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First Submitted: August 21, 1999  
Second Submittal: November 24, 1999  
Third Submittal: February 4, 2000 Amended March 9, 2000  
Fourth Submittal: October 18, 2000  
Fifth Submittal: May 31, 2001

## **ELSINORE CITY CENTER SPECIFIC PLAN AMENDMENT NO 1**

*Developed by :*

### **Oak Grove Equities**

28991 Front Street Suite 207  
Temecula CA92590  
909 699 5860  
Contact Person: Craig Schleuniger

*Prepared by:*

### **Daigle & Company**

Planning and Architecture  
28991 Front Street Suite 207  
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Glen Daigle

In Association with:

Michael L Benesh  
Civil Engineering

George Fermanian  
California Residential, LLP

12  
**APPROVED**  
9/25/01

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# I. INTRODUCTION AND PROPOSED SPECIFIC PLAN AMENDMENT

## A. Background and Purpose

This document is an amendment to the Lake Elsinore City Center, the Specific Plan which is an existing commercial center at the southeast quadrant of I-15, Railroad Canyon and Grape Street. The Center is anchored by existing anchors Wal-Mart and Vons and includes restaurants and retail shops. The property has been under one ownership for approximately forty years- Oak Grove Equities, a company comprised of primarily the Schleuniger Family. Craig Schleuniger is the managing director.

The property totals 49.2 acres, and as of late 1999, is completely developed with the exception of a 1.1 acre parcel (Parcel 9), a Wal-Mart "future expansion area" and 8.2 acres (Parcel 5) at the south end of the project site.

Figure 1, *Existing Conditions*, depicts what is currently developed on the City Center site and what is currently vacant.

The approved land use per the City Center Specific Plan for vacant Parcel 9 is General Commercial. The approved land use per the City Center Specific Plan for the vacant southerly 8.2 acres (Parcel 5) is also General Commercial.

This Specific Plan Amendment No. 1 (SPA No. 1) document affects only Parcel 5 and does not propose any changes to development and design standards associated with the other onsite parcels. Parcel 5 is a separate legal parcel.

The original Specific Plan was approved on September 8, 1992 by the Lake Elsinore City Council. Associated with approval of the Specific Plan was a Zone Change (92-3 and Ordinance 939) from Commercial C-2 to Specific Plan Zone, and an Environmental Impact Report, entitled "Elsinore City Center; Specific Plan No. 90-03; Final Environmental Impact Report" which was also certified by the City Council on September 8, 1992. This document is the first amendment to the original Specific Plan. This amendment is being proposed to allow the development of Multi-Family Residential uses within the Parcel 5 area of the City Center site. Those standards and guidelines that are silent in this document shall revert to the 1992 City Center Specific Plan and then to the City's Municipal Code.

The owners have attempted since 1992 to find commercial user(s) for the southerly undeveloped area since 1992. Its location is clearly the second or third choice to most retail users. That, combined with its steep topography, have made it necessary for an alternative land use to be considered. This document proposes to allow another permitted use, Multi-Family Residential, to be developed within Parcel 5. A range of 141 to 162 dwelling units are proposed by this document.

**B. Environmental Documentation**

The City has prepared an Initial Study and Addendum EIR in accordance with the California Environmental Quality Act to provide the necessary environmental clearances and evaluations for the proposed Specific Plan Amendment No. 1 project.

**C. General Plan Amendment**

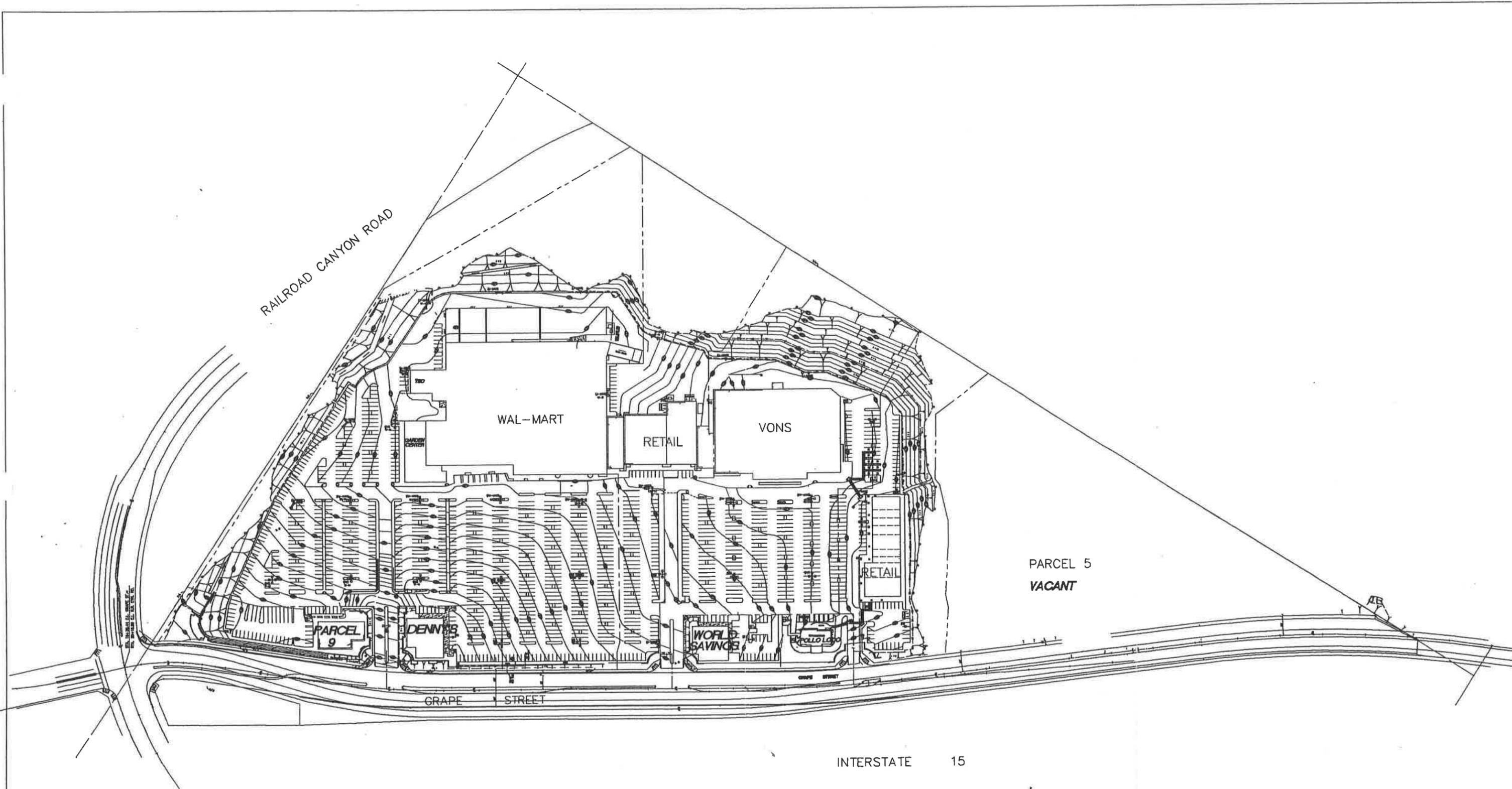
The City's General Plan currently does not intend for multi-family residential to be developed within the City Center Specific Plan. An amendment to the General Plan is required to allow Multi-Family Residential uses onsite.

**D. Design Review Approval**

Any development, whether General Commercial or Multi-Family Residential, requires City Council approval of the development's final design, landscaping plans, elevations, materials, colors, etc. as part of the City's Design Review process.

**E. Other Required Future Approvals**

The applicant shall acquire all necessary approvals required by the Municipal Code, including issuance of grading and building permits, and other provisions of the City's Municipal Code.



**EXISTING CONDITIONS**



<p><u>OWNER</u></p> <p>OAK GROVE EQUITIES 28991 FRONT STREET #207 TEMECULA CA 92590 909.693.5488</p>	<p><u>PLANNING CONSULTANT</u></p> <p>DAIGLE &amp; COMPANY 28991 FRONT STREET #207 TEMECULA CA 92590 909.693.5488</p>	<p><u>ENGINEERING CONSULTANT</u></p> <p>LANDMARK CONSULTING 3914 MURPHY CYN RD #A133 SAN DIEGO CA 92123 858.560.6556</p>	<p>LAKE ELSINORE CITY CENTER SPECIFIC PLAN AMENDMENT NO 1</p> <p>FIGURE 1 3</p>
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## II. PROPOSED REVISIONS TO CITY CENTER SPECIFIC PLAN

Amendment No. 1 to the City Center Specific Plan is wholly within the legal description and planning boundary of the adopted 1992 City Center Specific Plan. The opportunities and constraints offered by the project site are documented in both the adopted City Center Specific Plan and the Final Environmental Impact Report.

Those development and design standards contained in the original City Center Specific Plan will remain unchanged with this proposed SPA No. 1 document, except that multi-family residential uses within Parcel 5 of the overall City Center area, will be considered a Permitted Use. As presently written, the City Center Specific Plan allows only General Commercial uses and activities within the entire Specific Plan area, including Parcel 5. SPA No. 1 provides the applicant with more flexibility to develop Parcel 5. The intent is to develop Parcel 5 with General Commercial uses, however, multi-family residential uses can also be developed. The remaining parcels within the City Center site will continue to be developed as General Commercial uses.

This Amendment No. 1 proposes specific text revisions to the following two sections which presently exist within the Specific Plan to allow for multi-family residential uses:

1. Land Use Plan. This particular plan is called "IV. LAND USE PLAN" and starts on page IV-1 of the Specific Plan. As currently written, this section indicates the entire City Center site will be developed as General Commercial uses. SPA No. 1 incorporates text to allow multi-family residential development within Parcel 5.
2. Specific Plan Zone. This particular section is called "XII. SPECIFIC PLAN ZONE" and starts on page XII-1 of the Specific Plan. As currently written, multi-family residential uses are not considered "Permitted Uses" within Parcel 5. SPA No. 1 incorporates text to consider multi-family residential uses as Permitted Uses.

This Amendment No. 1 also proposes the following new section which would apply should Multi-Family Residential uses actually be developed within Parcel 5. If General Commercial uses are developed within Parcel 5, then this particular section would not be applicable, and those standards and guidelines contained in the 1992 Specific Plan would continue to apply.

### TEXT REVISIONS TO CITY CENTER SPECIFIC PLAN

The following are specific text revisions to 2 (two) sections of the Specific Plan. To assist the reader, the sections that are being revised are reproduced. Those portions of the sections that are not presented will not be revised and will continue to remain applicable. Additional text is **bolded and underlined**, while deleted text is ~~**bolded and struck**~~.

