses and provide venues for lounges and restaurants.
- K. Building color schemes shall be coordinated but may be able to vary across a limited and complementary color palette to be used within PA 20.
- L. Color may be applied to facades to play a dominant role in design, enhancing architecture though color blocking and use of stronger colors.
- M. Building surface textures shall be used to articulate building elevations, and may range from smooth adobe-type stucco or plaster to fluted or split-faced block, to stacked stone veneers.
- N. Roofs and rooflines shall provide variety and interest in shape and materials, and all roof-mounted HVAC and other equipment shall be enclosed or screened by appropriate architectural elements.
- O. Storage, loading and utility areas shall be properly sited and screened from public view to the greatest extent practicable.
- P. Signage programs for PA 20 shall be responsive to the design guidelines set forth in Section IX.

(6) Landscape Treatment

As discussed above and as described in detail in Sections V and IX of this Specific Plan, landscape treatment within the Panorama project and PA 20:

- A. Utilize a desert landscape palette and appropriate design principles that complement the natural environment and are responsive to the sustainability goals of the development.

Landscaping shall be an integral part of commercial, office and residential design in this PA, and will be used to enhance development aesthetics, including enhancing views along public roadways, and complimenting building locations and architecture. Also please see Section V: Master Landscape Plan.

(7) Lighting Fixtures and Intensity

- A. Lighting associated with commercial development in PA 20 shall provide for and assure parking and pedestrian area safety, security lighting and signage.
- B. Parking lot lighting levels shall be no greater than that needed to assure safety and security, and shall rely upon longer wavelength lamps with well-shielded fixtures.
- B. Building security lighting shall be placed no higher than necessary to illuminate doorways and other access points requiring enhanced security and shall be turned toward the building.
- C. The use of pedestrian-level lighting along sidewalks and parking lot pathways shall provide focused and shielded lighting where needed, and shall at the same time limit the overall light and glare typically associated with commercial development.
- D. Special attention shall be given to light effects on adjoining residential and open space lands, including effects on residential planning area PA 7, which is located immediately east of the PA 20 College Commercial site.

(8) Solar Access & Shade

Solar thermal systems for hot water and space heat are already cost-effective, and solar electric (photovoltaic) systems are coming down in price and are beneficiaries of tax credits. Concerns regarding climate change and global warming are also giving impetus to the expanded use of solar energy. In desert environments, avoiding or limiting solar heat gain is also an important site planning and building design consideration. Windows and entire building envelopes can realize heat gain, which is managed by increased window efficiency, and wall and ceiling insulation.

- A. Site planning and building design and orientation shall take into consideration issues of solar access and shade as part of the effort to meet the sustainability goals of the Panorama Specific Plan.
- B. Within PA 20, solar access is expected to be limited to rooftops that have direct exposure to the sun for at least several hours a day and opportunities for passive and active solar shall be optimized.
- C. If covered parking is provided, these structures shall be sited and designed to take advantage of opportunities for the application of solar technology.
- D. Landscape design for PA 20 shall include the strategic placement of deciduous shade trees, the use of window and patio awning and roof over-hangs to a significantly reduce solar exposure and heat gain during the hottest months of the year.

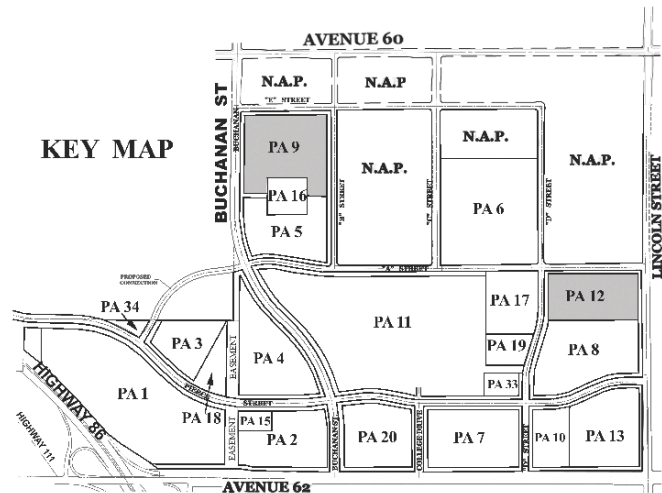
- E. Sidewalks, trails and other open areas shall be landscape so as to provide 35 to 50 percent shade in these areas. Bus stops, park and open space seating areas shall provide between 65 and 70 percent shade.

3. Planning Areas No. 9 & 12: Medium High Density Residential

a. Descriptive Summary

Planning Areas 9 and 12 will provide single or multi-family residential development at a medium high density of eight (8) dwelling units per acre. The combined area totals 43.5± gross (includes dedicated open space in adjoining OS lands) and 36.8± net acres in these PAs, and have the potential to provide 348 units. Product type is expected to consist of one and two-story detached and attached single-family development with lot sizes ranging from 3,000 square feet to 6,500 square feet.

The Design Guidelines for single-family residential development are discussed in Section IX of this document. Residential villages are envisioned that will be designed to provide a variety of models, layouts and design approaches to create variety and interest within these developments. The scale and scope of intra-planning area (within discrete Panorama PAs) recreation facilities will depend upon the size of residential lots and the potential for on-lot recreational amenities such as pools and spas. Intra-planning area recreation and open space amenities shall be considered as integral parts of the overall design of the planning area in which they occur. Also see Exhibit VIII-5 at the end of this section for a summary of treatments for PAs 9 and 12.



b. Planning Standards

The detailed planning standards to be applied to each land use type are set forth in Section II of this Specific Plan. Those standards address such matters as lot coverage, building set backs and heights. The PA 9 and 12 development standards are also reflected in the Specific Plan Zoning Ordinance, Appendix B of this document. The medium high density residential land use designation is derived from Riverside County Ordinance No. 348 Permitted uses for R-4 Zone. Permitted residential uses include detached and attached single-family development. Planning these residential neighborhoods must take into consideration their compatibility with surrounding land uses, including those providing recreation and open space amenities.

(1) Access and Encroachments

- A. Primary access to PA 9 is planned to be taken from "B" Street and from "E" Street. The "B" Street access will also serve PA 5 (HDR) and PA 16 (Park). No access is proposed along Buchanan Street.

- B. Primary access to PA 12 shall be from "A" Street and this access shall be coordinated with development of the off-site parcel located immediately north of this planning area. Primary access may also be taken off of "D" Street if the distance from the "A" Street/"D" Street intersection is maximized. A secondary access may also serve as a joint-use drive to serve both PAs 12 and 8. No direct access off of Lincoln Street is permitted.

(2) Parking and Internal Circulation

- A. The provision of internal roadways and parking in PAs 9 and 12 will be on a scale appropriate for a medium high-density private residential neighborhood.
- B. Parking and circulation shall be designed to assure the provision and maintenance of convenient, safe, and diverse circulation system for all vehicular and non-motorized traffic anticipated in these PAs.
- C. Streets may be public or private, with dedicated rights-of-way and paved sections to be considered accordingly.
- D. Intra-planning area roads shall be wide enough to provide sidewalks on both sides of the street, and the paved section shall be sufficient for on-street parking on at least one side of the street.
- E. Residential parking shall be provided in accordance with Section 18.12 of County Ordinance 348.

(3) Special Treatment & Buffer Areas

Planning Area No. 9

PAs 9 is located in the northern portion of the planning area and is removed from the commercial uses within Panorama. PA 9 is located immediately north of the PA 16 park, which it shares with PA 5 (HDR) to the south. In addition to fronting onto the park, the boundaries of PA 9 incorporate an open space buffer along Buchanan Street, "E" Street and "B" Street.

- A. While the exact size of PA 9 open space buffers has not been determined, they shall be sufficient to facilitate appropriate acoustical and visual barriers, as set forth in Section V: Master Landscape Plan.
- B. Buffers along the perimeter roadways shall include an decorative masonry wall along Buchanan Street, view fences and/or masonry walls along "B" and "E" Street, and a "Berm/Fence" treatment along "A" Street.
- C. Conceptually, the enhanced parkway treatments shall rely on the native desert landscape theme applied throughout the project, and will include trees and shrubs of the desert dry wash woodland community.
- D. Boulders and gravel will be used extensively. In those portions planned for stormwater retention, these parkways will have an inverted cross-section to store and allow the percolation of runoff.

- E. Special consideration shall be made for the placement of interior streets around the PA 16 park and the frontage of homes on these streets, with porches fronting the park to enhance social interaction in this area and assure a high level of neighborhood awareness of the activities occurring in the park.

Planning Area No. 12

Planning Area No. 12 is located in the eastern portion of the Panorama planning area and is bounded by Lincoln Street on the east, "A" Street on the north, "D" Street on the west and PA 8 (HDR) to the south.

- A. While the exact size of open space buffers along the streets bounding PA 12 have not been determined, they shall be sufficient to facilitate appropriate acoustical and visual barriers, as set forth in Section V: Master Landscape Plan.
- B. Buffers along the perimeter roadways shall include decorative masonry walls along Lincoln Street.
- C. A combination "Berm/Fence" treatment is planned along "A" and "D" Streets, which will connect the PA to the neighborhood while provide security, privacy and noise mitigation.
- D. As set forth in the Master Landscape Plan (Section V), the enhanced parkway treatments shall rely on the native desert landscape theme applied throughout the project, and will include trees and shrubs of the desert dry wash woodland community.
- E. Boulders, river rock and gravel shall be used extensively. In those portions planned for stormwater retention, portions of these parkways will have an inverted cross-section to store and allow the percolation of runoff.

4. Open Space and Recreation Facilities

- A. Residential development within PAs 9 and 12 shall each set aside sufficient active recreation areas at the minimum rate of 109 square feet of parklands per capita population within the planning area. For example, PA 9 encompasses 21.5 acres (with permitted density transfers from OS PA 31) and has the potential to generate up to 230 dwelling units. Based on an average household size of 3.09 persons, PA 9 would need to provide a minimum of 1.8 acres of active recreation area.
- B. Active recreation facilities within PAs 9 and 12 will be required to include some or all of the following: playfields, barbeque and picnic areas with and without shade structures, tennis and/or basketball courts, swimming pools, par course and multi-purpose trails.
- C. Active recreation areas may also include tot lots and pocket parks with play areas or equipment, as well as passive open space areas.
- D. Open space buffers within PAs 9 and 12 may provide seating and shade areas, and the intra-project trails within each planning area will connect to the project-wide and regional trails network.

