

EASTGATE SPECIFIC PLAN
DEVELOPMENT STANDARDS AND DESIGN CRITERIA

The purpose of the development standards and design criteria is to specify only those areas where specific design criteria are desired for this Specific Plan area. In general, the City's Municipal Code, Chapter 9 shall be used for reviewing the design of the project, except as otherwise identified and discussed below. The City's standards will ensure quality development without specifying a particular design for the project.

The Municipal Code standards will apply to all areas that are not addressed below.

DEVELOPMENT STANDARDS

The development standards included herein are intended to provide a standard for high quality development with the Eastgate Specific Plan.

I. R1-7200 Zone

A. Uses Permitted:

The uses permitted within the Eastgate Specific Plan R1-7200 Zone shall be as provided for in the R5 designation of Chapter 3 of the Municipal Code, Title 9.

B. Development Standards:

The Eastgate Specific Plan R1-7200 Zone shall comply with the development standards of the R5 designation as identified in Chapter 3 of the Municipal Code, Title 9, except as otherwise indicated below.

1. Street Frontage: The minimum frontage of a lot shall be 60 feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of 35 feet.

2. Setbacks:

Interior Side Yard: A minimum of 5 feet.

II. MFR- 15 (Multiple-Family Residential 15) Zone

A. Principal Uses Permitted: The following uses are permitted provided a plot plan shall have been approved.

1. Townhouses and condominiums

2. Apartments

B. Site Development Standards: Development within the Multiple-family Residential 15 zone shall comply with the standards of the Residential 15 District of the Municipal Code, except as follows:

1. Density

Residential density shall not exceed 15 dwellings per gross acre.

2. Parking

- a. Parking shall be provided in accordance with the following standards:

Unit type	Parking Spaces	Covered Spaces
1 bedroom/studio	1.5	1.0
2 bedroom	2.0	1.0
3 or more bedroom	2.5	2.0

- b. Recreational vehicle parking is not required.
- c. Each parking space within enclosed garages shall have minimum unobstructed dimensions of 9 feet x 20 feet.
- d. Bicycle parking facilities shall not be required for condominium units with attached garages.

3. Accessory Structures within Private Yards

Accessory structures permitted within private yards of condominium projects include:

- a. Open-sided patio covers and decks.
- b. Pools, spas, fountains and associated equipment.
- c. Gazebos not more than 15 feet in height.
- d. Accessory structures shall be setback a minimum of 5 feet from the perimeter of any private yard.

4. Building Setbacks

- a. The minimum building setback from adjacent single-family residential property shall be 25 feet for buildings with three or fewer units.
- b. The minimum building setback from the flood control channel shall be 10 feet.
- c. The minimum building setback from the property line on Cactus Avenue, Moreno Beach Drive and John F. Kennedy Drive shall be 25 feet.

5. Building Separation

- a. The minimum building separation shall be reduced to 15 feet, subject to the following limitations:
- b. The buildings subject to the reduced separation shall not exceed two stories in height; and
- c. None of the buildings subject to the reduced separation shall contain more than 8 dwelling units; and
- d. The walls and roofs of the buildings subject to the reduced separation shall include architectural enhancements and shall be articulated (with recesses and projections) to break up the mass of each building.
- e. Non-habitable architectural projections such as fireplaces may encroach a maximum of 2 feet into the area subject to the reduced building separation.

6. Landscape Easements

Landscape easements (outside of the right-of-way) shall be provided on Moreno Beach Drive and John F. Kennedy Drive. The landscape easement shall be 10-feet wide on Moreno Beach Drive and 6-feet wide on John F. Kennedy Drive.

7. Multi-use Trail

Thirteen feet of right-of-way shall be dedicated to the City for a multi-use trail along Cactus Avenue.