### **III. REVISIONS TO “IV. LAND USE PLAN” OF CITY CENTER SPECIFIC PLAN**

The following is taken directly from the City Center Specific Plan starting on page IV-1.

#### **IV. LAND USE PLAN**

##### **A. LAND USES**

The proposed Elsinore City Center Specific Plan provides for the development of a high quality commercial center **with a multi-family residential component that** will house various types of businesses and facilities **and possible multi-family structures**. The proposed project combines retail, office, **multi-family residential** and restaurant uses into one comprehensive plan. The Center is designed to reflect a mixed-use commercial **and multi-family residential** concept responding to urban trends in Lake Elsinore and surrounding communities. The Elsinore City Center will be constructed in compliance with a site design that is consistent with applicable City of Lake Elsinore ordinances, development standards and policies and the City of Lake Elsinore General Plan. The Specific Plan is designed to consider access links, compatible land use transitions with neighboring properties, views and landform relationships. As shown in Figure **8-2, Specific Land Use Plan**, a total of 49.2+ acres are planned for development.

##### **1. Detailed Land Use Program**

The **proposed original** project, excluding the “*Future Use Area*” as shown in Figure **8 2**, will include a maximum of 356,400 square feet of general commercial uses. These uses may include large and small commercial retail shops with uses such as a dry cleaners, clothing and specialty stores, office uses, a movie theater and several restaurants, as listed in Table 1A, **Original Land Use Summary**, below. **Figure 8 presents the Land Use Plan that was approved with the 1992 Specific Plan. What has been completed and occupied as of late 1999 is listed in Table 1B below.** In all, the entire shopping complex will meet or exceed the City’s requirements for parking by providing a minimum of 1946 parking spaces which include the use of shared parking. The various project components will be interconnected through an efficient and safe circulation system designed to accommodate both vehicular and pedestrian traffic.

**Parcel 5 shall be permitted to be either Multi-Family Residential OR General Commercial. The two alternative uses shall not be mixed within Parcel 5. Figure 8A, Conceptual Plan with Multi-Family Residential on Pcl 5, shows the land uses if Parcel 5 is developed as multi-family residential. The modified Land Use Summary with multi-family residential is listed in Table 1C below. Parcel 5, if developed according to the Original Specific Plan, will meet or exceed the City’s requirements for parking by providing additional parking to reach the required overall total for the entire shopping complex. Parcel 5, if developed as multi-family residential with unit types and counts as indicated in Table 1C, will have 11 less parking spaces than required by the Municipal Code and would be a separate design guideline applicable only to this Specific Plan. Section XIII contains a detailed discussion on parking for multi-family residential use.**

The site plan contains an area known as "*Future Use Area*". This area has the potential to be used in the future for such uses as offices, restaurants, financial institutions and support commercial uses. Its development is predicated on receiving access from the adjacent parcel. However, if and when this area is developed, it will be developed independently and separately from the Elsinore City Center project. A separate Change of Zone, Specific Plan, an Environmental Review, and/or other applications and documents will be prepared for this "*Future Use Area*" as required by the City.

## 2. Land Use Development Standards and Guidelines

In order to ensure orderly and sensitive development, the specific land uses described above will require infrastructure, public services, and facilities and special techniques or mitigation to accommodate the uses proposed and provide adequate transportation to neighboring uses. Project-wide development standards and guidelines have been prepared to manage implementation of general or unique conditions. General standards and guidelines are listed below. For specific zoning regulations and permitted uses, refer to Section XII, Specific Plan Zone, and Section V of this Specific Plan Amendment, Plans, Standards & Guidelines For Multi-Family Residential Development.

- a. The total Specific Plan shall be developed on 49.2+ acres, as illustrated on Figure 8, *Specific Land Use Plan*. Generally, the uses permitted shall include mixed-use commercial development. Possible retail uses include a large discount store or supermarket, discount clothing stores, hair salons, book store, card shops, music and record stores, and other similar shops. Office and support commercial uses may include travel agencies, optometrist offices, printers, photocopiers, mail outlets, etc.
- b. Uses and development standards shall be in accordance with the zoning regulations established for this Specific Plan and shall be defined by Specific Plan objectives, future detailed tract maps, plot plans and potential conditional use permits as appropriate.
- c. The development of the property shall be in accordance with the mandatory requirements of all Lake Elsinore Ordinances and state laws and shall conform substantially with this approved Specific Plan (S.P. No. 90-03) as filed in the office of the City of Lake Elsinore, community development, unless otherwise amended.
- d. Prior to issuance of a building permit for construction of any use contemplated by this approval, the applicant may be required to first obtain clearance from the City of Lake Elsinore Planning Department that all pertinent conditions of approval have been satisfied for the phase of development in question.
- e. An environmental assessment may be required to be conducted for each tract, plot plan, Specific Plan Amendment or any other discretionary permit required to implement the Specific Plan. At a minimum, the environmental assessment shall utilize the evaluation of impacts addressed in the EIR prepared for the Specific Plan.

- f. Parcels created pursuant to this Specific Plan and tentative maps shall be in conformance with the development regulations provided within Section XII, Specific Plan Zone, of the Elsinore City Center Specific Plan.
- g. A City change of zone application, which would constitute a Specific Plan Amendment, may be required, as determined by the Planning Department with a subsequent development application if the proposed use varies substantially from the use(s) provided for by Section XII.A, Permitted Uses and Development Regulations, established by the Specific Plan.
- h. Design features such as special architectural treatment, perimeter and interior landscaping, and buffering of parking lot/loading zone areas will be incorporated into project design to minimize any potential conflict between commercial uses and to "soften" views from the freeway.
- i. Passive solar heating techniques will be employed wherever possible within the project. Passive solar systems do not utilize sophisticated hardware. Passive systems involve orientation of buildings, proper insulation and simple heat storage systems, including such elements as dual-paned windows.
- j. Roadways, infrastructure, flood control improvement areas and other public facilities may be coordinated by and paid for through an assessment or community services district, Redevelopment Agency funds or other financing mechanisms to facilitate construction, maintenance and management.
- k. Final development intensities shall be permitted as set forth in Section IV.A.1., Detailed Land Use Program, above.
- l. Prior to the issuance of building permits, improvement plans for developed common open space areas, including construction, planting and irrigation plans, shall be submitted for Planning Department approval for the stage of development in question. These landscape improvement plans shall be prepared and reviewed for substantial conformance by a licensed Landscape Architect.
- m. For the security and safety of future users, the applicant and/or developer shall incorporate the following design concepts into site plans:
- Circulation for pedestrians, vehicles, and police patrols;
  - Lighting of streets, walkways, and commercial areas;
  - Visibility of plazas, building entrances, pedestrian walkways and windows from the street and between buildings; and
  - Fencing heights and materials, including landscaping, that serve security needs.

- n. Mitigation measures for environmental resources (paleontology and biology studies, etc.) shall be implemented as identified in the Environmental Impact Report.
- o. Multi-family residential dwelling units and their accessory uses shall be developed in accordance with Section V of this Specific Plan Amendment, Plans, Standards & Guidelines For Multi-Family Residential Development.

**TABLE 1A**  
**· ORIGINAL LAND USE SUMMARY**  
**Elsinore City Center SEE FIGURE 8 2**

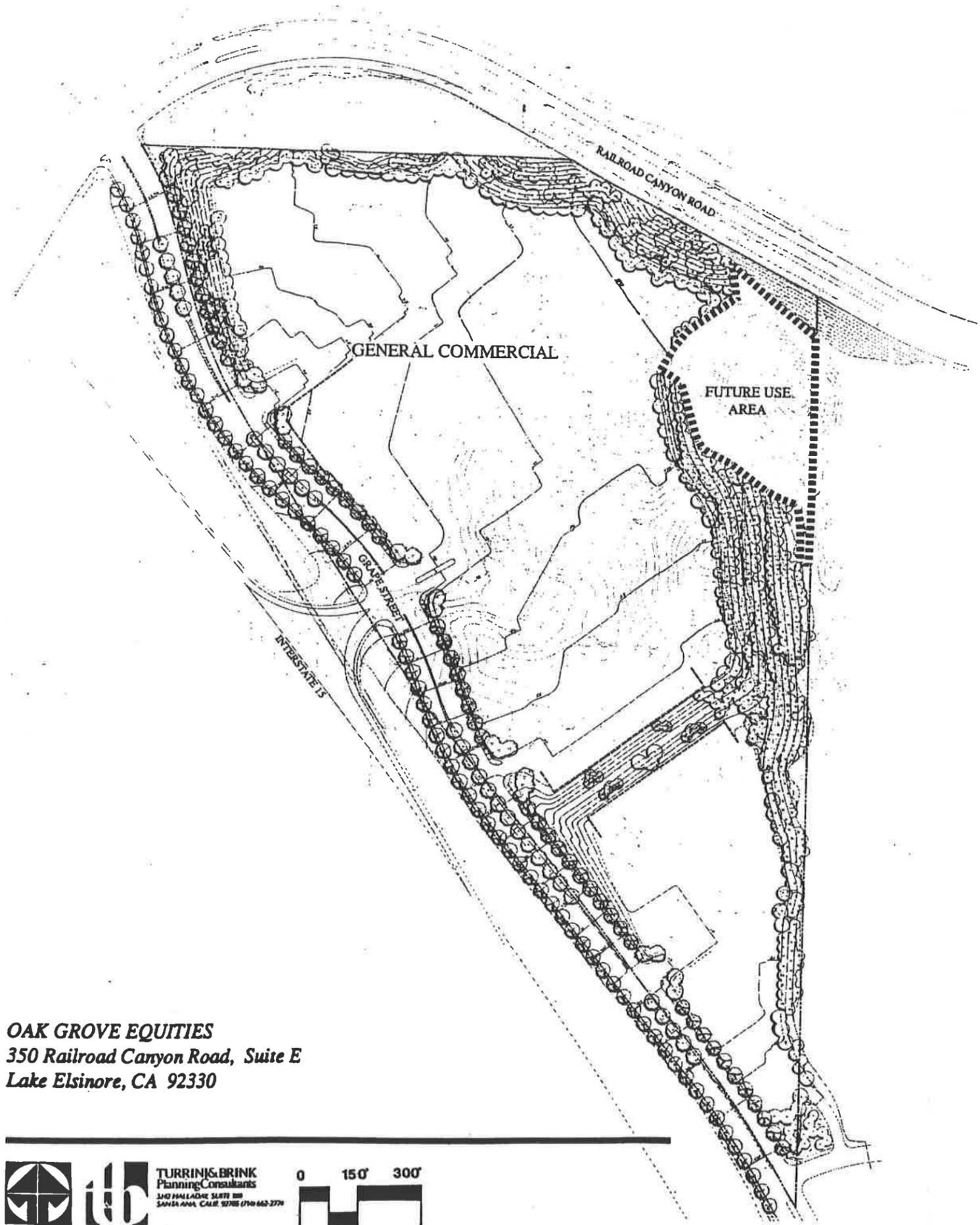
	LAND USE	MAXIMUM ALLOWABLE BUILDING SQUARE FOOTAGE	REQUIRED PARKING	PROPOSED PARKING
<b>General Commercial</b>	<b>32.6</b>			
• Retail Uses	N/A	277,000	1,108	---
• Office Uses	N/A	31,200	125	---
• Restaurants	N/A	17,200	382	---
• Theater	N/A	31,000	450	---
<b>Manufactured Slopes</b>	<b>8.6</b>	<b>N/A</b>	<b>N/A</b>	<b>---</b>
<b>Future Use Area</b>	<b>3.8</b>	<b>N/A</b>	<b>N/A</b>	<b>---</b>
<b>Major Roads</b>	<b>4.2</b>	<b>N/A</b>	<b>N/A</b>	<b>---</b>
<b>TOTAL</b>	<b>49.2</b>	<b>356,400</b>	<b>2,065</b>	<b>1,946</b>