- E. Community gardens may be permissible within the landscaped parkways/open space buffers bounding PAs 9 and 1, where appropriate.
- F. The developer shall receive one-half credit for private recreation areas within individual planning areas against the project's overall parkland requirements of five acres of parkland per 1,000 population. Therefore, additional public or private parklands may be needed to assure that the complete Panorama community is provided with adequate parklands.

c. Design Standards

The following design standards are specific to PAs 9 and 12 of the Panorama Specific Plan. The Section IX: Design Guidelines must also be considered in determining consistency of development proposals in these medium high density planning areas with the Specific Plan. Development planning may, to some degree, vary from the Section IX guidelines when particular design concerns or potential environmental impacts need to be addressed.

(1) Lotting Concepts & Minimum Lot Sizes

- A. The Medium High Density Residential land use designation applied to PAs 9 and 12 provides for the development of smaller lot, single-family residences.
- B. Residential density may range is up to 8.0 dwelling units per acre, with lot sizes that will typically ranging from 3,000 to 6,500 square feet.
- C. Zero lot line, "Z" lot and other parcel configurations may also be utilized to maximize the ratio of building coverage-to-useable open space on individual lots.
- D. Standard single family lotting patterns shall be avoided and lotting and site planning in PAs 9 and 12 will necessarily be unique and innovative in design to assure density and land use efficiency while assuring a quality neighborhood.
- E. Parking courts and alley access shall be permissible in these PAs 9 and 12 with demonstrated compliance with requirements of the County Fire and Transportation Departments.
- F. Allowable uses in this category include detached, small-lot single-family homes, patio homes, and townhouses. Attached single-family development is encouraged. The potential for clustered development is also provided for in this category, although single-family lots are expected to be the preferred development product.

(2) Grading and Drainage Criteria

Planning Area No. 9

Grading and drainage criteria for PA 9 has been developed in conjunction with that for the park (PA 16) and PA 5 located south and down gradient of subject PA 9. A schematic representation of future grades and drainage patterns can be seen on Exhibits IV-1 and IV-2, respectively. The design concept represents the most efficient means of addressing the need to provide on-site stormwater conveyance and retention facilities. The conceptual grading plan calls for a gentle sloping of the site from north to south, with on-site runoff to be stored in the enhanced parkway/landscape buffer planned at the south portion of PA 5 and immediately north of the "A" Street right-of-way.

Planning Area No. 12

Grading and drainage criteria for PA 12 has been developed in conjunction with that for PA 8 (HDR) located to the immediate south and down gradient of subject PA 12. A schematic representation of future grades and drainage patterns can be seen on Exhibits IV-1 and IV-2, respectively. The design concept represents, which concentrates on-site retention in the southwest corner of PA 8 is the most efficient means of addressing the need to provide on-site stormwater conveyance and retention facilities. The conceptual grading plan calls for a gentle sloping of the site from northeast to southwest, with on-site runoff to be stored in the enhanced parkway/landscape buffer planned at the south portion of PA 8 and immediately east of the "D" Street right-of-way and immediately north of the Pierce Street right-of-way.

(3) Siting Criteria

Single Family

A variety of alternative siting options for single family and attached single-family subdivisions have been developed in recent years and include strategies that minimize the inefficient dedication of marginally valuable set backs and open areas. Alternative approaches include zero-lot line development that consolidates the side yard setback to one side yard, thereby doubling the width of one side yard and providing room for patios and courtyards, small gardens, spas and water features that extend the living space of that residence.

Unlike conventional side yard set backs, the zero lot line design allows the consolidation of two side yards into a single and better optimized use of side yard area, while still maintaining minimum structure separation satisfying fire code. Varied front yard setbacks, such as a five-foot reduction for side-loaded garages, reduces the regimented look of lock-step setbacks and provides for a more varied and diverse streetscape. Neither off-street vehicle storage nor provisions for sidewalks, where appropriate, should be adversely affected.

- A. Roadway and streetscape design in single-family neighborhoods shall provide a mix of straight and curvilinear lotting patterns, with a varied parkway landscape treatment to set the tone and character for each neighborhood and the project overall.
- B. The siting of free-standing, detached single-family residences shall provide standard yard set backs, with special provisions for side loaded garages and the limited encroachment of architectural projections into yard set backs.
- C. Residences may be one or two-story and subdivisions may provide for garage access via the front street or a rear alley.
- D. Freestanding garages may incorporate a second story studio residential unit of 400 square feet or greater.
- E. Front yard set backs may be varied and may be reduced if residences take access from a private street and such reductions are consistent with Section IX Design Guidelines.

- F. Around the PA 16 park, single-family residential front porches shall be sited across the street from the park, thereby better integrating the park into the neighborhood and allowing residents to be aware of and monitor park activities.

Multi-Family

- A. Multi-family development at up to 8 units per acre is permitted in PA 9 and 12 with the approval of a tentative tract map and Conditional Use Permit.
- B. Multi-family design shall fully consolidate open space and create common open space and recreational amenities with higher land use efficiencies.
- C. Building siting shall be guided by design and architectural guidelines set forth in Section IX for multi-family development, as well as by the needs and available efficiencies of the planning area.

Around the park planned in PA 16, multi-family porches or activity areas shall be located across the street from the park to the greatest extent practicable, thereby better integrating the park into the neighborhood and allowing residents to be aware of and monitor park use. Enhanced parkway treatments planned along planning area streets shall preclude buildings from dominating the streetscape, especially along Buchanan Street in the case of PA 9, and along Lincoln Street in the case of PA 12.

- D. The project-wide use of the combined open space buffer/retention basin design shall be applied to the greatest extent practicable to help to meet the goal of rural openness set forth in the Thermal-Mecca Community Design Guidelines.

(4) Fencing & Walls

Consistent with the Draft Thermal-Mecca Community Design Guidelines, walls and fencing are to be limited to the greatest extent practicable. The goal is to maintain a sense of rural openness even in areas where land uses are relatively intense. This is especially important along the major roadways where the surrounding mountain and desert vistas can be best appreciated. The Specific Plan provides for three (3) major types of walls and fences, including solid masonry walls for acoustical buffering, combination masonry and wrought iron fence to provide views into development and break up the visual barrier effect of the wall, and a combination berm/fence/wall design. The following development standards shall be applied to the location and type of fences and walls at Panorama.

- A. In the vicinity of retention areas and other potentially steep slopes where safety is a factor, split rail or other open fencing shall be used where needed, in conjunction with landscaping, to enhance pedestrian and bicycle safety, while preserving the openness of the design.
- B. Walls and/or fences shall be required, in conjunction with enhanced set backs, along various portions of these planning areas to secure outdoor storage and to provide security in certain areas.
- C. Outdoor trash enclosures shall be constructed of decorative masonry and shade structures, and shall be compatible with and an extension of the prevailing architectural style (also see Section

Planning Area No. 9

- A. An acoustical wall shall be required along Buchanan Street to mitigate for projected traffic noise.
- B. The combination view fence may be appropriate along "E" and "B" Streets, consistent with the much lower traffic noise expected at these locations and in compliance with required noise mitigation.
- C. A combination berm/fence may be constructed along "A" Street, where on-site retention may also be located. The berm/fence design shall provide both acoustical buffering and allow more natural landscape treatment and views from within and outside PA 9.

Planning Area No. 12

- A. In the case of PA 12, an acoustical wall shall be required along Lincoln Street to mitigate for projected traffic noise.
- B. The combination view fence shall be appropriate along Pierce Streets, especially in conjunction with retention basins, consistent with the lower traffic noise expected, and in compliance with required noise mitigation.
- C. A combination berm/fence shall be constructed along "A" and "D" Streets, where to the west will be parks and offices and the community recreation center. This design will provide both acoustical buffering where needed and will allow more natural landscape treatment and views from within and outside PA 12.

(5) Architectural Features

While no particular architectural “style” has been adopted for medium high-density residential development, all proposed project architecture shall be a coherent and consistent elaboration of an architectural style or theme. Architectural design shall also be judged on the basis of design quality and conformance with the development standards and guidelines set forth in this Specific Plan. The focus shall be on the creation of quality, self-contained residential communities. The following sets forth standards by which medium high density residential architecture shall be considered.

- A. Single and multi-family residential development maybe designed with a contemporary or traditional southwestern, mission, or Mediterranean styles, but shall respond to the objectives of the Specific Plan, and to the varying temperatures and outdoor living opportunities of the low desert.
- B. Designers and architects shall consider compatibility with surroundings neighborhood character, including harmonious building style, form, size, color, material, and roofline.
- C. Individual dwelling units shall be distinguishable from one another, while being viewed as integral parts of the larger building design.
- D. Architectural principles and techniques applicable to multi-family projects shall be reviewed by the designer in conjunction with the following:
 - (1) facade and roof articulation,
 - (2) the scale and grouping of buildings,
 - (3) building finishes and materials,
 - (4) porches, balconies and patios,
 - (5) garages, accessory structures and parking lots.

Architectural guidelines for single and multi-family dwellings are set forth in detail in Section IX.

(6) Landscape Treatment

- A. As discussed above and as described in detail in Section IX of this Specific Plan, landscape design within the Panorama project and PAs 9 and 12 will utilize a desert/drought-tolerant plant palette that complements the natural environment and is responsive to the sustainability goals of the development.
- B. The Panorama plant palette shall reflect the natural plant communities found in the Coachella Valley and takes advantage of noninvasive drought-tolerant non-native plants.
- C. Landscaping shall be an integral part of the streetscape, and shall provide pedestrian buffers along heavily traveled streets, including Buchanan Street and Lincoln Street.
- D. The environment created within PA 9 and 12 open space and recreation areas shall balance areas of natural open space with sidewalks and other hardscapes, softscaped play areas (tot lots, playgrounds, play fields, etc.).
- E. Landscaping considerations shall be address concurrent with project site planning and architecture, thereby providing a unified neighborhood plan, design and character.
- F. Landscape treatment along streetscapes and property boundaries shall respect and enhance views along public roadways and within each planning area; please see Section V: Master Landscape Plan.

(7) Lighting Fixtures and Intensity

- A. Lighting fixtures shall provide safety and convenience, security, and be considered as integral design elements of the home.
- B. Garage-mounted lighting shall be carriage-type or equivalent and in scale with the architectural style and proportions of the home.
- C. The use of flood security lighting shall be limited and controlled to the greatest extent practical and shall operate on an intermittent basis controlled by motion sensors or similar detectors.
- D. All outdoor lighting shall be of down-lighting design, screened or shielded to avoid spilling onto adjoining properties, streets or the night sky.
- E. In all instances, lighting levels shall be kept to that minimum necessary to illuminate entries, paths and walkways, while providing security function.
- F. Parking area lighting levels shall be no greater than that needed to assure safety and security, and should rely upon longer wavelength lamps with well-shielded fixtures.

