

4. Street Lighting

Street lighting in the Specific Plan area shall require full shielding of most outdoor lighting and prohibit uplighting on street lights.

Streets and intersections, however, shall be well lighted. The minimum height of street lights, with the exception of safety lights at intersections, should be approximately 25 feet. Intersections might have increased wattage for definition and to alleviate automobile/pedestrian conflicts. The effect would be one of varying-size pools of light. Either gas or electric lights would be suitable.

5. Parking Areas

Parking areas should be illuminated with soft light from numerous small fixtures or lights from hidden sources. In order to promote a pedestrian environment, the elevation of lighting standards in parking areas or its periphery shall not exceed 20 feet in height. The lot illumination level shall achieve a uniformity ratio of 3 to 1 (max. to min. foot candles).

6. Walkway Lighting

Low "pedestrian" level lighting shall be installed at selected intersections along walkways. Bollard lighting (3' high) is recommended along sidewalks.

The lamp elements should not become an important sculptural element on the landscape. Fixtures should be uniform and unobtrusive. Plastic styles are not permitted. Shielded fixture are required to prohibit uplighting.

3. RESIDENTIAL GUIDELINES

a. Medium Density Residential

1. Refer to the Zoning Ordinance, Section III for setbacks, heights and lotting standards.
2. Grading

The project site has been graded to conform as much as possible to the natural contours. Tops and toes of slopes shall be rounded during initial grading. Graded slopes shall blend into natural open space terrain. Manufactured slope banks have been limited to a 2:1 gradient. Where possible, viewsheds have been maintained for residential development. A revegetation and dust control program shall be implemented to control erosion during the time between initial grading and installation of permanent landscaping.

3. Architectural Style

Though the architecture of Gateway Center should be perceived as a community, no single style is to be applied to the various uses within the specific plan. A framework

based on common community elements has been created that shall integrate building designs and project areas while allowing each area its own slightly different character.

Theme

A contemporary but historically based "California/spanish Mission" style is suggested for the residential areas. It is appropriate that each neighborhood is allowed its individuality, and each should convey its own unique blend of building formats and styles. However, the appearance of a disjointed collection of villages should be avoided. Individual architecture should relate to its neighbors.

Form, Height, and Massing

The architectural character of each planning area should be perceivable from local residential streets. Visual interest can be created through the application of architectural elements, such as windows, doors, balconies, roofs and other detail as well as providing various plan configurations.

Roof pitch and form are the most visible features which can dramatically impact a streetscape. Various site arrangements and offsets in plan should be employed to avoid monotony of continuous ridgelines. Flat roofs are highly discouraged.

All structures single family detached areas within Gateway Center are limited to two (2) stories in height or thirty-five (35) feet from grade. This shall contribute to a low-scale visually unobtrusive development.

All mechanical equipment shall be screened from view by walls or fences similar in design to the building architecture, adequate landscaping, or located in less prominent areas.

Shade and Shadow

Roof overhangs are encouraged as a response to seasonal conditions (to provide shade in the summer), especially when used in combination with porch enclosures, trellis structures, balconies and recesses.

An emphasis should be given to creating units with a strong indoor/outdoor relationship to take advantage of the temperate California climate.

Materials

All roofing materials shall be of a fire retardant material, such as clay tile, concrete tile, or composite shingles. Wooden roofs are unacceptable in Riverside County because of the high fire risks.

Light colored stucco walls are the recommended building finish with wood trim or natural stone used as accent.

Building Detail

Fences or walls separating lots shall be a minimum of six (6) feet in height and constructed of materials consistent with the principal structure. Light colored material is suggested.

Items such as mechanical equipment, air conditioners, antennas, flashing, sheet metal vents, skylights or solar panels shall be concealed from ground level view.

b. High Density Residential

1. Refer to the Zoning Ordinance, Section III for Setbacks Heights and Siting Concepts.

2. Grading

The project site has been graded to conform as much as possible to the natural contours. Tops and toes of slopes shall be rounded during initial grading. Graded slopes shall blend into natural open space terrain. Manufactured slope banks have been limited to a 2:1 gradient. Where possible, viewsheds have been maintained for residential development. A revegetation and dust control program shall be implemented to control erosion during the time between initial grading and installation of permanent landscaping.

Grading standards are similar to those of medium residential development. However, the high density planning areas may be graded relatively flat in order to provide ease of construction for these larger scale architectural units.