**TABLE 1B  
COMPLETED AND OCCUPIED  
AS OF LATE 1999**

LAND USE	TOTAL ACREAGE	EXISTING BUILDING SQUARE FOOTAGE	REQUIRED PARKING	EXISTING PARKING
<b>General Commercial</b>				
•Parcel 1 Wal Mart	14.4	127,000	508	852
•Parcel 2 Retail	5.06	31,823	127	129
•Parcel 3 VONS	7.57	50,633	203	265
•Parcel 4 Retail	3.54	17,084	68	70
•Parcel 5 Vacant				
•Parcel 6 El Pollo Loco	.48	2,767	61	62
•Parcel 7 World Savings	.66	3,476	14	17
•Parcel 8 Denny's	.84	4,754	106	107
•Parcel 9 Vacant				
<b>Subtotal General Commercial</b>	<b>32.55</b>	<b>237,537</b>	<b>1,087</b>	<b>1,502</b>
<b>Vacant Undeveloped</b>	<b>9.41</b>			
<b>Manufactured Slopes</b>	<b>In above</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Future Use Area</b>	<b>3.8</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>Major Roads</b>	<b>4.2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
<b>TOTAL</b>	<b>49.2</b>			

**TABLE 1C  
PARCEL 5 ONLY AS MULTI FAMILY RESIDENTIAL USE  
SEE FIGURE 8B**

LAND USE	TOTAL ACREAGE		REQUIRED PARKING	PROPOSED PARKING
<b>Multi Family Residential Parcel 5</b>	<b>8.2</b>	<b>36 1 bdrm units</b>	<b>60</b>	<b>60</b>
		<b>120 2 bdrm units</b>	<b>276</b>	<b>265</b>
		<b>or</b>		
		<b>46 1 bdrm units</b>	<b>77</b>	<b>77</b>
		<b>116 2 bdrm units</b>	<b>255</b>	<b>252</b>
<b>Total</b>		<b>156 -162 units</b>	<b>336</b>	<b>325</b>
			<b>or 332</b>	



**LEGEND**

LAND USE	ACRES
GENERAL COMMERCIAL	32.6
MANUFACTURED SLOPES	8.6
FUTURE USE AREA	3.8
MAJOR ROADS	4.2
<b>TOTAL</b>	<b>49.2</b>

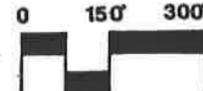
**OAK GROVE EQUITIES**  
 350 Railroad Canyon Road, Suite E  
 Lake Elsinore, CA 92330

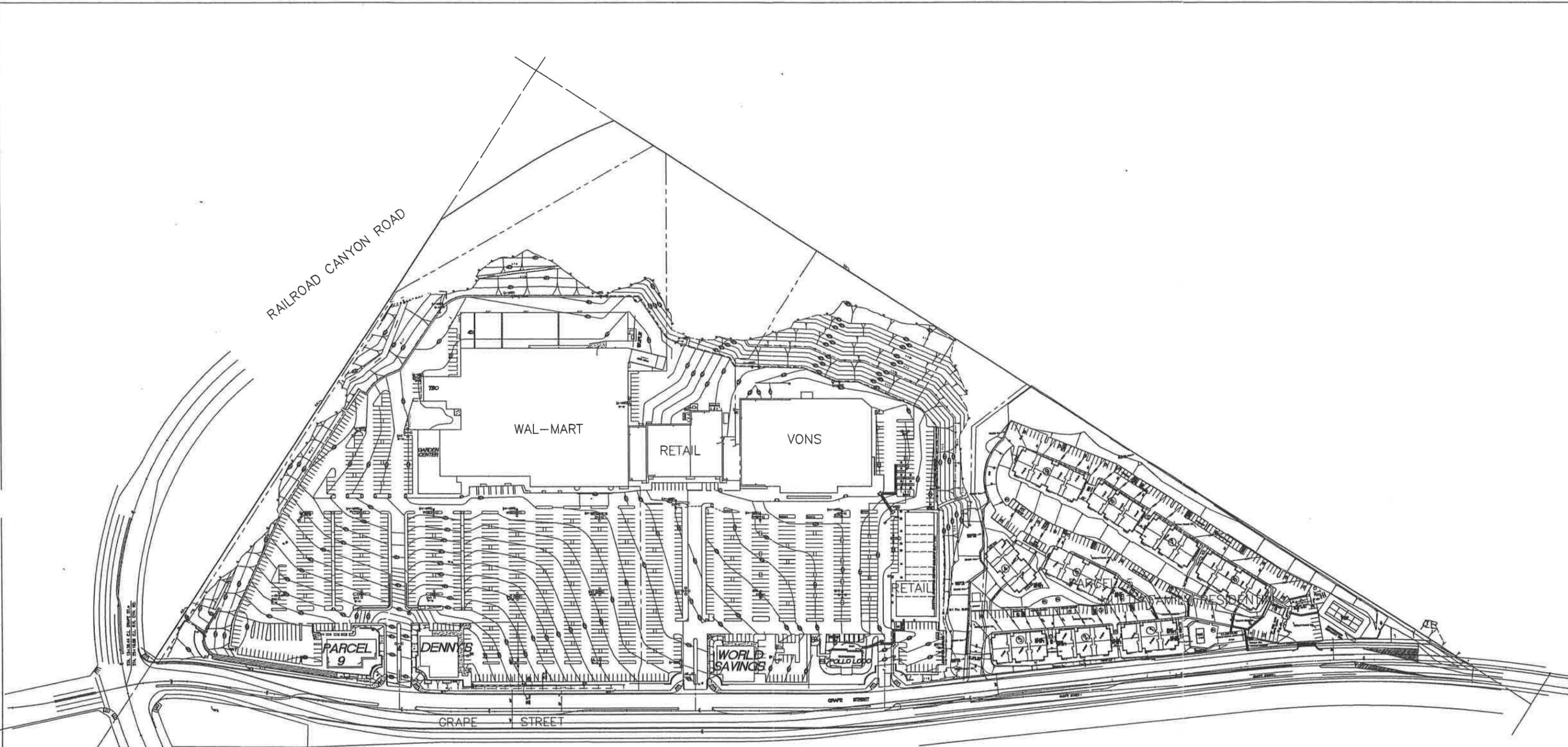
**Specific Land Use Plan**

**ELSINORE  
 CITY CENTER**

FIGURE 2


**TURRIN & BRINK**  
 Planning Consultants  
 140 HAWAIIAN BLVD  
 SAN ANA, CALIF. 92701 (714) 662-2774

0    150'    300'  




CONCEPTUAL PLAN  
WITH MULTI-FAMILY  
RESIDENTIAL ON PARCEL 5

0 100



<p><u>OWNER</u></p> <p>OAK GROVE EQUITIES 28991 FRONT STREET #207 TEMECULA CA 92590 909.699.5860</p>	<p><u>ARCHITECT</u></p> <p>DAIGLE &amp; COMPANY 28991 FRONT STREET #207 TEMECULA CA 92590 909.695.1045</p>	<p><u>ENGINEERING CONSULTANT</u></p> <p>MICHAEL L BENESH 404 S LIVE OAK PARK RD FALLBROOK CA 760 728 6938</p>	<p>LAKE ELSINORE CITY CENTER SPECIFIC PLAN AMENDMENT NO 1</p> <p>FIGURE 3 8B 11</p>
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## **IV. REVISIONS TO “XII. SPECIFIC PLAN ZONE” OF CITY CENTER SPECIFIC PLAN RELATED TO PERMITTED USES**

The following is taken directly from the City Center Specific Plan starting on page XII-1.

### **XII. SPECIFIC PLAN ZONE**

This Section establishes zoning and land use development standards for the land uses planned within the Elsinore City Center Specific Plan Project Area. In general, the zoning district is based on the City of Lake Elsinore's Zoning Ordinance format, with modifications to standards as necessary to accommodate specific conditions relative to this Specific Plan.

Land Use Plan (Figure 3) depicts the land use for the entire Elsinore City Center Specific Plan which is based on Chapter 17.48, the C-2 - Neighborhood Commercial Zoning District of the City's Municipal Code. The development standards and regulations in the following pages have been drafted specifically for the Elsinore City Center Specific Plan and are designed to respond to the physical, political and economic site opportunities and constraints inherent in the project site. To respond to these project-related conditions, the *Elsinore City Center Specific Plan Zone* has been established. The Zone is designed to consolidate and integrate permitted uses and development standards that are currently divided and scattered among the City's C-O, C-1, C-2 **and R-3** zoning districts, and numerous other chapters within Title 17 of the Lake Elsinore Municipal Code including Chapters 17.38 (Non-Residential Development Standards), 17.66 (Parking Requirements) and 17.94 (Signs-Advertising Structures).

**The Zone is also intended to allow Multi-Family Residential uses within Parcel 5, which is an 8.2 acre area at the south end of the City Center site.**

The Elsinore City Center Specific Plan Zone offers several distinct advantages over conventional City zoning districts:

- The Zone will facilitate City staff's review of individual projects and submittal Packages by minimizing cross references to other City zoning districts and development regulations.
- The Zone recognizes the desire of the project applicant and the City to clearly define and identify specific development regulations and permitted uses that are appropriate to the project site given its close proximity to and high visibility from the I-15 freeway.
- The Zone complements the Design Guidelines set forth in Section IX of this Specific Plan.