(8) Solar Access & Shade

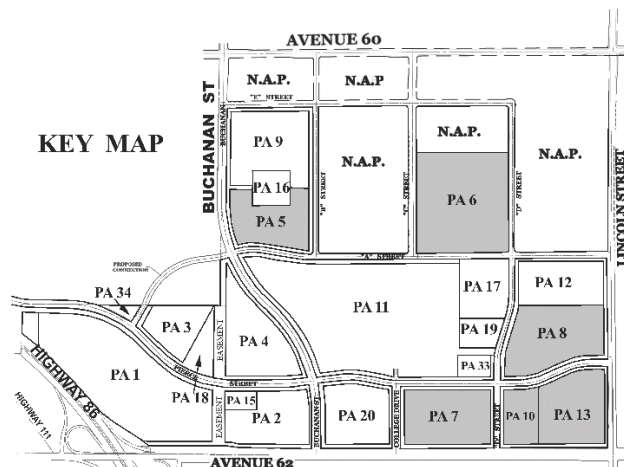
Development in PAs 9 and 12 will have a substantial potential to take advantage of solar thermal and electric systems, and to protect buildings and use areas from excess solar exposure during the hottest months of the year. The following design and development standards are meant to optimize site solar and other meteorological conditions.

- A. Site planning and subdivision layouts, building design and orientation shall take into consideration and provide for optimized solar access to the greatest extent practicable.
- B. Within PAs 9 and 12, solar access may be taken from residential building rooftops, garages or ancillary structures and shall be integrated into building design to the greatest extent practicable.
- C. Building siting and design shall avoid or limit solar heat gain, especially during the summer months. Heat gain shall also be reduced and managed by increased window efficiency, and wall and ceiling insulation.
- D. Designs that optimize natural cross-ventilation shall be implemented in site planning and building design wherever possible.
- E. Designs shall integrate the strategic placement of deciduous shade trees, the use of window and patio awnings, and generous roof over-hangs to significantly reduce heat gain interior and heat island effects.
- F. Sidewalks, trails and other open areas shall be landscape so as to provide 35 to 50 percent shade in these areas. Bus stops, park and open space seating areas shall provide between 65 and 70 percent shade.

4. Planning Areas No. 5, 6, 7, 8, 10 & 13: High Density Residential

a. Descriptive Summary

Planning Areas No. 5, 6, 7, 8, 10 & 13 are designated High Density Residential (HDR) and will provide multi-family residential development at densities of twelve (12) to fourteen (14) dwelling units per acre. The combined 137± gross acres and 117± acres net developable area in these PAs has the potential to provide 1,751 units. Product type will consist primarily of two-story structures with up to 12 to 16 units per building. These planning areas and their associated open space areas range in size from less than 10 acres to more than 36 acres. Unit sizes are expected to range from 900 to 1,600 square feet and provide one to four bedrooms.



The Design Guidelines for multi-family residential development are discussed in Section IX of this Specific Plan. Designs should result in the creation of residential villages that are thematically tied together or unified, while providing a diversity of models, layouts and design approaches to create variety and interest within these developments.

The scale and scope of intra-planning area recreation facilities, which will be especially important in these higher density neighborhoods, will depend upon the efficiency of land planning and the resulting potential for common recreational amenities such as pools and spas, sand volley ball courts, turf play areas, and passive natural open space areas. Intra-planning area recreation and open space amenities shall be considered as integral parts of the overall PA design.

Also see Exhibits VIII-2, 3 & 5 at the end of this section for a summary of treatments for PAs 5, 6, 7, 8, 10 & 13.

b. Planning Standards

The detailed planning standards to be applied to each land use type are set forth in Section II of this Specific Plan. Those standards address such matters as lot coverage, building set backs and heights. The HDR development standards are also reflected in the Specific Plan Zoning Ordinance, Appendix B of this document.

The HDR residential land use development standards are derived from Riverside County Ordinance No. 348 Permitted uses for R-4 Zone. Permitted residential uses include detached, small-lot single-family and attached single-family homes, patio homes, zero lot-line homes, multi-family condominiums or apartments, duplexes, and townhouses. The potential for clustered development is provided for in this land use category.

The Panorama Specific Plan establishes two High Density Residential designations, HDR-1 and HDR-2. Planning these residential neighborhoods must take into consideration their compatibility with surrounding land uses, including internal and surrounding recreation and open space lands and amenities.

(1) Access and Encroachments

- A. Primary access to PA 5 shall be taken from "A" Street and from "B" Street. The "B" Street access may also serve PA 9 (MHDR) and PA 16 (Park). No access is proposed along Buchanan Street.
- B. Primary access to PA 6 shall be from "D" Street and from "A" Street, with possible secondary access from "C" Street. The "A" Street access shall be coordinated with access drives planned on the south side of this street. Both "C" and "D" Streets shall be temporarily terminated as a cul-de-sac or hammerhead, as required by the County Fire Department.
- C. Access to PA 7 shall be taken from College Drive, Pierce Street and "D" Street.
- D. The College Drive access serving PA 7 shall be coordinated with access to serve the College Commercial PA (20). Complimentarily aligned access drives shall also be coordinated with those to serve PAs 10 and 33 and the college.

- E. Primary access to PA 8 shall be taken from Pierce Street and "D" Street, with possible secondary access from a shared (with PA 12) access drive at the northwest corner of this planning area. No direct access will be permitted off of Lincoln Street.
- F. Primary access to PA 10 shall be from "D" Street and from Pierce Street. The "D" Street access shall be coordinated with the opposing access to be provided to PA 7 from this street. No direct access will be permitted off of Avenue 62.
- G. Primary access to PA 13 shall be from Pierce Street, with additional primary access possible along Lincoln Street. The location of the Pierce Street access drive shall be coordinated with that proposed for PA 8 located to the north. No direct access off of Avenue 62 is permitted.

(2) Parking and Internal Circulation

Internal Circulation

- A. The provision of internal roadways and parking in the HDR PAs shall be on a scale appropriate for these high-density private residential neighborhood.
- B. Parking and circulation shall be designed to provide and maintain a convenient, safe and diverse circulation system for all vehicular and non-motorized traffic anticipated in these PAs.
- C. Streets may be public or private, with dedicated rights-of-way and paved sections to be considered accordingly.
- D. Intra-planning area roads shall be wide enough to provide sidewalks on both sides of the street, and the paved section shall be sufficient for on-street parking on at least one side of the street.
- E. Entry drives shall be designed as principal vehicular accesses, rather than as an augmented parking drive, providing appropriate stacking distance and maneuverability.
- F. Project parking shall be separated from major entries to assure adequate stacking to preserve the sense of entry and arrival.
- G. Colored stone or concrete pavers, textured or other distinguishing and easily maintained paving treatment at entry drives shall be used to the greatest extent practicable.
- H. Drives shall be located a sufficient distance from intersections to minimize conflicting traffic patterns and to assure adequate lines-of-sight distances.

Parking

- A. The parking needs of each of the HDR neighborhoods or villages shall be met through the design of parking drives and courts, parking areas with carports, and garages attached or adjacent to residential buildings.
- B. Designs shall avoid long, monotonous parking drives or large, or undivided parking lots.
- C. If parking facilities (whether garages or carports) are not integral to residential structures, dispersed parking areas in proximity to served residences shall be provided.
- D. Parking areas shall serve to insulate the residential areas from surrounding streets.
- E. Residence parking shall be provided in accordance with Section 18.12 of County Ordinance 348.

(3) Special Treatment & Buffer Areas

Certain special treatments or buffer areas may be required to assure land use compatibility for the various HDR neighborhoods proposed in the Panorama Specific Plan. As set forth in the Master Landscape Plan, landscape buffers and enhanced parkway treatments will rely on the native desert landscape theme applied throughout the project, and will include trees and shrubs of the desert dry wash woodland community. Boulders, river rock and gravel will also be used extensively.

In those portions planned for stormwater retention, portions of these parkways will have an inverted cross-section to store and allow the percolation of runoff. Landscape treatment shall follow the guidance set forth in Section V: Master Landscape Plan. The following briefly describes these special areas where they occur within the HDR planning areas.

Planning Area No. 5

PA 5 is located in the northern portion of the planning area, immediately north of the COD campus and removed from the commercial uses within Panorama. PA 5 is located immediately south of the PA 16 park, which it shares with PA 9 (HDR) to the north. In addition to fronting onto the park, the boundaries of PA 5 incorporate an open space buffer along Buchanan Street, "A" Street and "B" Street. The following shall be applied to special treatment and buffer areas within PA 5:

- A. The exact size of open space buffers bounding PA 5 has not been determined; however, they must be sufficient to facilitate appropriate acoustical and visual barriers, as set forth in Section V: Master Landscape Plan. Buffers along the perimeter roadways include a decorative block wall along Buchanan Street, view fences and/or walls along "B" Street, and a "Berm/Wall" treatment along "A" Street. Wall design will be determined by development design and noise mitigation needs.
- B. Conceptually, the enhanced parkway treatments shall rely on the native desert landscape theme applied throughout the project, and will include trees and shrubs of the desert dry wash woodland community. Boulders and gravel will also be used extensively.
- C. In those portions planned for stormwater retention, these landscaped parkways will have an inverted cross-section to store and allow the percolation of runoff.
- D. The placement of interior streets around the PA 16 park shall result in the frontage of residences on these streets. This design consideration will place homes, some with porches, fronting the park and will increase social interaction in this area and assure a high level of neighborhood awareness of the activities occurring in the park.

Planning Area No. 6

Planning Area No. 6 is located in the northeastern portion of the Panorama planning area and is bounded by "D" Street on the east, "A" Street on the south, "C" Street on the west.

- A. The exact size of the open space buffers along these "D", "A" and "C" Streets has not been determined; however, they must be sufficient to facilitate paths and sidewalks, provide for on-site stormwater retention, and visually buffer this MHDR neighborhood from surrounding street traffic and noise.
- B. Buffers along the perimeter roadways include a "Berm/Wall" treatment along "A" Street, and may utilize a view wall design along the "C" and "D" Street parkways, as described below, assuming the development conforms to County noise standards.