DESIGN CRITERIA

I. WALLS AND FENCES

A. R1-7200 Zone

1. Perimeter walls/fences

- a. The perimeter wall/fence shall be aesthetically pleasing and compatible with adjacent approved project. The perimeter wall shall be at least six (6) feet high, and constructed of decorative masonry block at least six (6) inches wide. The wall shall be constructed with brick cap and pilasters. The pilasters shall be provided at intervals of roughly 50 feet (at property lines if appropriate), at changes in vertical or horizontal direction, or at other appropriate locations

determined by the Community and Economic Development Department.

- b. A combination wall/fence shall be provided at the south side of the flood control channel along the property line. The combination wall would consist of approximately 2-3 feet of block wall, and 2-3 feet of wrought iron. Pilasters shall also be provided at intervals of 50 feet (at property lines if appropriate. Colors applied to this wall shall be in keeping with the identified overall project theme.

2. Fencing for Street Side and Interior Lot Lines

All fencing along street sides of single-family lots shall be treated with a decorative block wall, or combination wall/fence. The use of wood fencing shall be only for fencing between single-family residential units.

B. MFR-15 (Multiple-Family Residential 15) Zone

1. Perimeter walls/fences

- a. Any perimeter wall/fence in the MRF-15 Zone shall be decorative.
- b. The perimeter wall/fence along Moreno Beach Drive and John F. Kennedy Drive shall be placed along the private property side of the required landscape easements. Any perimeter wall/fence along Cactus Avenue shall be placed on the ultimate property line.
- c. In the case of a condominium complex with private yards, any perimeter wall/fence along Cactus Avenue, John F. Kennedy Drive and Moreno Beach Drive shall be decorative block where private yards extend to the perimeter wall/fence. In the intervening areas the wall/fence shall be decorative block on the bottom half with pilasters and metal rail above.
- d. The perimeter wall/fence along the flood control channel shall be decorative block on the bottom half with pilasters and metal rail above.

2. Interior Walls and Fences

All interior fences and walls shall be made of durable materials such vinyl or masonry. Wood fencing shall be prohibited.

II. ENTRY STATEMENTS

There are two types of entries to the residential areas of Eastgate proposed: Major and Minor. These are described below:

Major Entry

This entry type will be provided at two locations – the intersection of “N” Street and Moreno Beach Drive, and the intersection of “T” Street and John F. Kennedy Drive. (see Tentative Tract Map 22709) These locations are viewed as the primary arrival locations for persons in the residential area. The concept for these entries calls for the use of Schinus Molle (California Pepper trees and Washingtonia filifera as the major accent trees. At the major entries, the Schinus molle trees will be planted in groups in widened planter areas created by low planter walls and surrounded by mounded accent shrubs and ground cover. An understory of shrubs and accent plantings will be provided in these planters.

Minor Entry

This entry type will be provided at four locations – the intersection of “I” Street and John F. Kennedy Drive, the intersection of “H” Street and Oliver Street, and the intersection of each of the two access points at Cactus Avenue. The design concept for these entries is similar in most respects to the major entries, with the exception that the enhanced planter area for the Schinus molle trees is not provided. These entries, due to space restrictions will also not be provided with the enhanced, bermed turf areas proposed for the major entries.

The major and minor entries shall be consistent with the City’s landscape guidelines.

The plans for the entries shall be reviewed by Planning and Public Works – Special Districts prior to issuance of any permits for construction.

III. FLOOD CONTROL/DESIGN OF OPEN CHANNEL

The design of the drainage channel will be a semi-natural design establishing a balance between conservation of resources, and the needs for drainage of a 100-year flood plain. The applicant has been working closely with the Federal and State resource agencies, Riverside County Flood Control, and the City regarding a design solution amenable to all parties.

The flood channel will be treated as a paseo, which will convey the major runoff through the site. Retention basins, if necessary, will be located in visible areas of the paseo. There may also be a need for rip-rap structures to reduce the speed of water through the paseo area.

The plant palette for the paseo will consist California natives and drought tolerant species. It is the intent that the plant material be planted in random masses to achieve an endemic appearance. Groupings of riparian type trees shall occur along immediate flow line or where water is present. Trees in the flood plain shall be five-gallon minimum and planted preferably during the rainy season to insure water availability.