Minor modifications were made to the Elsinore Zoning Code to accommodate the ~~service~~ **General Commercial and Multi-Family Residential** uses. All references to ~~residential~~, industrial, open space and recreational uses have been omitted, as they were not applicable to the proposed project. Several uses subject to a conditional use permit were found to be inappropriate with the proposed project uses, and therefore, are not permitted in the Specific Plan Zone. These uses include churches, ~~daycare centers~~, office condominiums, and motor vehicle and recreational vehicle sales and service centers.

The minimum lot area for new lots within the Specific Plan Zone has been reduced to accommodate the project's design concept. Furthermore, the height allowance has been increased to allow for taller architectural elements, characteristic of the project's Spanish-Mission style theme.

The permitted uses and development regulations of the Elsinore City Center Specific Plan Zone are set forth in full below and shall apply only to the project areas, as illustrated in Figure 8 2, *Specific Land Use Plan*, **and Figure 8b, Conceptual Plan With Multi-Family Residential on Parcel 5.**

#### A. PERMITTED USES AND DEVELOPMENT REGULATIONS

##### 1. Purpose.

The intent of the Elsinore City Center Specific Plan Zone is to reserve appropriate locations consistent with the General Plan to accommodate a full range of retail stores, offices, restaurants, ~~and~~ personal services, **and Multi-Family Residential** scaled to meet the needs of the residents of the entire City.

##### 2. Permitted Uses.

Uses permitted in the "C-2" District shall include those ~~businesses~~ **and Multi-Family Residential uses** listed below which operate in compliance with the intent and standards of this Zone and the Zones applicable with the Lake Elsinore Zoning Ordinance.

- a. Accountants, advertising agencies, appraisers, attorneys, business and management consultants, economists, public relations consultants, and other professional offices.
- b. Administrative or executive offices of any type of business.
- c. Antique shops and auction galleries.
- d. Apparel stores.
- e. Appliance stores.
- f. Architects, landscape architects, planners engineers, and surveyors, geologists, industrial designers, graphic designers, and interior designers not including retail sales on the premises.

- g. Art and craft galleries or studios.
- h. Barber shops and beauty salons.
- i. Bicycle shops.
- j. Bowling alleys; provided they comply with the requirements of Chapter 17.66, Parking requirements, as modified by Specific Plan No. 90-03.
- k. Bus depots and transit stations.
- l. Department stores.
- m. Employment agencies, travel agencies, and airline ticket agencies.
- n. Financial institutions, including banks, savings and loan associations, finance companies and credit unions.
- o. Floor covering shops.
- p. Florists.
- q. Food stores; including markets, bakeries, and health food establishments and candy stores.
- r. Furniture stores.
- s. General merchandise stores.
- t. Gift shops and novelties stores.
- u. Government buildings and service facilities; excluding storage equipment or repair or warehouses.
- v. Hardware stores.
- w. Health and exercise clubs
- x. Hobby supply stores.
- y. Home improvement centers.
- z. Hotels, motels and motor inns.
- aa. Insurance brokers and services, investment brokers, real estate brokers and offices, and title and escrow companies.

- bb. Jewelry stores.
- cc. Media shops; including bookstores, newsstands, and videotape outlets.
- dd. Medical complexes including medical, dental, and health-related services; excluding any housing for persons aged, infirm or ill.
- ee. Multi-Family Residential (within Parcel 5 only )**
- ff. Music stores; including sales of instruments, records, and tapes.
- gg. Oculists, opticians, and optometrists.
- hh. Office supply and stationery stores.
- ii. Personal service establishments; including barbershops, beauty shops, dry cleaning and tailors.
- jj. Pet shops; retail sales and grooming only. No boarding of animals.
- kk. Photography studio.
- ll. Private postal outlets.
- mm. Prescription pharmacies.
- nn. Public utility distribution and transmission facilities excluding private radio, television, and paging antenna towers.
- oo. Quick copy and printing establishments.
- pp. Restaurants and eating places ( including drive-ins and drive throughs and restaurants/eating places with outside eating or dining area); provided they comply with the parking requirements contained in this Specific Plan.
- qq. Sale of motor vehicles, motorcycle, and recreational vehicle parts and accessories and service incidental to the sale of parts.
- rr. Schools and studios for arts, crafts, photography, music and dance.
- ss. Service businesses similar to retail stores which do not involve warehousing or storage, except accessory storage of commodities sold at retail on the premises.
- tt. Service establishments; such as small appliance repair, watch and jewelry repair, and shoe repair.

- uu. Skating rinks; provided they comply with the requirements of Chapter 17.66, Parking Requirements, as modified by Specific Plan No. 90-03.
- vv. Sporting good stores and fitness supply stores.
- ww. Theaters; provided they comply with the requirements of Chapter 17.66, Parking Requirements, as modified by Specific Plan No. 90-03.
- xx. Toy shops.
- yy. Vehicle parts sales; (new or rebuilt only) and excluding repair and service.
- zz. Other uses that the Planning Commission finds by resolution to be in accord with the purpose of this Section and are appropriate and in compliance with City of Lake Elsinore standards and the City Center proposed uses in this document. A list of these uses shall be maintained in the Planning ~~Department~~ Division for future reference.

**3. Uses Subject to a Conditional Use Permit**

It is recognized that certain uses while similar in characteristics to Permitted Uses in the Elsinore City Center Specific Plan Zone may require outdoor operation and/or have the potential to impact surrounding properties and therefore require additional approval and consideration. Such uses to be permitted in this Zone shall require a Conditional Use Permit pursuant to Chapter 17.74 of Title 17 of the Lake Elsinore Municipal Code and shall include the following:

- a. Bars or cocktail lounges; not in conjunction with a restaurant.
- b. Business colleges and professional schools.
- c. Car washes, hand or automatic.
- d. Dance halls, discotheques, or any establishment providing live entertainment.
- e. Game arcades; includes any establishment having five or more mechanical or electronic games of chance, skill or entertainment, whether as the primary use or in conjunction with another business, but excluding vending machines dispensing a product for sale.
- f. Gasoline dispensing establishments, subject to the provisions of Chapter 17.38 of Title 17 of the Lake Elsinore Municipal Code, as amended by this Specific Plan.
- g. Mortuaries.
- h. Outdoor sales and display incidental and accessory to a permitted use.
- i. Private clubs and lodges.

- j. Small animal veterinary clinics subject to the following addition to all other conditions of the Use Permit:
- 1) Treatment of animals is restricted to dogs, cats, and other small domesticated animals and birds.
  - 2) The operation shall be conducted in a completely enclosed and sound controlled building in such a way as to produce no objectionable noises or odors outside its walls.
  - 3) There shall be no outdoor runs or animal holding areas.
  - 4) There shall be no boarding of animals other than as necessary for recuperation of patients.
  - 5) The clinic shall have direct access from a parking area.
- k. Structures exceeding the maximum height permitted by Section 17. 44.060 of Title 17 of the Lake Elsinore Municipal Code.

## **V. NEW SECTION SHOULD MULTI-FAMILY RESIDENTIAL USES BE DEVELOPED WITHIN PARCEL 5**

If Multi-Family Residential uses are developed within Parcel 5 of the City Center Site, the following plans, standards and guidelines will apply and will regulate the design and development of the Multi-Family uses. If General Commercial uses instead of Multi-Family Residential are developed within Parcel 5, then this particular section would not be applicable, and those plans, standards and guidelines contained in the 1992 Specific Plan would continue to apply. The following section will be integrated directly into the City Center Specific Plan as a new section.

### **MULTI FAMILY RESIDENTIAL**

#### **A. GRADING PLAN**

##### **1. Grading Plan Description**

The Parcel 5 site is currently partially graded. Final grading has not occurred due to lack of a tenant or user of the site. The Multi Family Residential Grading Plan, as shown on Figure 4, *Conceptual Grading Plan*, reflects a conceptual approach to creating land forms for the proposed development of the site.

Grading of the site will result in the creation of manufactured slopes of 2:1 or 1.5:1, less steep than some of the slopes within the commercial center. A preliminary dirt take off study performed by the applicant indicates approximately 75,000 cubic yards of cut and a possibility of a small amount of export. As detailed grading plans are drawn and approved, the possibility of export will become more defined. All exposed slopes shall be controlled by planting vegetation and by constructing properly engineered drainage systems, in accordance with City standards.

No retaining walls over 6 feet in height are proposed.

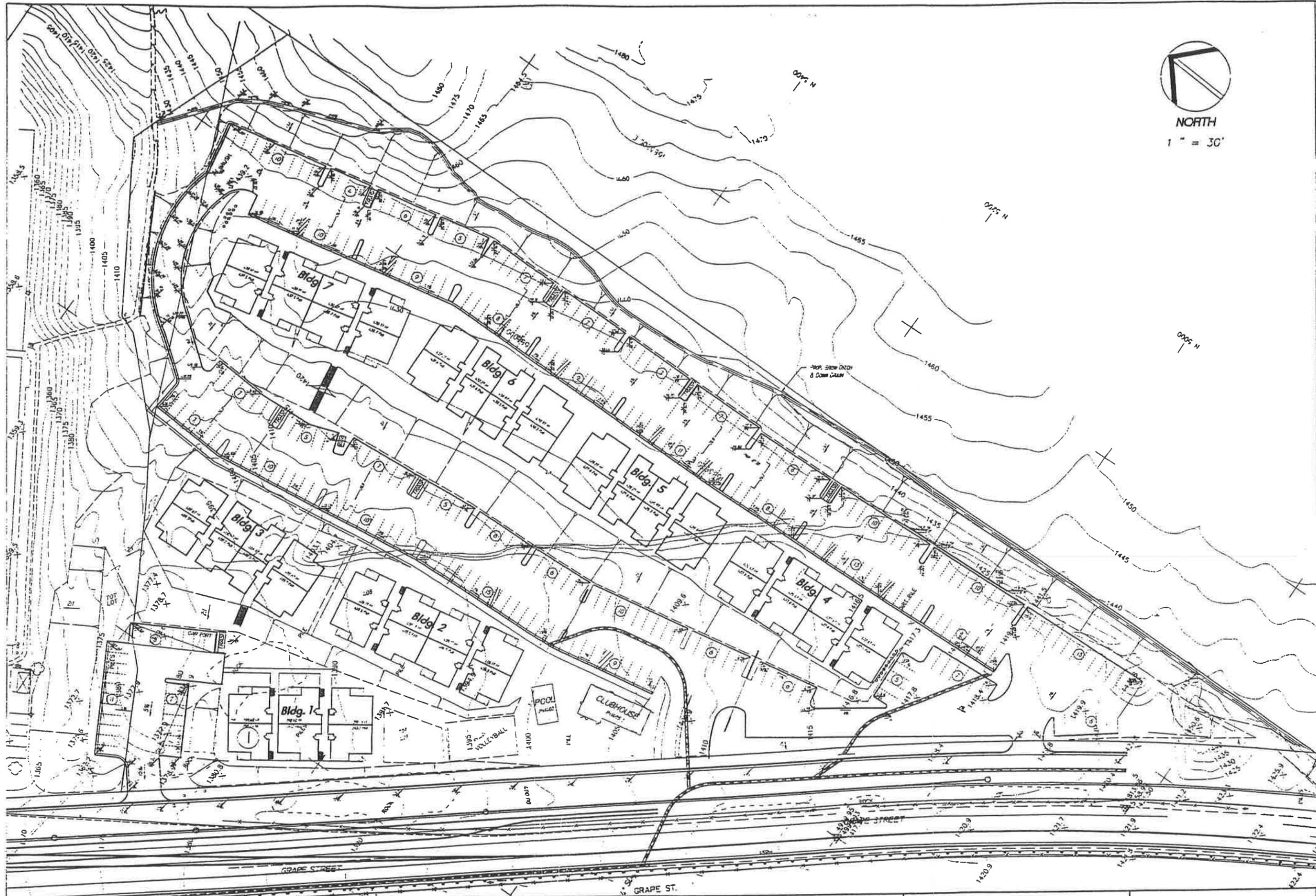
##### **2. Grading Plan- Development Standards and Guidelines**