Planning Area No. 7

- A. Development planning for PA 7 shall integrate HDR development with nearby commercial, office and college campus development in a manner that facilitates connectivity while assuring resident security and privacy in this PA.
- B. Bounded on four sides by roadways, the buffering of the PA 7 residential village from adjoining traffic and noise shall be given thorough consideration.
- C. Detail plans for the augmented parkway and stormwater retention basins planned on the north side of Avenue 62 shall incorporate an appropriate acoustical barrier to sufficiently buffer residences and outdoor open space from traffic noise and other impacts.
- D. Security needs shall be met by providing optimal visual connections with and between PAs within the community, while at the same time assuring an adequate level of security.
- E. A view fence (wall and fenestration) design shall be encouraged for perimeter fencing on College Drive, Pierce Street and "D" Street.
- F. To the extent feasible, single-story construction shall be placed along the perimeters of PA 7.
- G. Given PA 7's proximity to employment centers, commercial services, recreational facilities and institutional services, convenient pedestrian ingress and egress shall also be provided.

Planning Area No. 8

Planning Area No. 8 is located in the eastern portion of the Panorama planning area and is bounded by Lincoln Street on the east, Pierce Street on the south, and "D" Street on the west.

- A. Open space buffers along the streets bounding PA 8 must be sufficient to facilitate appropriate acoustical and visual buffers, while enhancing the streetscape.
- B. Landscape treatments shall follow the guidance set forth in Section V: Master Landscape Plan.

Planning Area No. 10

PA 10 requires areas of special attention that shall be addressed in consideration of the following standards and guidelines:

- A. PA 10 is bounded on three sides by roadways, and the buffering of this residential village from adjoining traffic and noise shall be an integral part of this planning area's design.
- B. An augmented parkway and stormwater retention basins on the north side of Avenue 62 shall include an appropriate acoustical barrier to buffer residences and outdoor open space from Avenue 62 impacts.
- C. The southwest corner of PA 10 will provide enhanced landscaping and appropriate signage for the Panorama project and/or the future HDR development.

Planning Area No. 13

Planning Area No. 13 is located in the southeastern corner of the Panorama planning area at the northwest corner of Lincoln Street and Avenue 62. It is bounded by Lincoln Street on the east, Pierce Street on the north, and Avenue 62 on the south. Buffering and special treatment for PA 13 are as follows:

- A. The parkways along Lincoln and Avenue 62 shall be enhanced with a combination of berms and wall that complement the project boundary while providing effective visual and acoustical barriers.
- B. Portions of the Lincoln Avenue and Avenue 62 parkways will incorporate retention basins that result in additional development setbacks at these locations.
- C. , The southeast corner of the Panorama community shall include appropriate signage and landscape treatment to serve to identify the Panorama community both in terms of quality design and materials, and identification.

4. Open Space and Recreation Facilities

As noted throughout, open space and recreation are essential part of the Panorama community. The following will help to assure that private open space and recreational amenities are provided for those living in high-density residential villages.

- A. Planning Areas No. 5, 6, 7, 8, 10 & 13 shall each provide sufficient active recreation areas at the minimum rate of 109 square feet of private parklands per capita population within each of the planning areas. Based upon an analysis of average target densities of 12 dwelling units per acre and an average household size of 3.09 persons, approximately 13,5 acres of active recreation areas will need to be provided in these PAs (excluding adjoining Open Space PAs.)
- B. Active recreation facilities within PAs 5, 6, 7, 8, 10 & 13 will be required to include some or all of the following: playfields, barbeque and picnic areas with and without shade structures, tennis and/or basketball courts, swimming pools, par course and multi-purpose trails.
- C. Active recreation areas may include tot lots and pocket parks with play areas or equipment, as well as passive open space areas.
- D. Open space buffers within each of these planning areas shall provide seating and shade areas.
- E. The intra-project trails within each planning area shall be designed to connect to the project-wide and regional trails network.
- F. Community gardens may be provided within landscaped parkways and along trails, where appropriate.
- G. The developer shall receive one-half credit private recreation areas within individual planning areas against the project's overall parkland requirements of five acres of parkland per 1,000 population. Therefore, additional public or private parklands may be needed to assure that the complete Panorama community is provided with adequate parklands.

c. Design Standards

The following design standards are specific to PAs 5, 6, 7, 8, 10 & 13 of the Panorama Specific Plan. The Section IX: Design Guidelines must also be considered in determining consistency of development proposals in these high density planning areas with the Specific Plan. Development planning may, to a limited degree, vary from the Section IX guidelines when particular design concerns or potential environmental impacts need to be addressed. The appropriateness of such a divergence from the Specific Plan Design Guidelines shall be determined by the Planning Director in making a determination of substantial conformance with the provisions of this Specific Plan.

Multi-family housing shall be the predominant housing type in the subject PAs. Multi-family development places households in proximity to one another, with residents sharing common parking, open space and recreational amenities, and other facilities. Because of their higher densities and their shared amenities and services, multi-family housing may require parking courts and a decrease in private open space in comparison to single-family development. Parking facilities, including lots, garages and carports, can dominate the site.

Recreational open spaces must be integral to the overall neighborhood design and be related to the homes and the people who live there. Greenbelts shall also be made an integral part of apartment and condominium developments to the greatest extent practicable, and shall be responsive to the design needs at these densities.

Each multi-family planning area within the Panorama Specific Plan will be largely self-sufficient, although its residents will also benefit from community parks and open space, convenient schools and shopping, and local employment opportunities. The Specific Plan is intent upon creating an integrated collection of neighborhoods; however, residential developments surrounded by walls, parking lots, and rows of carports along public streets are examples of practices generally to be avoided and to be used only in limited and special circumstances. Unbuffered perimeter parking and drives shall be avoided to the greatest extent practicable. The standards that follow are intended to help mitigate the potential effects of isolation or segregation, and to provide a pleasant residential environment within the context of higher density development.

(1) Lotting Concepts & Minimum Lot Sizes

- A. Each of the PAs shall be viewed as indivisible in terms of integrated planning, with no minimum lot sizes less than those established for each MHDR planning area.
- B. While not expected to comprise a significant portion of MHDR dwelling units, some single-family development may occur in these PAs. The Specific Plan provides for the development of smaller lot, single-family residences.
- C. The density of development shall range between 10 and 12 dwelling units per acre, with lot sizes of approximately 3,000 square feet. Lotting for single-family development, if proposed, shall conform to the development guidelines set forth in Section IX for this type of development.

(2) Grading and Drainage Criteria

Grading and drainage criteria have been developed for the entire Specific Plan area, and take into account the predominantly flat nature of the site, the need to take on and convey off-site tributary flows, and the conveyance and storage of on-site runoff. In this regard, the master grading and drainage concept represents the most efficient means of addressing the need to provide on-site stormwater conveyance and retention facilities. The conceptual grading plan calls for a gentle sloping of the site generally from north to south, with on-site runoff to be stored in the enhanced parkway/landscape buffer areas. This same strategy is applied to the HDR planning areas. Also please see Section IV: Master Drainage and Grading Plan.

(3) Siting Criteria

A variety of alternative siting options for single family and attached single-family subdivisions have been developed in recent years and include strategies that minimize the inefficient dedication of marginally valuable set backs and open areas. Alternative approaches include zero-lot line development that consolidates the side yard setback to one side yard, thereby doubling the width of one side yard and providing room for patios and courtyards, small gardens, spas and water features that extend the living space of that residence. Unlike conventional side yard set backs, the zero lot line approach allows the optimal use of side yard area, while still maintaining minimum structure separation satisfying fire code.

Single Family

- A. The siting of free-standing, detached single-family residences will provide standard yard set backs, with special provisions for side loaded garages and the limited encroachment of architectural projections into yard set backs.
- B. Residences may be one or two-story and shall be sited to maximize privacy and security.
- C. Subdivisions within PAs 5, 6, 7, 8, 10 & 13 may provide for garage access via the front street or a rear alley.
- D. Freestanding garages may also incorporate a second story studio residential unit of 400± square feet or greater.
- E. Front yard set backs may be reduced if residences take access from a private street.
- F. To the greatest extent practicable, residential development around the park planned in PA 16, single-family residential porches shall be oriented to the street and the park, thereby better integrating the park into the neighborhood and allowing residents to be aware of and monitor park activities.

Multi-Family

As noted elsewhere in this Specific Plan, development in the HDR PAs 5, 6, 7, 8, 10 & 13 is expected to predominantly be multi-family in design. Density is an essential quality of multi-family housing and a variety of approaches address the design challenges density poses. Multi-family development is characterized by the clustering of groups of units within one building and under one roof.

- A. Clustering shall be consistent with the overall site planning principles being applied to the site.
- B. Structures composed of a series of simple yet varied planes will help assure compatibility and variety in overall building form.
- C. Clustered unit design shall be developed in a manner that integrates automobile circulation, storage and access to each unit.
- D. Design techniques, including varying front set backs, staggering building planes, use of reverse building plans, variation in rooflines, and convenient and distributed parking shall be considered and implemented whenever possible.
- E. Reverse plans shall not be used in designs that would result in compromised privacy of adjoining residences.

(4) Fencing & Walls

As noted elsewhere in this Specific Plan, every effort has been made to assure that the Panorama project is consistent with the Thermal-Mecca Community Design Guidelines, including those regarding the limited use of walls and fencing. Three (3) major types of wall and fence are provided for in the Specific Plan, including solid masonry walls for acoustical buffering, combination masonry wall and wrought iron fencing to provide views into development and break up the visual barrier effect of the wall, and a combination berm/fence design. The following are designed to implement the design goals of Panorama and the area.

- A. Parkway design, including consideration of landscaping and walls and fences, shall strive to maintain a sense of rural openness in the HDR planning areas even with the increase in densities associated with HDR development.
- B. Careful consideration to viewshed preservation in the design of wall and fencing treatments along the major roadways where the surrounding mountain and desert vistas can be best appreciated.
- C. Along roadways where traffic noise has the greatest potential for adverse impact on adjoining residences, wall and fence designs shall balance the protection of the viewshed with the need to protect residents from unacceptable levels of community noise.
- D. . In the vicinity of retention areas and other potentially steep slopes, rail or other open fencing may be used, in conjunction with landscaping, to enhance pedestrian and bicycle safety, while preserving the openness of the design.
- E. Walls and/or fences needed to secure outdoor storage and to provide security in certain areas, shall conform to the design guidelines set forth in the Section IX of this Specific Plan.
- F. Outdoor trash enclosures shall be constructed of decorative masonry and shade structure and be compatible with the prevailing architectural style (also see Section IX).

(5) Architectural Features

The Specific Plan Design Guidelines in Section IX provide architectural guidance and examples applicable to the design of multi-family residences and associated structures. The following standards shall direct planning and design of the HDR planning areas.