3. Architectural Style

Though the architecture of Gateway Center should be perceived as a community, no single style is to be applied to the various uses within the specific plan. A framework based on common community elements has been created that shall integrate building designs and project areas while allowing each area its own slightly different character.

Theme

A contemporary but historically based "California/Spanish Mission" style is suggested for the residential areas. It is appropriate that each neighborhood is allowed its individuality, and each should convey its own unique blend of building forms and styles. However, the appearance of a disjointed collection of villages should be avoided. Individual architecture should relate to its neighbors.

Form, Height, and Massing

The architectural character of each planning area should be perceivable from local residential streets. Visual interest can be created through the application of architectural elements, such as windows, doors, balconies, roofs and other detail as well as providing various plan configurations.

Roof pitch and form are the most visible features which can dramatically impact a streetscape. Various site arrangements and offsets in plan should be employed to avoid monotony of continuous ridgelines. Flat roofs are highly discouraged.

All attached structures within Gateway Center are limited to thirty-five (35) feet in height from grade. This shall contribute to a low-scale visually unobtrusive development.

All mechanical equipment shall be screened from view by walls or fences similar in design to the building architecture, adequate landscaping, or located in less prominent areas.

Shade and Shadow

Roof overhangs are encouraged as a response to seasonal conditions (to provide shade in the summer), especially when used in combination with porch enclosures, trellis structures, balconies and recesses.

An emphasis should be given to creating units with a strong indoor/outdoor relationship to take advantage of the temperate California climate.

Materials

All roofing materials shall be of a fire retardant material, such as clay tile, concrete tile, or composite shingles. Wooden roofs are unacceptable in Riverside County because of the high fire risks.

Light colored stucco walls are the recommended building finish with wood trim or natural stone used as accent.

Building Detail

Fences or walls separating lots or patios shall be a minimum of six (6) feet in height and constructed of materials consistent with the principal structure. Light colored material is suggested.

Items such as mechanical equipment, air conditioners, antennas, flashing, sheet metal vents, skylights or solar panels shall be concealed from ground level view.

Trash enclosures, rubbish bins, transformers and any other unsightly apparatus shall be situated away from the street and located toward rear property lines and should be architecturally screened.

Single family attached and multi-family neighborhoods may have common elements for the use of all residents such as trash enclosures, mailboxes and private recreational areas. The multi-family developments shall have private recreational areas commensurate with the nature of the development. The following pages provide guidelines for the location and design of such elements.

Trash bins shall be fully enclosed by a 6-foot stucco or masonry wall. Doors shall be solid and adequately detailed and finished. Recommended locations include inside parking courts, at the end of parking bays, and preferably integrated into the end of a garage or carport. An overhead structure may be included to support vines. Vines attached to the side and adjacent planting areas are encourage to soften appearance.

4. COMMERCIAL GUIDELINES

a. Commercial, Commercial/Office, Business Park, Public Facilities

Commercial uses have been located adjacent to the freeway to take advantage of convenient traffic access. In addition, locating these uses at lower elevations near the western property boundary allows high freeway visibility. Careful siting and massing of commercial structures yields both residential and commercial overviews. It should be noted that the plan view portion of the exhibit depicting this architectural style indicates conceptual access points and not proposed alignments for these access roads.

1. Grading

The project site has been graded to conform to the natural contours. Tops and toes of slopes shall be rounded during initial grading. Graded slopes shall blend into natural open space terrain. Manufactured slope banks have been limited to a 2:1 gradient. Where possible, viewsheds have been maintained for site overviews. A revegetation and dust control program shall be implemented to control erosion during the time between initial grading and installation of permanent landscaping.

Grading in stepped terraces is intended to provide fairly level building pads for development. This shall increase the potential for variations in roof and foundation lines and promote aesthetically pleasing structures. Maximum cut slopes of 2:1 are proposed for the entire site.

2. Setbacks

Setbacks shall be as required by the Specific Plan Zoning Ordinance. There must be a ten (10) foot landscaped buffer adjacent to the property line.

3. Architectural Guidelines

Architectural design of the center should reflect and contribute to the overall Gateway Center project theme, as well as fit with the surrounding area. Architectural styles should be compatible with other structures on the project site, the Planning Area and the surrounding land uses. Contemporary or adaptations of historic Architectural styles that relate to California's past are encouraged.

Form, Height, and Massing

Architecture should address public areas with high quality materials and should contain architectural elements and other detail relating to the human scale.