Site grading shall conform to the following standards and guidelines:

- a. All grading activities shall be in substantial conformance with the overall grading concept plan (see Figure 4), and shall implement any grading-related mitigation measures contained in the 1992 EIR for the Elsinore City Center Specific Plan, including : Seismic Safety, Slopes and Erosion, and Preliminary Geotechnical Investigations.
- b. Prior to any development, an overall Conceptual Grading Plan shall be submitted for Engineering Division approval. The Grading Plan shall include the following: a) Techniques employed to prevent erosion and sedimentation during and after the grading process; b) approximate time frames for grading; identification of areas which may be graded during higher

probability rain months (January through March); and, c) preliminary pad and roadway elevations.

- c. The project developer shall submit fees to the City, at grading permit issuance, for implementation of the Mitigation Monitoring Program.
- d. All streets, parking lot aisles and drives, and driveway access points shall have a gradient not exceeding 12 %. Parking bays shall not exceed a gradient of 5 %.
- e. All slopes steeper than 2:1 shall require geotechnical engineering approval and guarantee for stability.
- f. Appropriate measures to control erosion and dust shall be prepared in conjunction with development of detailed grading plans and prior to issuance of any grading permit (s).
- g. Slopes exceeding three feet (3') in vertical height shall be hydroseeded. In the event that there is insufficient rainfall for the seed mix to germinate, then temporary irrigation will be utilized to ensure germination.
- h. Detailed landscaping and irrigation plans shall be submitted to the Planning Department when grading plans are submitted for approval. The plans shall be reviewed and approved by the City's Landscape Architect.
- i. Graded slopes shall be oriented to minimize visual impacts to surrounding areas by utilizing two grading techniques, contour grading and stepped slopes. Contour grading rounds out the slope edges by blending or creating an easy transition into the unaltered adjacent slopes. Stepped slopes will be utilized to give graded slopes a more natural appearance. In addition, stepped slopes facilitate the growth of plants on rock slopes by providing a small bench for soil and water to gather, rather than rapidly running off, and also traps any potential erosion.
- j. Potential brow ditches, terrace drains or other minor swales, determined necessary at future stages of project review, shall be lined with concrete.
- k. Graded, but undeveloped land, shall be maintained weed-free and planted with interim landscaping within 90 days of completion of grading, unless building permits are obtained. In the event that there is insufficient rainfall to germinate the seed mix, a temporary irrigation system will be utilized to ensure germination.
- l. Where feasible, graded slopes shall be oriented to minimize visual impacts to surrounding areas.
- m. Erosion of slopes shall be controlled by planting vegetation and by constructing properly engineered drainage systems.
- n. Subsurface and surface obstructions which may be discovered during further investigations or grading, will require complete removal and disposal prior to or during site grading.



NORTH

1" = 30'

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**FIGURE 4**  
**CONCEPTUAL GRADING**  
**PLAN**

**LAKE ELSINORE CITY CENTER**  
**SPECIFIC PLAN AMENDMENT**  
**NO 1**

## **B. CIRCULATION**

A separate *Traffic Study* by *RKJK November 1999* is an accompanying document associated with this project.

### **1. Improvements Already Constructed**

Improvements to the existing street network in the project vicinity which have been constructed per the Specific Plan and EIR:

a. Grape Street from Railroad Canyon Road to the project southern border; *only the portion fronting Parcel 5 has not been completed and will be as part of this project. 100 ft right of way for Grape St fronting Parcel 5 has already been dedicated on the Parcel Map, and is not proposed to be changed.*

b. Installation of traffic signals on Grape Street at the “project’s northern, central and southern access points” – *this has not been constructed and is analyzed in the referenced Traffic Study.*

### **2. Changes Needed**

Changes from the Specific Plan consist of: the southerly access shall be three smaller driveways as shown on Figure 8b in lieu of the single southerly access for a commercial use. This is required because the nature of the use distributes buildings broadly over the entire site, rather than in a single driveway, as was planned for commercial. It is desirable to have two driveways for emergency purposes. The third driveway, which is limited to right in-right out movements, is necessary for internal circulation to avoid “backing up” near the project’s northerly entrance driveway.

### **3. Circulation Development Standards and Guidelines**

As the site plan for the project becomes more definitive, the following general standards and guidelines should be incorporated into the project design:

- a. Pedestrian walkways should be provided that separate pedestrian/vehicle conflicts.
- b. Circulation within the parking areas should allow relatively free flow of vehicular traffic with no constrictions. Parking areas that dead-end without exits or entrances that require drivers to turn around shall be avoided.
- c. Landscape plantings and signs should be limited in height within the vicinity of project driveways to assure good visibility.
- d. To facilitate fire service access and to avoid delays in response, all roads, streets and buildings should be designated by name or street number signs clearly visible from the main travelled roadway.
- e. Driveways shall be curb-return type with at least 35-foot radius, per City Engineering standards.

- f. Driveways shall be at least 28-feet wide, and preferably 30 to 35-feet wide, so that an entering vehicle does not interfere with an exiting vehicle.
- g. Sight distance at each intersection shall be reviewed with respect to standard CalTrans/City of Lake Elsinore sight distance standards at the time of preparation of final grading, landscape and street improvement plans.

**C. UTILITIES**

1. Water Plan Description.

*Senate Bill ?*

At this time, water improvements are installed and operating except for the portion fronting Parcel 5. The existing 16-inch line in Grape Street will be extended to serve Parcel 5, as per the original Specific Plan. All water lines shall be placed underground, and shall be designed and installed to the requirements of Elsinore Valley Municipal Water District.

2. Sewer Plan Description

At this time, sewer improvements are installed and operating except for the portion fronting Parcel 5. The existing 8-inch line in Grape Street will be extended to serve Parcel 5, as per the original Specific Plan. All sewer lines shall be placed underground, and shall be designed and installed to the requirements of Elsinore Valley Municipal Water District.

3. Drainage Plan

Drainage Plans have been designed by the applicant and approved by the City to accept the storm waters from Parcel 5 and Grape Street. Some of these facilities shall be constructed concurrently with any development on Parcel 5. There are no differences in the Drainage Plan due to the multifamily residential use.

3. Electricity, Telephone, and Natural Gas Services

These facilities exist within Grape Street and will be extended to serve Parcel 5 concurrently with any development on Parcel 5. There are no differences in these facilities due to the multifamily residential use.

## **D. PUBLIC SERVICES AND FACILITIES**

### **1. Fire Protection Services**

- a. The Applicant will participate in a Fire Protection Impact Mitigation Program as required by the Riverside County Fire Department and the City.
- b. All Water mains and fire hydrants shall meet the requirements of Riverside County Ordinance 787 as adopted by the City.
- c. All vehicle and pedestrian access shall comply with fire department and City standards.
- d. Smoke detectors and fire extinguishers shall be installed in all buildings per the current Uniform Building Code and the Uniform Fire Code.

### **2. Police Services**

The Applicant will participate in the Anti-Crime Programs of the City and Police Services.

### **3. Schools**

The proposed project is located within the jurisdiction of Lake Elsinore Unified School District. As proposed, the project will generate school children. The Applicant of the project shall participate in the payment of developer fees as required by the State of California.

### **4. Parks and Open Space**

The project has no park land or open space within its boundaries. The Applicant will participate in the payment of in-lieu fees as per City Ordinances.

## **E. DESIGN GUIDELINES**

### **1. ARCHITECTURAL GUIDELINES**

The proposed amendment provides for traditional low rise apartment dwelling units and the accessory uses which are normal to those uses, such as covered parking or garages, minor recreation facilities such as swimming pools, tennis courts and tot lots, on-site management offices, maintenance and equipment facilities to support the dwelling units. The exact number and arrangement of those accessory uses will be determined during the Design Review process. However, the maximum number of dwelling units shall conform to Table 1C, *Land Use Summary*, in Section IV, Land Use Plan.

#### **a. Siting and Orientation**

- 1) *The Conceptual Site Plan*, as depicted in Figure 5, is conceptual in nature. Specific location, orientation and number of buildings as depicted are subject to change.

2) The individual buildings comprising the proposed residential area generally orient the same way, following the stepped topography and taking advantage of the lake views for half the units. Most of the Parking is at the perimeter of the property, along the slopes, away from Grape Street. Placing the parking at the perimeter also provides a “campus” or park setting for the dwelling units, setting them amongst landscaping to enhance the aesthetics of the project.

b. Form, Scale and Massing

1) Figures 6-10 depict the architectural character & elevations of the project and are conceptual in nature. Specific details are subject to change. They reflect the following objectives:

2) Square, monotonous buildings are to be avoided by varying building surfaces, shapes and setbacks, breaking up the impact of long building lengths. Features such as shade structures, and varying roof lines should be considered as a means to change the appearance and add vitality. Recognizing that apartments are by their very nature repetitive, repetition is acceptable provided some visual interest is provided from building to building by changes in color, texture, style, heights, and /or fenestration.

3) Where flat roofs are used, they should be combined with pitched roof accents to make the buildings more interesting and more like traditional housing.