- A. Emphasis shall be on village-scale design that integrates the built and landscaped environment and optimizes the pedestrian opportunities within the planning area and the community.
- B. Building design shall provide interior and exterior architectural experiences that are functional in design and diverse and interesting in form.
- C. All proposed project architecture shall be judged on the basis of design quality and conformance with the development standards and guidelines set forth in this Specific Plan.
- D. Multi-family residential development shall predominate and may be designed with elements of contemporary or traditional southwestern, mission, or Mediterranean style.
- E. Site planning and building design shall respond to the varying temperatures and outdoor living opportunities of the low desert environment and the objectives of the Specific Plan.
- F. The focus shall be on the creation of quality, self-contained residential communities.
- G. Designers and architects shall consider compatibility with surrounding neighborhood character, including harmonious building style, form, size, color, material, and roofline.
- H. To the greatest extent practicable, individual dwelling units shall be distinguishable from one another, while being viewed as integral parts of the larger building design.
- I. Architectural principles and techniques to be considered in HDR design include:
 - (1) facade and roof articulation
 - (2) the scale and grouping of buildings
 - (3) building finishes and materials
 - (4) porches, balconies and patios
 - (5) garages, carports, accessory structures and parking lots

Architectural guidelines for both single and multi-family dwellings are set forth in detail in Section IX.

(6) Landscape Treatment

As discussed above and as described in detail in Sections V and IX of this Specific Plan, landscape treatment within the Panorama project HDR planning areas will utilize a desert landscape palette that complements the natural environment and local plant communities. Both plant and irrigation materials shall consider and optimize mature plant size and irrigation in a manner responsive to the sustainability goals of the development. Landscaping shall be an integral part of residential, open space and parking, streetscape and recreation area design in this PA, and will be used to enhance development aesthetics, including enhancing views along public roadways and complimenting building locations and architecture. Also please see Section V: Master Landscape Plan.

(7) Lighting Fixtures and Intensity

- A. The use of lighting within the MHDR planning areas shall be optimal in their function and minimal in lighting levels and extent.
- B. Lighting fixtures shall provide safety and convenience and security, and shall be considered as integral design elements of building, walkway, parking and landscape lighting.
- C. Garage-mounted lighting shall be carriage-type or equivalent and in scale that is consistent with the architectural style and proportions of the building.
- D. The use of flood security lighting shall be kept to a minimum and shall operate as needed by being tied to motion sensors or similar detectors.
- E. All outdoor lighting shall be of down-lighting design, screened or shielded to avoid spilling onto adjoining properties, streets or the night sky.
- F. In all instances, lighting levels shall be kept to the minimum necessary to illuminate paths and walkways, while providing their security function.
- G. Parking area lighting levels shall be no greater than that needed to assure safety and security, and shall rely upon shorter wavelength lamps with well-shielded fixtures.

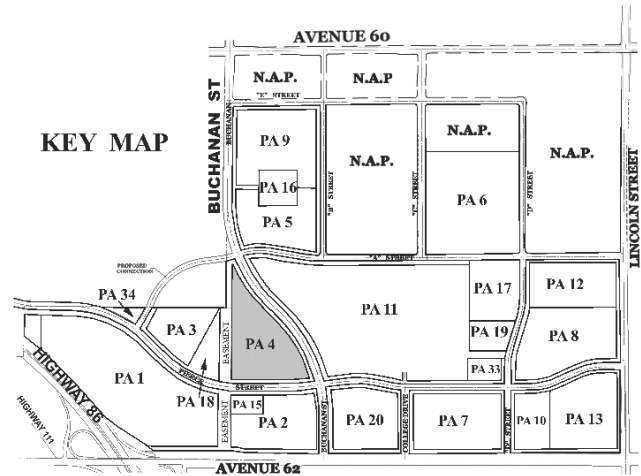
(8) Solar Access & Shade

- A. The siting, building design and orientation of compact single-family subdivisions or of multi-family condominiums and apartments shall take into consideration and optimize solar access and shade.
- B. Building siting and design shall avoid or limit solar heat gain to the greatest extent practicable, especially during the summer months.
- C. Heat gain shall also be reduced and managed by increased window efficiency, and wall and ceiling insulation.
- D. Within the MHDR PAs, solar access may be taken from residential building rooftops, garages or carports and shall be designed as integral parts of the structure.
- G. Designs shall integrate the strategic placement of deciduous shade trees, the use of window and patio awnings, and generous roof over-hangs to significantly reduce heat gain interior and heat island effects.
- H. Sidewalks, trails and other open areas shall be landscape so as to provide 35 to 50 percent shade in these areas. Bus stops, park and open space seating areas shall provide between 65 and 70 percent shade.

5. Planning Area No. 4: Very High Density Residential

a. Descriptive Summary

Planning Area No. 4 is designated Very High Density Residential (VHDR) and will provide multi-family residential development at densities of up to twenty (20) dwelling units per acre. The combined 23.1± gross acres and 19.4± acres net developable area in this PA has the potential to provide 462 units. Product type is expected to consist primarily of two-story structures with up to 12 to 16 units per building. Three-story structures are permitted but shall be limited to internal areas of the planning area. Unit sizes are expected to range from 750 square foot studio and one-bedroom units, to 1,500 square foot three bedroom units. Market demand will also shape the ultimate size of these units.



This planning area and its on-site open space areas are located adjacent to additional open space and parks areas associated with the IID easements and the PA 18 park located to the immediate west. The proximity of open space and recreational areas enhances the livability of this higher density neighborhood, which will also provide its own on-site open space and recreation areas. PA 4 has a long boundary with Buchanan Street and is conveniently located near but somewhat buffered from mixed use commercial and public safety facilities.

As with other multi-family development provided for in this Specific Plan, an essential design goal is the creation of a residential village that is thematically unified, while providing a diversity of building layouts, unit sizes, and design approaches that create variety and interest within this neighborhood. The scale and scope of intra-planning area recreation facilities will depend upon and benefit especially from the efficiency of land planning. Common recreational amenities such as pools and spas, sand volley ball courts, half-court basketball, turf play areas, and passive natural open space areas shall be considered for inclusion within this planning area. Intra-planning area recreation and open space amenities shall be considered as integral parts of the overall PA design. Also please see Design Guidelines for multi-family residential development in Section IX of this Specific Plan.

Also see Exhibit VIII-1 at the end of this section for a summary of treatments for PAs 4.

b. Planning Standards

Section II of this Specific Plan provides the detailed planning standards applicable to the Very High Density Residential (VHDR) designation. These standards address such matters as lot coverage, building set backs and heights. The VHDR development standards are also reflected in the Specific Plan Zoning Ordinance, Appendix B of this document. The very high density residential land use development standards are derived from Riverside County Ordinance No. 348 Permitted uses for R-4 Zone. Permitted residential uses include multi-family condominiums and apartments in such configurations as flats or two-story townhouses. Planning this high density residential neighborhood must take into consideration the design's compatibility with surrounding land uses, including those providing recreation and open space amenities.

(1) Access and Encroachments

- A. Primary access to PA 4 shall be taken from Pierce Street and from Buchanan Street.
- B. Possible secondary and partially restricted access from Buchanan Street shall be considered with further review to be made by the Transportation Department and Fire Department.
- C. Emergency secondary access to this planning area shall also be made available through the IID and PA 18 parklands.
- D. Complimentarily aligned access drives shall be coordinated with those to serve PA 2 along Pierce Street and with the college along Buchanan Street.

(2) Parking and Internal Circulation

Internal Circulation

- A. The provision of internal roadways and parking in the VHDR PA shall be on a scale appropriate for this high-density private residential neighborhood.
- B. Parking areas and roadways shall be designed to assure the provision and maintenance of convenient, safe, and diverse circulation system for all vehicular and non-motorized traffic anticipated in this PA.
- C. Internal streets shall be private and shall provide rights-of-way and paved sections consistent with County design standards for these private streets and drives.
- D. Intra-planning area roads shall be wide enough to provide safe pedestrian ways with connections to intra-neighborhood trails and sidewalks.
- E. Entry drives from public streets shall be designed as principal vehicular accesses, rather than as augmented parking drives.
- F. Planning area parking shall be separated from major entries to assure adequate stacking distances and maneuverability, and to preserve the sense of entry and arrival.
- G. The use of colored stone or concrete pavers, textured or other distinguishing and easily maintained paving treatment at entry drives is encouraged. Also please see Section V: Master Landscape Plan.
- H. Drives shall be located a sufficient distance from intersections to minimize conflicting traffic patterns and to assure adequate line-of-sight distances.

Parking

- A. The parking needs of the VHDR neighborhood or village shall be met through the design of a system of distributed parking that may include the use of drives and courts, parking areas with carports, and garages attached or adjacent to residential buildings.
- B. Designs shall avoid long, monotonous parking drives or large, or undivided parking lots.
- C. When parking facilities (whether garages or carports) are not integral to residential structures, dispersed parking areas in proximity to served residences are the desired alternative.
- D. Parking areas shall serve to insulate the residential areas from traffic noise along Buchanan and Pierce Streets. Residence parking shall be provided in accordance with Section 18.12 of County Ordinance 348.

(3) Special Treatment & Buffer Areas

- A. Special treatments and landscape buffer areas and enhanced parkways will rely on the native desert landscape theme applied throughout the project, and will include trees and shrubs of the desert dry wash woodland community.
- B. Boulders, river rock and gravel shall be used extensively as essential elements of the landscape palette and important structural elements of the landscape, which complement the stone elements in project wall design.
- C. In those portions planned for stormwater retention, portions of these parkways will have an inverted cross-section to store and percolate runoff, and shall provide opportunities for footpaths of decomposed granite wherever possible.
- D. Landscape treatment shall follow the guidance set forth in Section V: Master Landscape Plan.

Enhanced Park and Open Space Access

- A. Site planning and design of the VHDR neighborhood in PA 4 shall optimize the value and use of the IID and PA 18 public park areas located to the immediate west.
- B. In addition to fronting onto park and open space lands, the boundaries of PA 4 incorporate an open space buffer along Buchanan and Pierce Streets. The exact size of these open space buffers has not been determined; however, they must be sufficient to facilitate appropriate acoustical and visual barriers, as set forth in Section V: Master Landscape Plan.
- C. Buffers along the perimeter roadways shall include a decorative block wall along Buchanan Street, view fence and wall treatment along the IID easement.
- D. Consistent with the overall landscape theme of the Panorama project, the enhanced parkway treatments will rely on the native desert landscape theme applied throughout the planning area, and will include trees and shrubs of the desert dry wash woodland and other plant communities. Boulders and gravel will also be used extensively.