4) Buildings are to have the same quality of design on all sides, and no sections of the buildings shall have long expanses without features such as fenestration, shade structures, decks or balconies.

5) Heights to second floors should be practical, and architectural massing should take into consideration the functionality of each dwelling unit’s balconies, windows and patios.

c. Exterior Materials and Colors

The color palette for this project is the same as the original Specific Plan. In Summary, it is white or off-white color of the stuccoed walls accented by light red barrel-style concrete or ceramic tile roofs and salmon hued accent colors.

d. Roof Forms and Materials

Pitched roof elements over entries, balconies and decks, and as sun shade elements, provide elements that break the roof lines while providing shade to outdoor areas. Heavy exposed wood fascias and rafters may be used more than in the commercial areas.

e. Entrances

The entry to each dwelling unit will be attractive but private. Whenever possible, entrances should be arranged so that no more than one other unit entrance is nearby.

f. Fenestration

Windows shall be shaded whenever possible by overhangs, shade structures, or awnings. They shall be constructed of low maintenance material for a like new appearance for a long period of time. Doors shall be similarly treated.

g. Walls and Fences

Walls and fences shall be as the original specific plan. Materials, colors, and proportions shall be consistent with the architecture of the proposed buildings. Landscape treatments should be used to soften walls and integrate them with their environment.

h. Accessory Structures

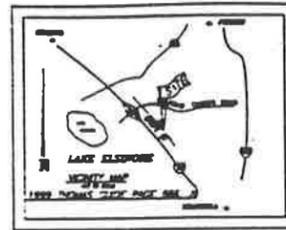
Trash and storage enclosures will be screened appropriately and to the greatest extent possible, located in areas not visible from Grape Street.

i. Lighting

Lighting shall be moderate in level, and will not include tall light standards as in the commercial areas. Low landscape type lights will illuminate walks and low wall-mounted lights shall be employed in lieu of freestanding poles. Where freestanding poles must be used, they shall be 15 feet tall or lower.

j. Mechanical Equipment

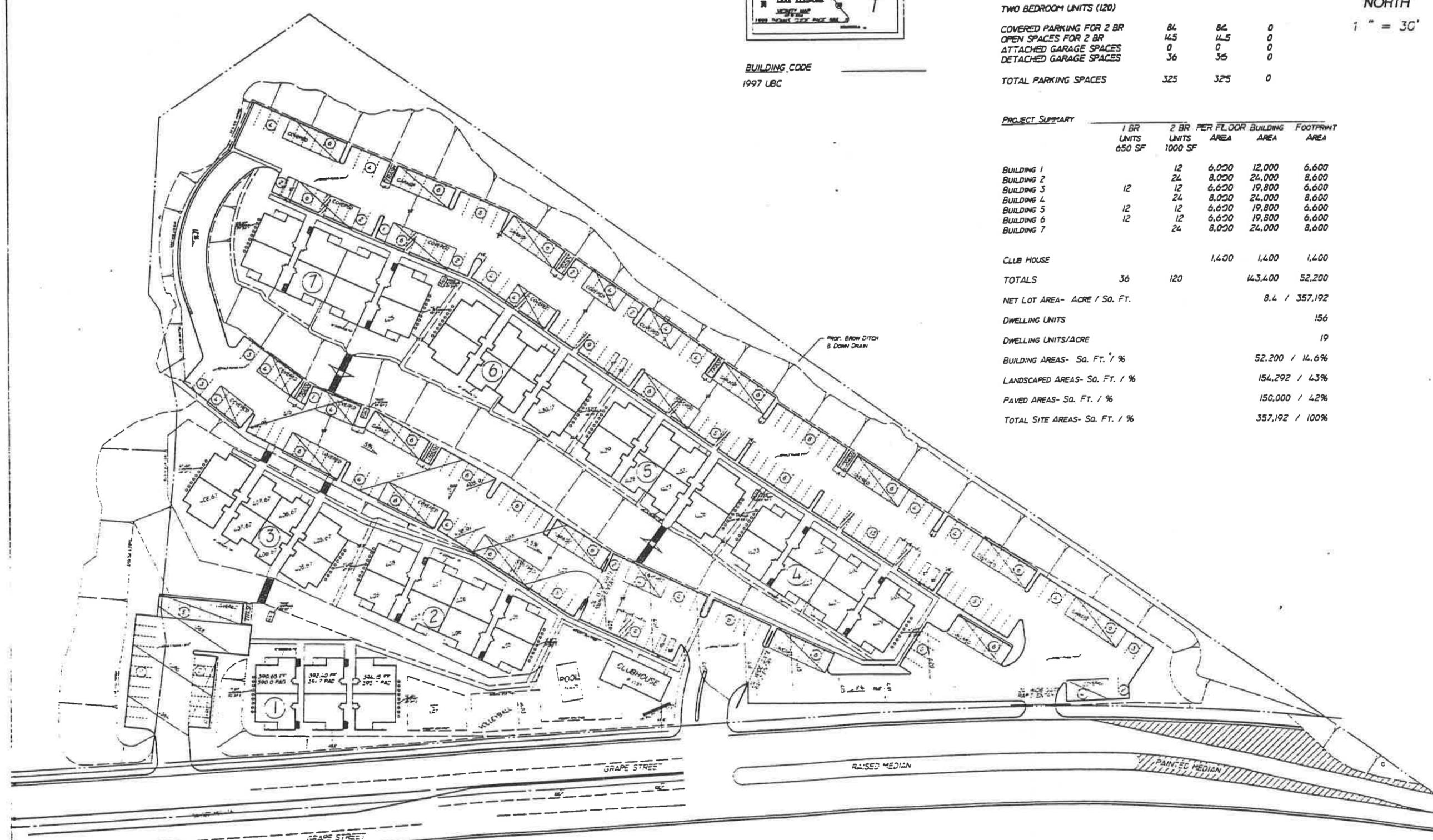
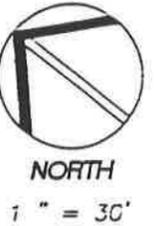
Whether rooftop mounted or ground located, mechanical equipment shall be screened from view from off-site public rights of way to the satisfaction of the Community Development Director.



BUILDING CODE  
1997 LBC

**PARKING DATA**

	REQUIRED PER SPECIFIC PLAN	PROVIDED	DIFFERENCE
<b>ONE BEDROOM UNITS (24)</b>			
COVERED PARKING FOR 1 BR	36	36	0
OPEN SPACES FOR 1 BR	24	24	0
<b>TWO BEDROOM UNITS (120)</b>			
COVERED PARKING FOR 2 BR	84	84	0
OPEN SPACES FOR 2 BR	145	145	0
ATTACHED GARAGE SPACES	0	0	0
DETACHED GARAGE SPACES	36	36	0
<b>TOTAL PARKING SPACES</b>	<b>325</b>	<b>325</b>	<b>0</b>



**PROJECT SUMMARY**

	1 BR UNITS 650 SF	2 BR UNITS 1000 SF	PER FLOOR AREA	BUILDING AREA	FOOTPRINT AREA
BUILDING 1		12	6,000	12,000	6,600
BUILDING 2		24	8,000	24,000	8,600
BUILDING 3	12	12	6,600	19,800	6,600
BUILDING 4		24	8,000	24,000	8,600
BUILDING 5	12	12	6,600	19,800	6,600
BUILDING 6	12	12	6,600	19,800	6,600
BUILDING 7		24	8,000	24,000	8,600
CLUB HOUSE			1,400	1,400	1,400
<b>TOTALS</b>	<b>36</b>	<b>120</b>		<b>143,400</b>	<b>52,200</b>
NET LOT AREA- ACRE / SQ. FT.					8.4 / 357,192
DWELLING UNITS					156
DWELLING UNITS/ACRE					19
BUILDING AREAS- SQ. FT. / %					52,200 / 14.6%
LANDSCAPED AREAS- SQ. FT. / %					154,292 / 43%
PAVED AREAS- SQ. FT. / %					150,000 / 42%
TOTAL SITE AREAS- SQ. FT. / %					357,192 / 100%

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**ARCHITECT**  
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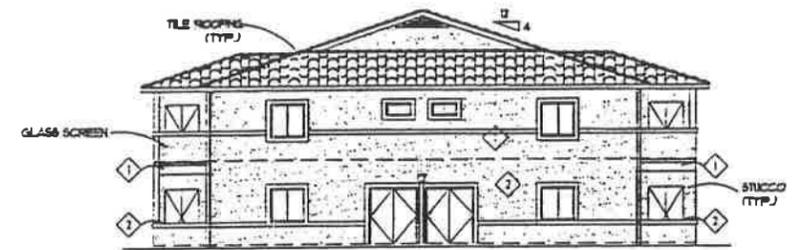
**FIGURE 5**  
**CONCEPTUAL SITE PLAN**

**LAKE ELSINORE CITY CENTER**  
**SPECIFIC PLAN AMENDMENT**  
**NO 1**  
26



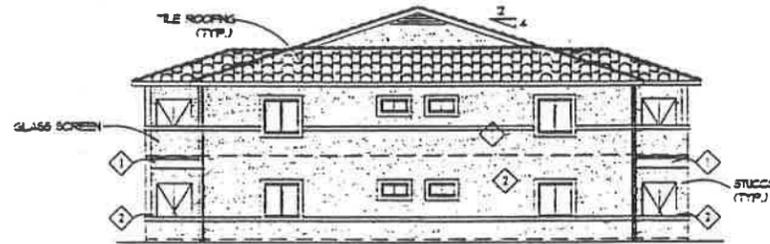
**REAR ELEVATION**

SCALE: 1/8" = 1'-0"



**LEFT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**RIGHT SIDE ELEVATION**

SCALE: 1/8" = 1'-0"



**FRONT ELEVATION**

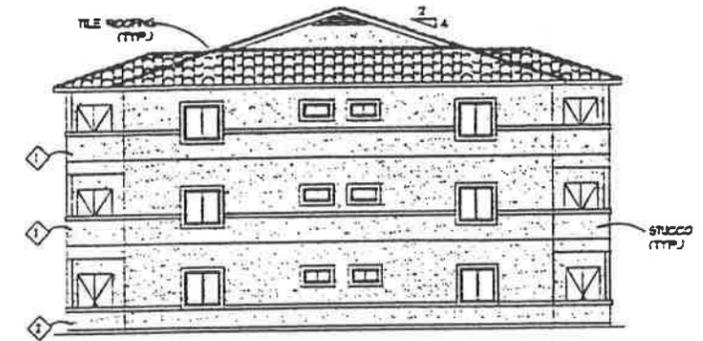
SCALE: 1/8" = 1'-0"