- E. In those portions planned for stormwater retention, these parkways will have an inverted cross-section to store and allow the percolation of runoff.
- F. Special design treatment of an interior street along the IID easement shall be considered, with apartment patios and balconies fronting onto this area, to optimize social interaction in this area and assure a high level of neighborhood awareness of the activities occurring in the park.
- G. The southeast corner of this PA will provide enhanced landscaping and possibly signage for the Panorama project and/or the VHDR development in this planning area.
- H. Enhanced parkways along Pierce and Buchanan Streets shall incorporate retention facilities and the treatment at the corner that shall serve to identify the Panorama community both in terms of quality design and materials, and signage.

4. Open Space and Recreation Facilities

- A. As noted above, very high density residential Planning Area No. 4 shall provide sufficient active recreation area at the minimum rate of 109 square feet of private parklands per capita population within the planning area. Based upon an average target densities of 20 dwelling units per acre and an average household size of 3.09 persons, approximately 3.0 acres of active recreation areas will need to be provided in PA 4.
- B. Active recreation facilities within PA 4 will be required to include some or all of the following: playfields, barbeque and picnic areas with and without shade structures, tennis and/or basketball courts, swimming pools, par course and multi-purpose trails.
- C. Active recreation areas may include tot lots and pocket parks with play areas or equipment, as well as passive open space areas.
- D. Open space buffers within each of these planning areas shall provide seating and shade areas.
- E. The intra-project trails within each planning area shall be designed to connect to the project-wide and regional trails network.
- F. Community gardens may be provided within landscaped parkways and along trails, where appropriate.
- G. The developer shall receive one-half credit for the private recreation area within the PA 4 planning area against the project's overall parkland requirements of five acres of parkland per 1,000 population. Therefore, additional public or private parklands may be needed to assure that the complete Panorama community is provided with adequate parklands.

c. Design Standards

The following design standards are specific to PA 4 of the Panorama Specific Plan. The Section IX: Design Guidelines must also be considered in determining consistency of development proposals in this very high density planning area with the Specific Plan. Development planning may, to some degree, vary from the Section IX guidelines when particular design concerns or potential environmental impacts need to be addressed.

Multi-family development in the VHDR area will place households in close proximity, and will involve the sharing of common parking, open space and recreational amenities. Because of its higher densities and shared amenities and services, parking needs must be addressed in a manner that does not compromise the provision of open space and recreation areas within the planning area.

Recreational open spaces must be integral to the overall neighborhood. Greenbelts should be used in fully integrate this development and connect it to surrounding land uses, encourage non-motorized transportation, and respond to the design needs at these densities. Unbuffered perimeter parking and drives shall be avoided to the greatest extent practicable. The guidelines that follow are intended to help mitigate the potential effects of isolation or segregation, and to provide a pleasant residential environment within the context of higher density development.

(1) Lotting Concepts & Minimum Lot Sizes

- A. From a design perspective, PA 4 shall be viewed as indivisible in terms of integrated planning. Therefore, there are no minimum lot sizes.
- B. The density target shall be 20 dwelling units per acre in order to realize optimized land use in this VHDR area.

(2) Grading and Drainage Criteria

The conceptual grading plan calls for a gentle sloping of the site generally from north to south, with on-site runoff to be stored in the enhanced parkway/landscape buffer areas along Pierce and Buchanan Streets. It is uncertain whether and to what extent portions of the IID easement/ open space area may be available for stormwater storage. Also please see Section IV: Master Drainage and Grading Plan.

- A. The conceptual grading and drainage plan developed for PA 4 shall take into account the predominantly flat nature of the site, the need to possibly take on and convey off-site tributary flows, and the conveyance and storage of on-site runoff.
- B. The master grading and drainage concept and its application to PA 4 shall represent the most efficient means of addressing the need to provide on-site stormwater conveyance and retention facilities consistent with community and regional drainage conditions and plans.

(3) Siting Criteria

As noted elsewhere in this Specific Plan, successful development at densities permitted in the VHDR PA 4 is dependent upon quality site planning and architecture. A variety of design approaches and solutions are available to address the design challenges that density poses. Multi-family development is characterized by the clustering of groups of units within one building and under one roof. The following siting standards shall be applied to development in PA 4.

- A. Clustering of residences shall be consistent with the overall site planning principles being applied to the site.
- B. Unit design and distribution shall be developed in a manner that integrates automobile circulation, storage and access to each unit.

- C. Design techniques that shall be considered and implemented whenever possible include varying front set backs, staggering building planes, use of reverse building plans, variation in rooflines, and convenient and distributed parking.

(4) Fencing & Walls

An essential objective of the Panorama Specific Plan is to assure that the Panorama project is consistent with the Thermal-Mecca Community Design Guidelines, including those regarding the limited use of walls and fencing. A sense of rural openness is maintained in the VHDR planning area even with the increase in densities associated with VHDR development. The following standards shall be applied to the use of walls and fences in PA 4.

- A. Wall and fencing treatments will be especially important along Buchanan and Pierce Streets where the surrounding mountain and desert vistas protected to the greatest extent practicable.
- B. Project design shall take into consideration areas where traffic noise has the greatest potential adverse impact on adjoining residences and shall use masonry walls and berms as acoustical barriers in these areas.
- C. In the vicinity of retention areas and other potentially steep slopes, rail or other open fencing may be used, in conjunction with landscaping, to enhance pedestrian and bicycle safety, while preserving the openness of the design.
- D. Of the three major types of wall and fence provided for in the Specific Plan, the need for solid masonry walls for acoustical buffering is anticipated along Buchanan and Pierce Streets. Submittal of development plans shall be accompanied by a development-specific noise study.
- E. A combination masonry wall and wrought iron fencing (view fence) design is recommended on the west boundary of the planning area to provide views into the IID easement open space and the PA 18 park beyond.
- F. Outdoor trash enclosures shall be constructed of decorative masonry and shade structure and be compatible with the prevailing architectural style (also see Section IX).

(5) Architectural Features

The Specific Plan Design Guidelines in Section IX provide architectural guidance and examples applicable to the design of multi-family residences and associated structures. As noted above, the emphasis shall be on village-scale design that integrates the built and landscaped environment, and provides interior and exterior architectural experiences that are functional in design and diverse and interesting in form. All proposed project architecture shall be judged on the basis of design quality and conformance with the development standards and guidelines set forth in this Specific Plan.

- A. Multi-family residential architecture shall be designed with a contemporary or traditional southwestern, mission, or Mediterranean style that will best respond to the objectives of the Specific Plan, and to the varying temperatures and outdoor living opportunities of the low desert.
- B. Architectural design shall focus on the creation of a quality, self-contained residential neighborhood that is thoughtfully integrated with surrounding land uses.

- C. During the design process, designers and architects shall consider compatibility with surroundings neighborhood character, including harmonious building style, form, size, color, material, and roofline.
- D. To the greatest extent practicable, individual multi-family buildings units shall be made distinguishable from one another, while being viewed as integral parts of the larger building design.
- E. Architectural principles and techniques to be considered in the PA 4 VHDR design include:
 - (1) facade and roof articulation
 - (2) the scale and grouping of buildings
 - (3) building finishes and materials
 - (4) porches, balconies and patios
 - (5) garages, carports, accessory structures and parking lots

Architectural guidelines for both single and multi-family dwellings are set forth in detail in Section IX.

(6) Landscape Treatment

As discussed above and as described in detail in Section IX of this Specific Plan, landscaping will tie together the natural and built environment, and help to preserve some of the rural character of the area. The following are designed to achieve this and associated goals.

- A. Landscape treatment within the PA 4 VHDR planning area will utilize a desert landscape palette that complements the natural environment and local plant communities.
- B. Both plant and irrigation materials shall consider and optimize mature plant size and irrigation in a manner responsive to the sustainability goals of the development.
- C. Landscaping shall be an integral part of residential, open space and parking, streetscape and recreation area design in PA 4, and will be used to enhance development aesthetics, including enhancing views along public roadways and complimenting building locations and architecture.
- D. The landscape plan for PA 4 shall also be coordinated with and complement the landscape concept applied to the IID easement open space corridor to the immediate west. Also please see Section V: Master Landscape Plan.

(7) Lighting Fixtures and Intensity

- A. The use of lighting within the VHDR planning areas shall be optimal in function and minimal in lighting levels and extent.
- B. Lighting fixtures shall provide safety and convenience, security, and be considered as integral design elements of building, walkway, parking and landscape lighting.
- C. Entry-mounted lighting shall be carriage-type or equivalent and in scale that is consistent with the architectural style and proportions of the building.

- D. Lighting of carports shall be limited in intensity and shall utilize fixtures that are fully shielded.
- E. The use of flood security lighting shall be kept to a minimum and shall operate as needed by being tied to motion sensors or similar detectors.
- F. All outdoor lighting shall be of down-lighting design, screened or shielded to avoid spilling onto adjoining properties, streets or the night sky.
- G. In all instances, lighting levels shall be kept to that minimum necessary to illuminate paths and walkways, while providing their security function.
- H. Open parking area lighting levels shall be no greater than that needed to assure safety and security, and shall rely upon shorter wavelength lamps with well-shielded fixtures.

(8) Solar Access & Shade

Building design, location and orientation shall take into consideration solar access and shade. Building siting and design should also avoid or limit solar heat gain, especially during the summer months. Heat gain shall also be reduced and managed by increased window efficiency, and wall and ceiling insulation. Within the VHDR PA 4, solar access may be taken from residential building rooftops, garages or carports.

The strategic placement of deciduous shade trees, the use of window and patio awning, and generous roof over-hangs can all contribute to a significant reduction in heat gain. Development in VHDR PA 4 will have a substantial potential to take advantage of solar thermal and electric systems, and to protect buildings and use areas from excess solar exposure during the hottest months of the year. The following sets forth solar access and shade standards for PA 4.

- A. The siting, building design and orientation of compact single-family subdivisions or of multi-family condominiums and apartments shall take into consideration and optimize solar access and shade.
- B. Building siting and design shall avoid or limit solar heat gain to the greatest extent practicable, especially during the summer months.
- C. Heat gain shall also be reduced and managed by increased window efficiency, and wall and ceiling insulation.
- D. Within the VHDR PA 4, solar access may be taken from residential building rooftops, garages or carports and shall be designed as integral parts of the structure.
- E. Designs shall integrate the strategic placement of deciduous shade trees, the use of window and patio awnings, and generous roof over-hangs to significantly reduce heat gain interior and heat island effects.
- F. Sidewalks, trails and other open areas shall be landscape so as to provided with 35 to 50 percent share in these areas. Bus stops, park and open space seating areas shall provide between 65 and 70 percent shade.