<p><b>MLB</b>  <b>MICHAEL L. BENESH</b>  <i>Professional Civil Engineer and Land Surveyor</i>  <small>400 South Live Oak Park Road, Fullerton, CA 92726</small></p>	 <p><b>Oak Grove Equities</b></p>	<p><b>OWNER</b>  <b>OAK GROVE EQUITIES</b>          28991 FRONT STREET #207          TEMECULA CA 92590          909.699.5860</p>	<p><b>ARCHITECT</b>  <b>DAIGLE &amp; COMPANY</b>          28991 FRONT STREET #207          TEMECULA CA 92590          909.695.1045</p>	<p><b>FIGURE 6</b>  <b>CONCEPTUAL ELEVATIONS</b></p>	<p><b>LAKE ELSINORE CITY CENTER</b>  <b>SPECIFIC PLAN AMENDMENT</b>  <b>NO 1</b></p>
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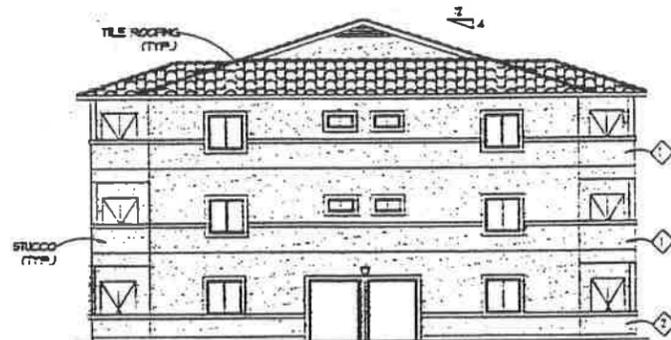
**EAST ELEVATION**

SCALE: 1/8" = 1'-0"



**END ELEVATION**

SCALE: 1/8" = 1'-0"



**END ELEVATION**

SCALE: 1/8" = 1'-0"



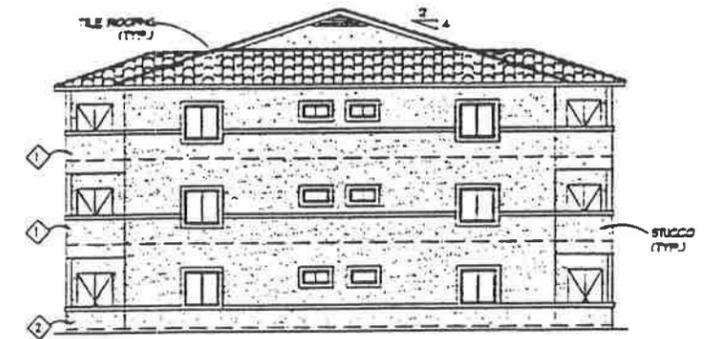
**WEST ELEVATION**

SCALE: 1/8" = 1'-0"

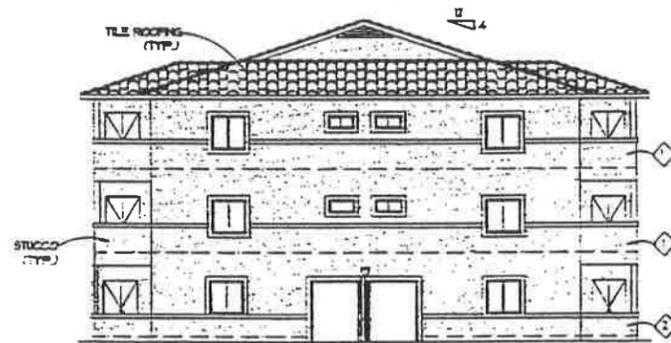
<p><b>MLB</b>  <b>MICHAEL L. BENESH</b>  <i>Professional Civil Engineer and Land Surveyor</i>  <small>400 South Live Oak Park Road, Fullerton, CA 92633          Phone 714.726-6250 FAX 714.697-2365 E-Mail MLB@mlb.com</small></p>		<p><b>OWNER</b>  <b>OAK GROVE EQUITIES</b>          28991 FRONT STREET #207          TEMECULA CA 92590          909.699.5860</p>	<p><b>ARCHITECT</b>  <b>DAIGLE &amp; COMPANY</b>          28991 FRONT STREET #207          TEMECULA CA 92590          909.695.1045</p>	<p><b>FIGURE 7</b>  <b>CONCEPTUAL ELEVATIONS</b></p>	<p><b>LAKE ELSINORE CITY CENTER</b>  <b>SPECIFIC PLAN AMENDMENT</b>  <b>NO 1</b></p>
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**EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



**END ELEVATION**  
SCALE: 1/8" = 1'-0"

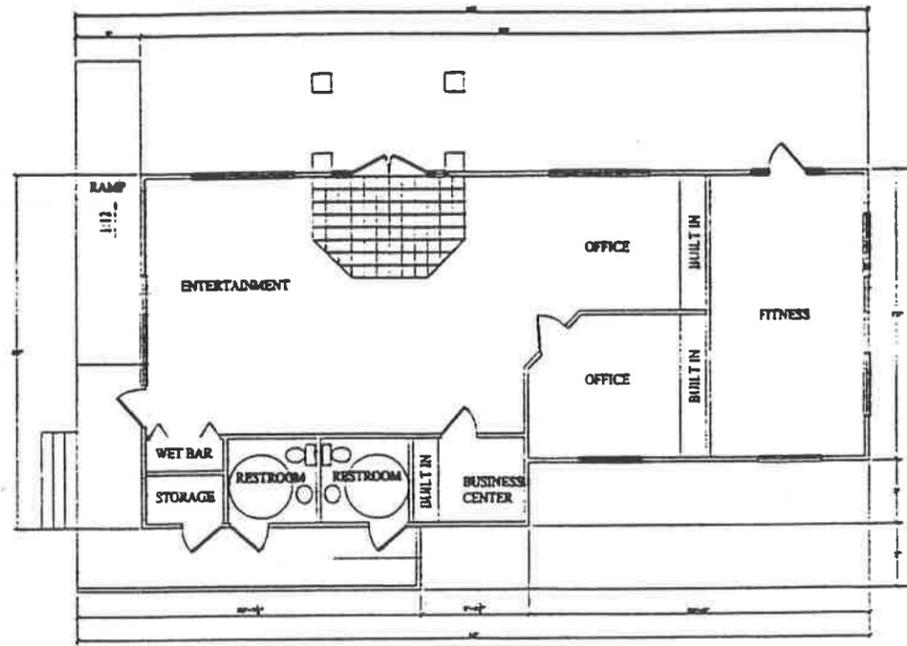


**END ELEVATION**  
SCALE: 1/8" = 1'-0"



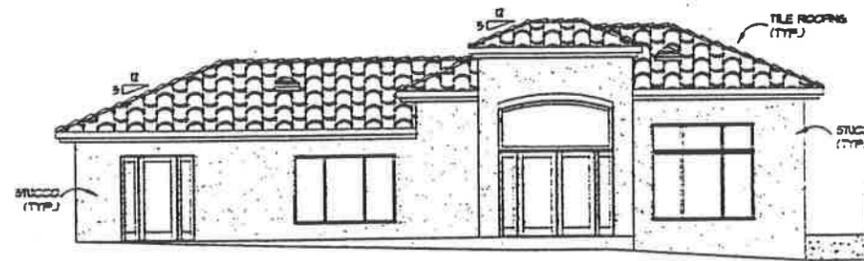
**WEST ELEVATION**  
SCALE: 1/8" = 1'-0"

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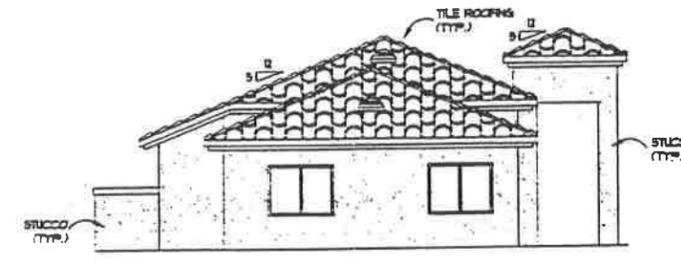
**CLUBHOUSE**

SCALE: 3/16" = 1'-0"



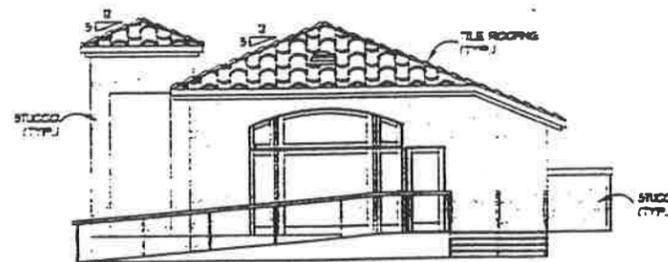
**EAST ELEVATION**

SCALE: 3/16" = 1'-0"



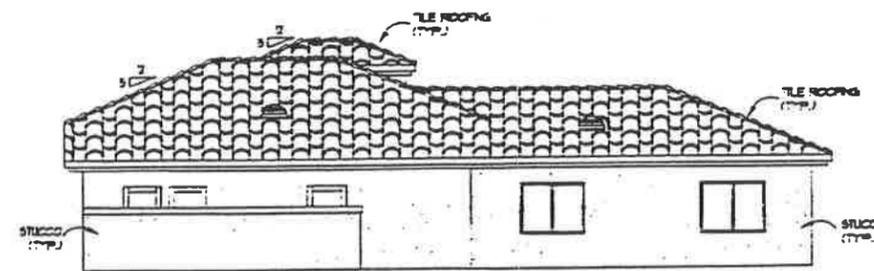
**SOUTH ELEVATION**

SCALE: 3/16" = 1'-0"



**NORTH ELEVATION**

SCALE: 3/16" = 1'-0"



**GRAPE ST ELEVATION**

SCALE: 3/16" = 1'-0"

**MLB**  
**MICHAEL L. BENESH**  
 Professional Civil Engineer and Land Surveyor



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 TEMECULA CA 92590

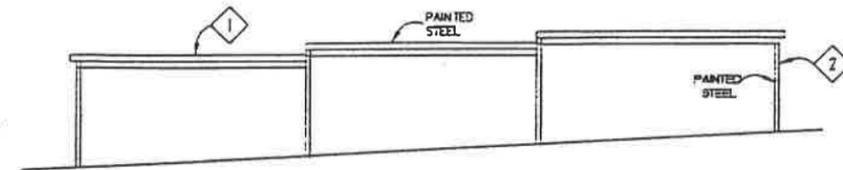
**ARCHITECT**  
**DAIGLE & COMPANY**  
 28991 FRONT STREET #207  
 TEMECULA CA 92590  
 AND 604 1044