LEGEND

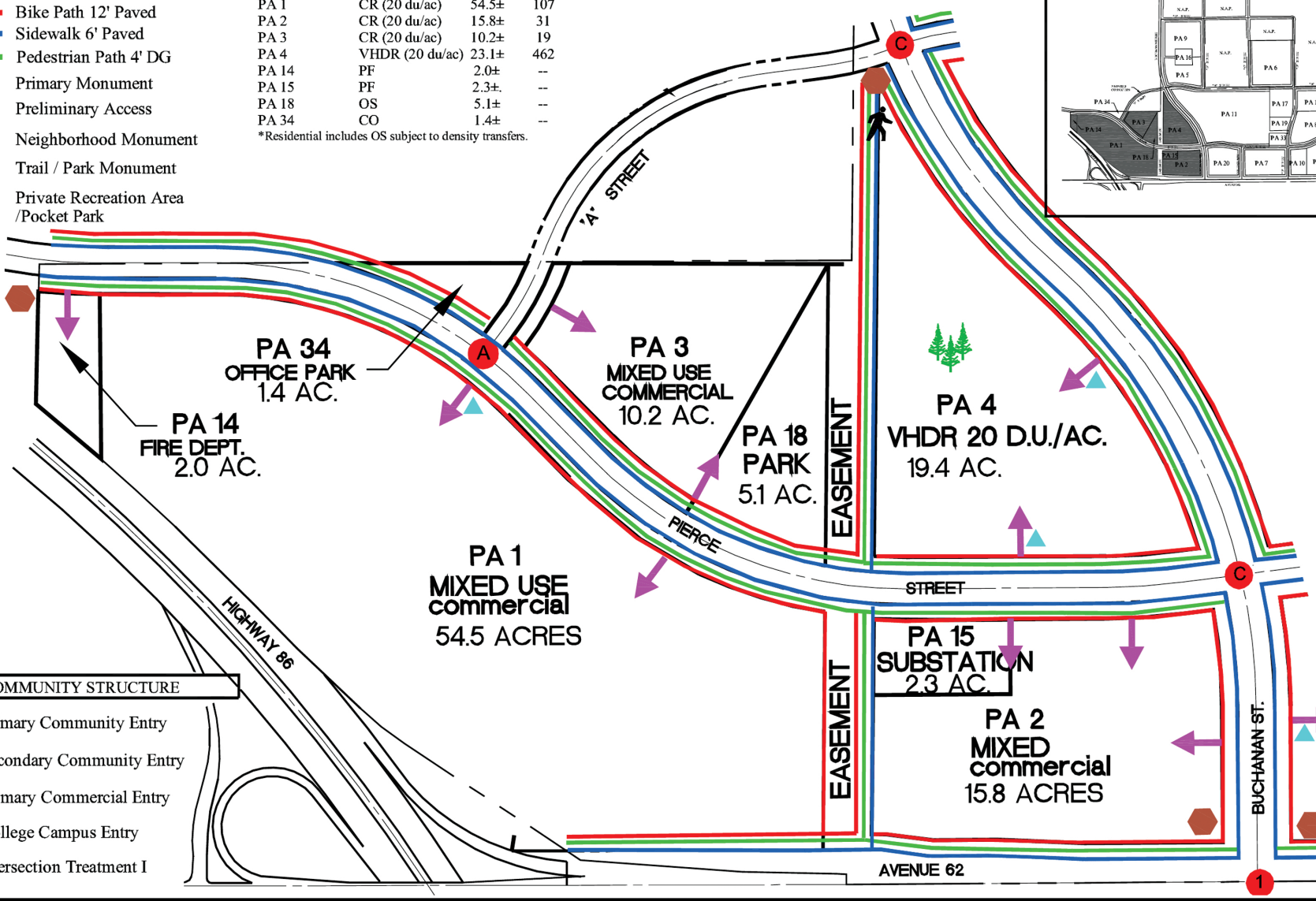
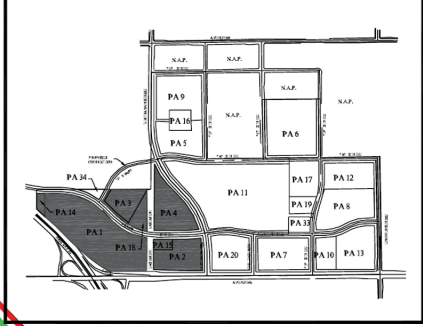
- Project Boundary
- Bike Path 12' Paved
- Sidewalk 6' Paved
- Pedestrian Path 4' DG
- Primary Monument
- Preliminary Access
- Neighborhood Monument
- Trail / Park Monument
- Private Recreation Area /Pocket Park

PLANNING AREA LAND USES

Planning Area (PA)	Land Use Designations	AC*	Dwelling Units
PA 1	CR (20 du/ac)	54.5±	107
PA 2	CR (20 du/ac)	15.8±	31
PA 3	CR (20 du/ac)	10.2±	19
PA 4	VHDR (20 du/ac)	23.1±	462
PA 14	PF	2.0±	--
PA 15	PF	2.3±	--
PA 18	OS	5.1±	--
PA 34	CO	1.4±	--

*Residential includes OS subject to density transfers.

KEY MAP



COMMUNITY STRUCTURE

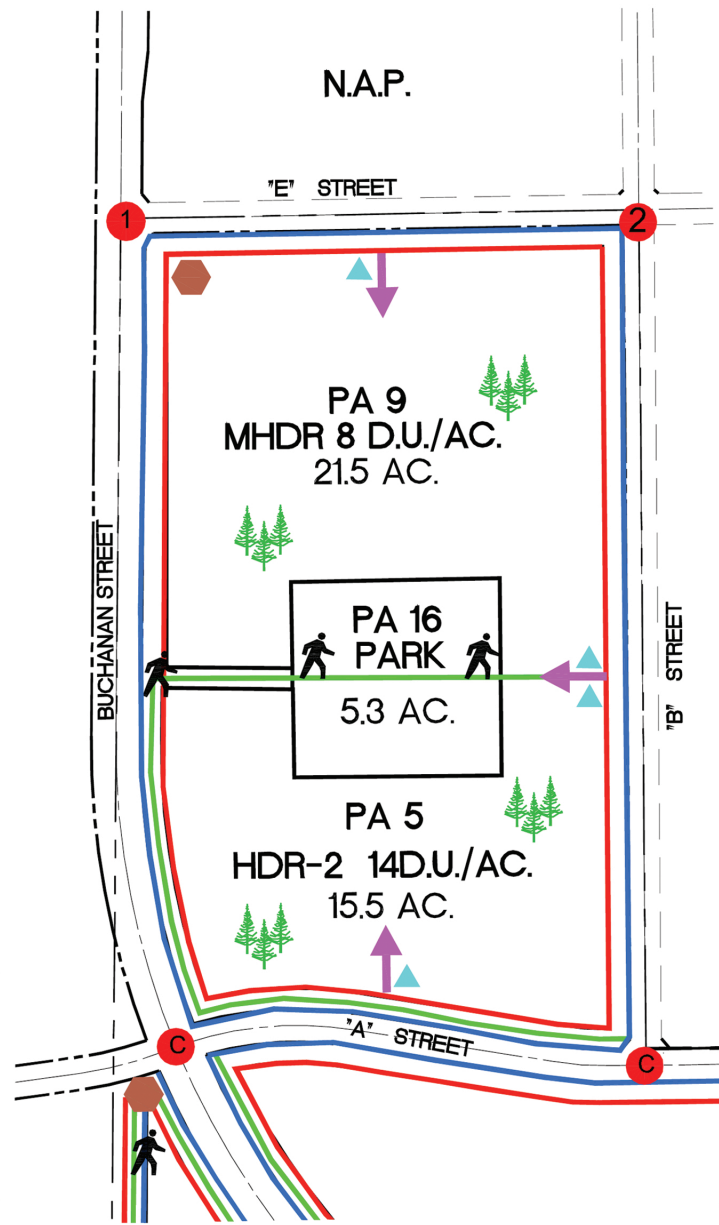
- Primary Community Entry
- Secondary Community Entry
- Primary Commercial Entry
- College Campus Entry
- Intersection Treatment I

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41-750 RANCHO LAS PALMAS DRIVE SUITE K-2
RANCHO MIRAGE, CALIFORNIA 92270
P.H.: (760) 776-1751
F.A.X.: (760) 776-1753
em ail: tkd@tkdinc.com

Panorama Specific Plan
Planning Areas Summary (1,2,3,4,14,15,18 and 34)
Riverside County Unincorporated, California



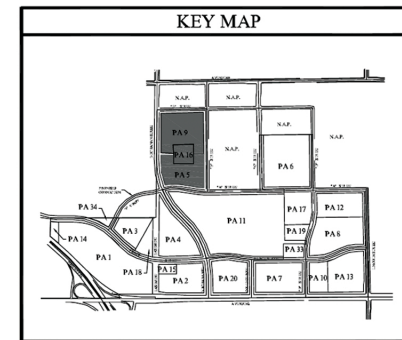
PLANNING AREA LAND USES			
Planning Area (PA)	Land Use Designations	AC*	Dwelling Units
PA 5	HDR (14 du/ac)	18.5±	259
PA 9	MHDR	24.9±	199
PA 16	OS	5.3±	--