**FIGURE 9**  
**CONCEPTUAL ELEVATIONS**

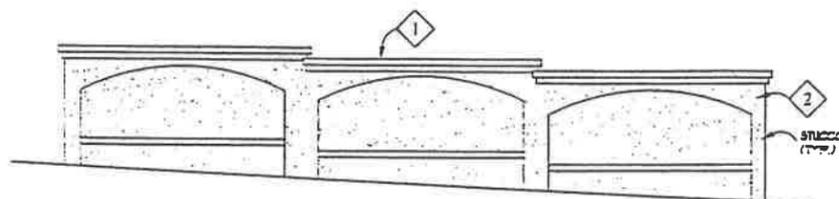
**LAKE ELSINORE CITY CENTER**  
**SPECIFIC PLAN AMENDMENT**  
**NO 1**



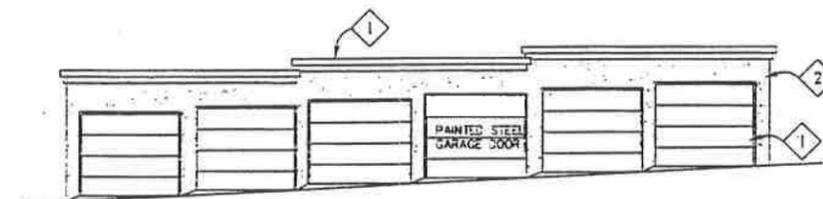
**ENTRY MONUMENT SIGN**  
SCALE: 3/16" = 1'-0"



**COVERED PARKING ELEVATION**  
SCALE: 3/16" = 1'-0"



**DETACHED GARAGE REAR ELEVATION**  
SCALE: 3/16" = 1'-0"



**DETACHED GARAGE FRONT ELEVATION**  
SCALE: 3/16" = 1'-0"

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## **2. LANDSCAPE DESIGN GUIDELINES**

### **A. Grape Street**

Landscape Development created for Grape Street will match the landscaping along the Grape Street frontage of the retail center. Specifically the features will include:

- Formal Linear Street Trees at Forty (40') On Center Spacing
- Pedestrian Sidewalk Adjacent to Curb
- Turf Parkway – East Side of Street
- Groundcover Parkway- West Side of Street
- Three Foot (3') High Minimum Shrub Screen Continuous at Back Edge of all LDZ and Along the Top of all Streetscene Slopes

### **B. Entry Treatment**

At low levels, accent treatments of ornamental shrubs combined with annual and semi-annual flowering beds. Tall palms shall create dramatic visual effect and help define the entry visually.

### **C. "Cut " Slopes in granitic soil**

Man- made slopes "cut" below the natural ground surface are primarily in soil which is rocky and "sterile", void of natural organics which encourage dense growth. Preliminary soils investigations indicate the "stair stepping" technique of cutting the slope will not work well, because of the more granular type soil within Parcel 5, versus solid rock behind much of the commercial center. This should result in quicker, more dense vegetation cover on these slopes as compared to the commercial center. However, the basic conditions are similar enough to recommend "naturalized" type vegetation utilizing scrub brush and groundcovers that have adapted to these soil types. The resulting slopes will visually blend in with surrounding natural ground in a superior manner. Normal irrigation levels will be used to establish these native type plants, but once established, will be non-irrigated.

"Fire Barrier" or "Fuel Modification" design will be used at the bottom of these cut slopes. Those plants will be slightly "wetter and greener" to reduce fire hazard. They will also provide a gradual transition from very native vegetation to the more "manicured" and "greener" onsite landscaping. This zone will remain irrigated permanently but a lower water usage level than on-site landscaping.

### **D. On-Site Landscaping**

1. Trees that provide shade in the summer will be used extensively. These trees will largely be placed in "fill" slopes, which are more suitable to fast root growth. However the soil type is the same, and the appropriate species will require careful evaluation.
2. Heat and frost tolerance is a prime consideration for vines, groundcover and shrubs. Groundcovers that perform well under shade trees will be utilized in the landscape palette providing they are tolerant of temperature extremes.

3. Flowering shrubs and ground cover will be utilized extensively to add color variety to the visual fabric of the project.
4. Turf will be used sparingly as “play areas” and walking areas primarily in close proximity to the buildings. The design of the project is such that “flat” areas are limited to the areas near the buildings, and the remaining areas are steep slopes.
5. Groundcover that grows well on 2:1 slope faces and 1.5:1 slope faces will be important. Roots that spread well and hold firmly, as well as foliage that covers bare spots are important criteria.
6. Water conserving design methods shall be used.



24" box  
Trees

- Koeleria binnata*
- Prunus caroliniana* "Atrocourrea"
- Ulmus parvifolia* "Drum"
- Platanus occifolia* "Bloodgood"
- Brachydon papuensis*
- Washingtonia filifera*
- Magnolia grandiflora* "Majestic Beauty"
- Lagerstrœmia indica* "Red"

- Chinese Flame Tree
- Purple Leaf Plum
- Evergreen Elm
- Longan Plane Tree
- Bottle Tree
- California Fan Palm
- Southern Magnolia
- Cross Myrtle



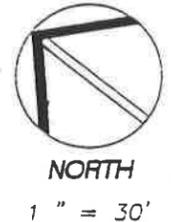
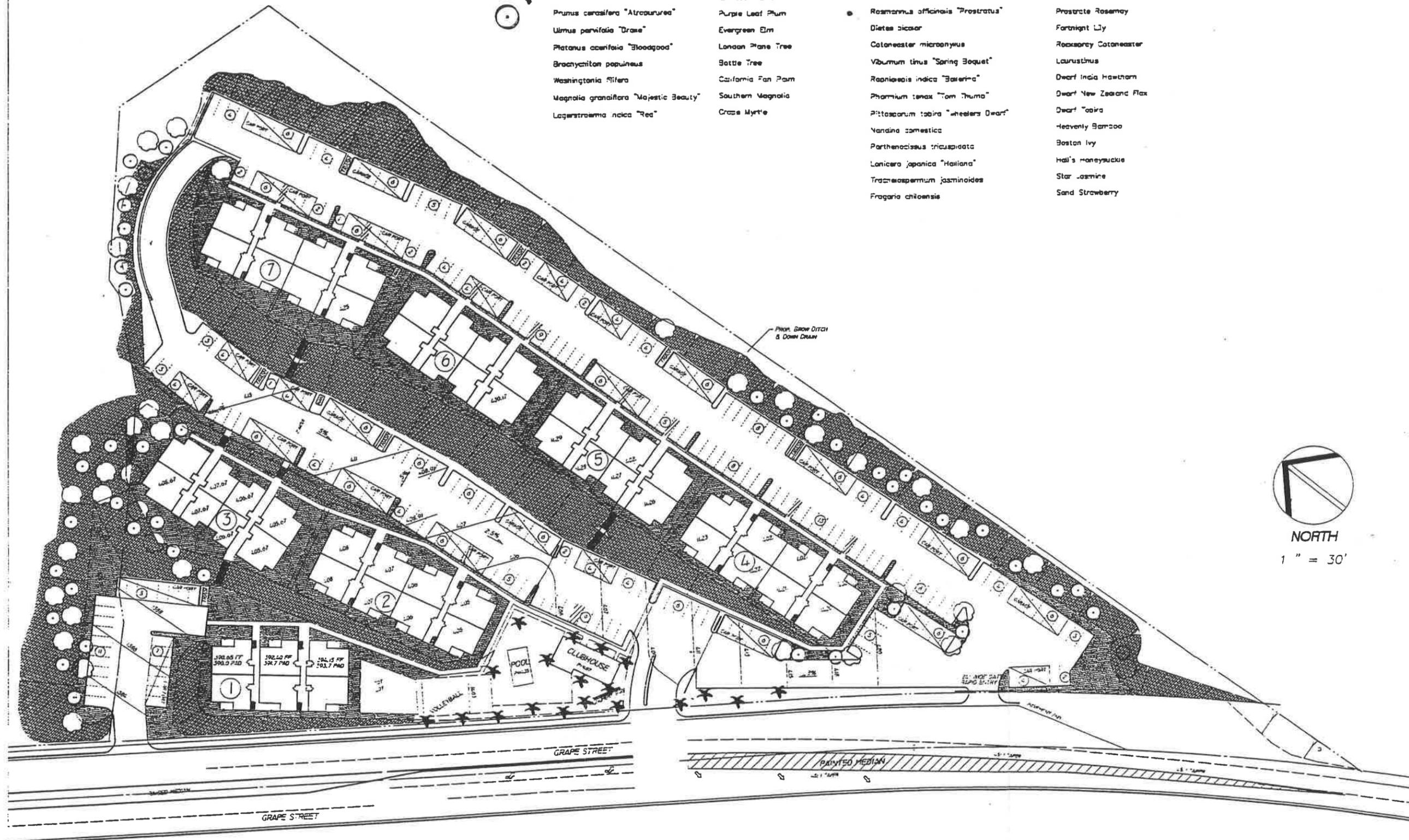
1 GAL  
Shrubs/Groundcovers/Vines

- Hemerocallis hybrid* "Yellow"
- Rosmarinus officinalis* "Prostratus"
- Dietsa bicolor*
- Cotoneaster microanthus*
- Viburnum tinus* "Spring Boquet"
- Rapanea indica* "Bakeria"
- Phormium tenax* "Tom Thumb"
- Pittosporum tobira* "Wheeler Dwarf"
- Nandina domestica*
- Parthenocissus tricuspidata*
- Lonicera japonica* "Halliana"
- Trochospemum jasminoides*
- Fragaria chiloensis*

- Day Lily
- Prostrate Rosemary
- Forsythia
- Rockspray Cotoneaster
- Laurustinus
- Dwarf India Hawthorn
- Dwarf New Zealand Flax
- Dwarf "Coira"
- Heavenly Bamboo
- Boston Ivy
- Hall's moneytree
- Star Jasmine
- Sand Strawberry



Turf



<p><b>MLB</b> MICHAEL L. BENESH Professional Civil Engineer and Land Surveyor</p>		<p><b>OWNER</b> OAK GROVE EQUITIES 2891 FRONT STREET #207 TEMECULA, CA 92590 909.699.3888</p>	<p><b>PLANNING CONSULTANT</b> DANIEL &amp; COMPANY 2891 FRONT STREET #207 TEMECULA, CA 92590 909.699.1048</p>	<p><b>FIGURE 11</b> LANDSCAPE PLAN</p>	<p><b>LAKE ELSINORE CITY CENTER</b> SPECIFIC PLAN AMENDMENT NO 1</p>
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