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COMMUNITY STRUCTURE

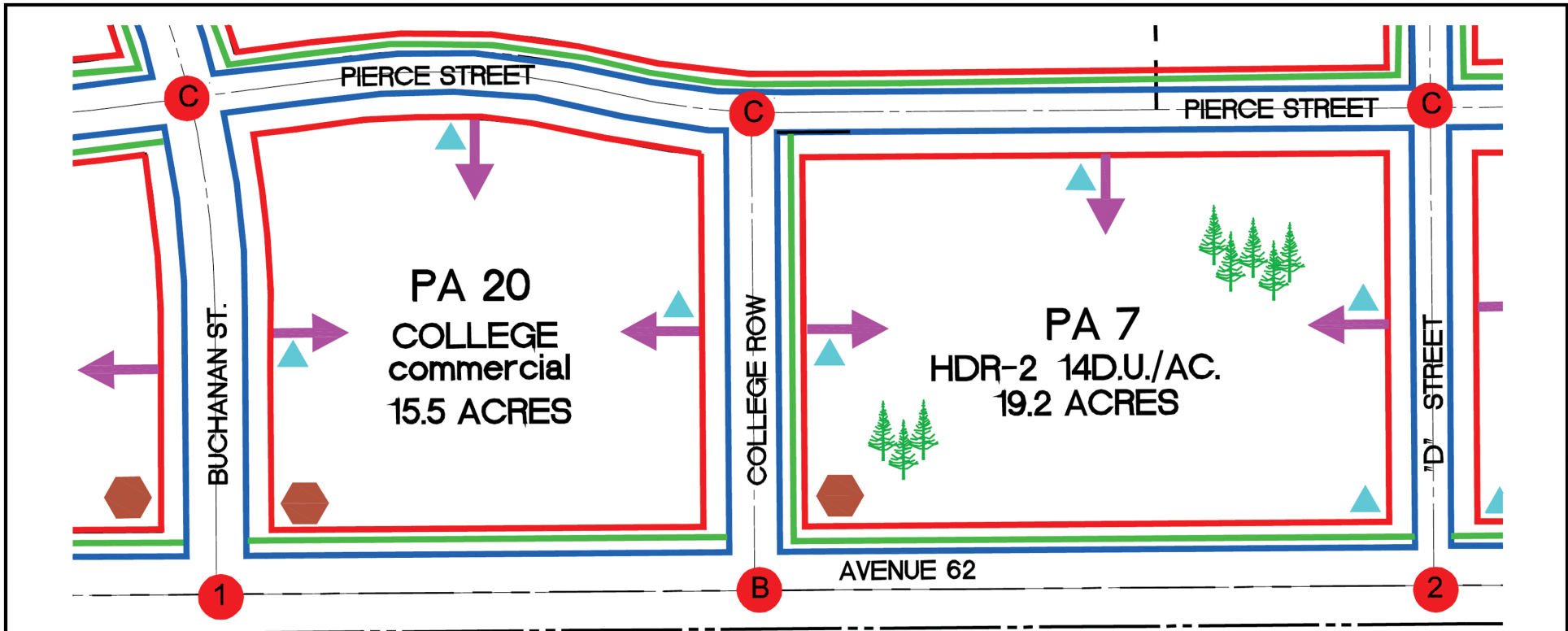
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LAND PLANNING - LANDSCAPE ARCHITECTURE
41-750 RANCHO LAS PALMAS DRIVE SUITE K-2
RANCHO MIRAGE, CALIFORNIA 92270
PH: (760) 776-1751
FAX: (760) 776-1753
email: tkd@kdiinc.com

**Panorama Specific Plan
Planning Areas Summary (5, 9 and 16)
Riverside County Unincorporated, California**



COMMUNITY STRUCTURE

- 1 Primary Community Entry
- 2 Secondary Community Entry
- A Primary Commercial Entry
- B College Campus Entry
- C Intersection Treatment I

PLANNING AREA LAND USES

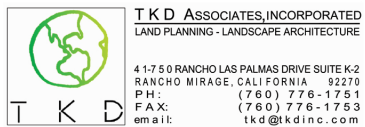
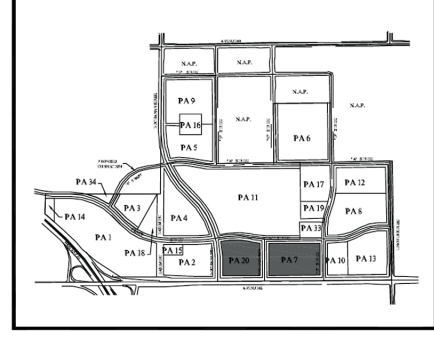
Planning Area (PA)	Land Use Designations	AC*	Dwelling Units
PA 7	HDR (14 du/ac)	22.2±	311
PA 20	CR	15.5±	--

*Residential includes OS subject to density transfers.

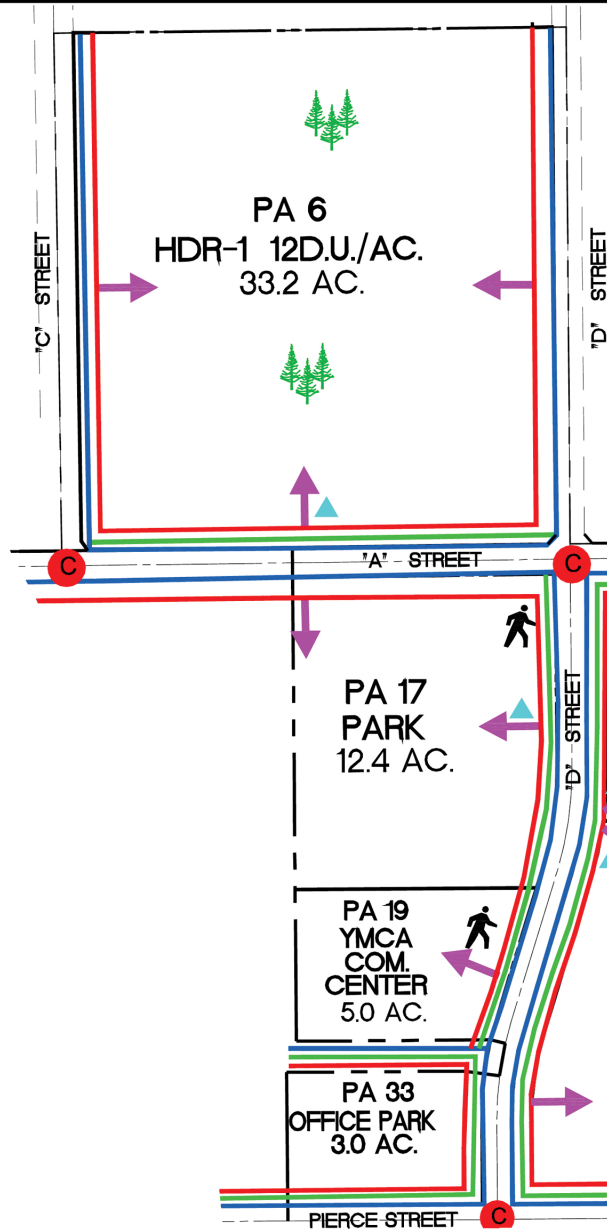
LEGEND

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KEY MAP



**Panorama Specific Plan
Planning Areas Summary (7 and 20)
Riverside County Unincorporated, California**

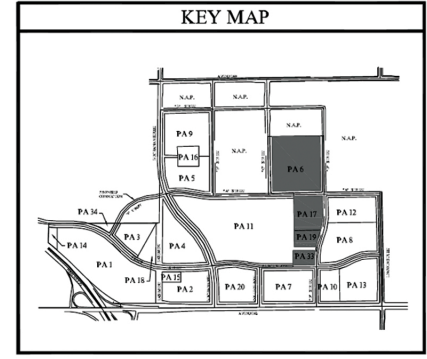


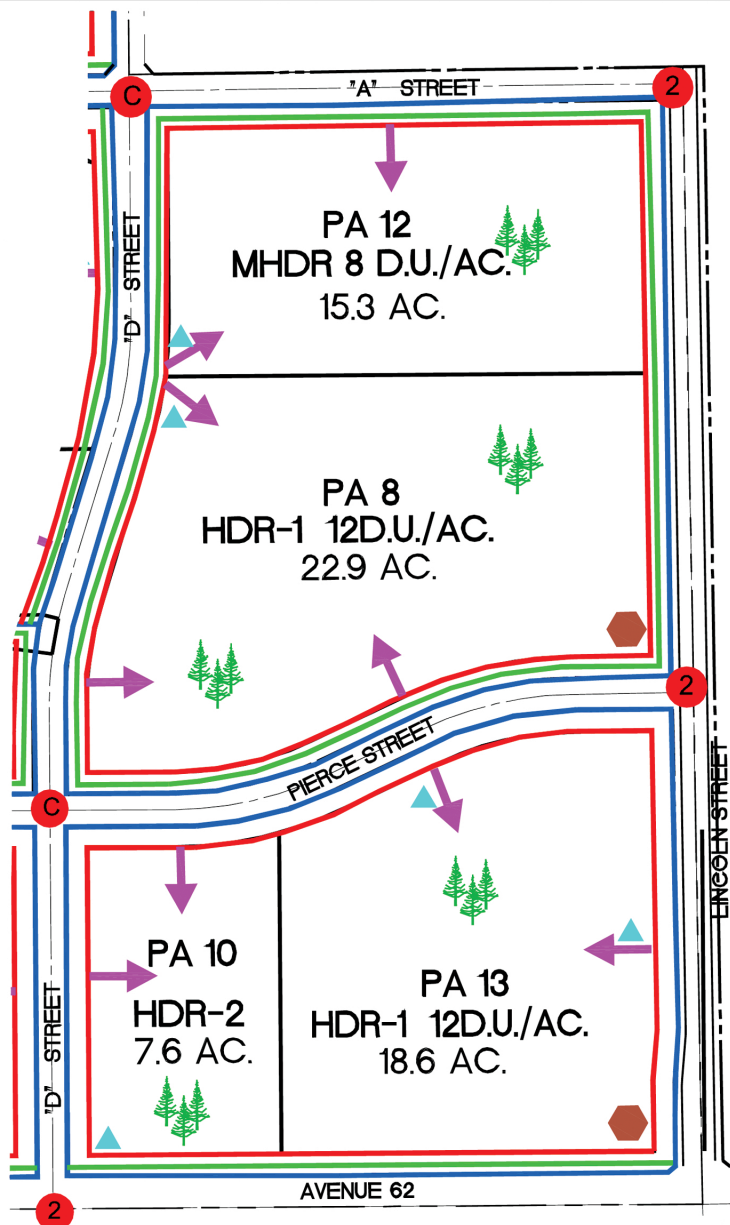
PLANNING AREA LAND USES			
Planning Area (PA)	Land Use Designations	AC*	Dwelling Units
PA 6	HDR (12 du/ac)	36.9±	443
PA 17	OS	12.4±	--
PA 19	YMCA/Comm Ctr.	5.0±	--
PA 33	CO	3.0±	--

*Residential includes OS subject to density transfers.

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PLANNING AREA LAND USES			
Planning Area (PA)	Land Use Designations	AC*	Dwelling Units
PA 8	HDR (12 du/ac)	26.6±	319
PA 10	HDR (14 du/ac)	10.6±	149
PA 12	MHDR	18.7±	149
PA 13	HDR (12 du/ac)	22.3±	268

*Includes OS subject to density transfers.

LEGEND	
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- | COMMUNITY STRUCTURE | |
|---------------------|---------------------------|
| | Primary Community Entry |
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