

9.0 LAKE VIEW DISTRICT PLAN

9.1 Introduction

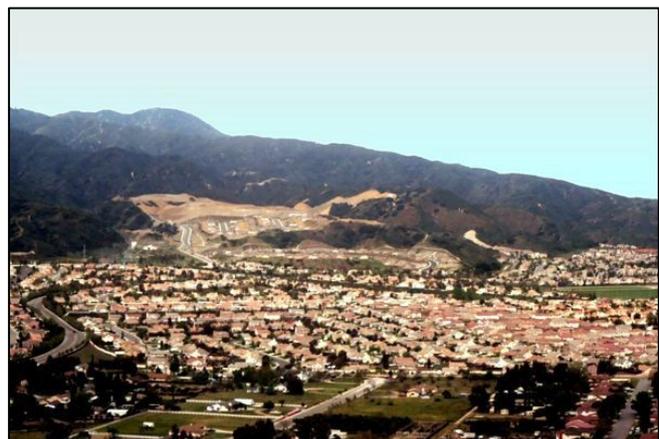
The Lake View District is situated at the northwestern edge of the City. The Cleveland National Forest and the Alberhill District border the Lake View District to the west and north, the Country Club Height's District borders the Lake View District to the east, and the Lake Edge District and the Lake View Sphere District align the Lake View District's boundary to the south as shown on Figure LV-1.

"The main focus of the Lake View District is to integrate new and existing residential communities and supporting uses while maintaining a high quality of life."

The northwestern areas of the Lake View District offer beautiful views of the lake and the neighboring mountains and are characterized by high elevations, steep slopes, and a series of canyons. The remaining areas of the Lake View District are relatively flat in the lower elevations which do not include significant topographic features.

Historically, the northern portion of the Lake View District has remained mostly undeveloped with the exception of the La Laguna Estates Specific Plan. Similar to the areas further north, the Atchison, Topeka, and Santa Fe Railroad and abundant mining opportunities extant in the late 19th century, brought both residents and visitors to the area. Historic ranching and homesteading, including Torn Ranch, were generally located to the northwest of Machado Street, which was an important roadway lined with beautiful Deodar trees. Most of the lower lying areas of the Lake View District to the north have been recently developed and primarily include single-family homes.

The main focus of the Lake View District is to integrate new and existing residential communities and supporting uses while maintaining a high quality of life, and to revitalize the area along Riverside Drive as additional growth occurs. The northwestern areas of the Lake View District are within the boundary of the City-adopted La Laguna Estates Specific Plan, which establishes the standards and development criteria for areas within its boundaries. Four other smaller specific plans are within the Lake View District as well. The goals and policies contained within the Lake View District Plan reflect the general intentions of the adopted specific plans.



View of Lake View District

Should a discrepancy or conflict exist between the Lake View District Plan and an approved specific plan, the adopted specific plan shall prevail.

The Lake View District’s main roadway to the south, Riverside Drive, is a segment of State Highway 74 and serves as the City’s major east/west connection between Interstate 5 and Interstate 15. State Highway 74, also known as Ortega Highway, was opened in 1932 thereby establishing the significant east/west route. Riverside Drive currently is one of the few mixed residential and commercial corridors in the City.

9.2 Description

The Lake View District encompasses approximately 2,935 acres and primarily consists of single-family homes and vacant lands with a limited amount of recreational, commercial, and industrial activities. Vacant lands are mostly located in the northwestern areas within the adopted specific plan boundary, with additional vacant lands in the northeast, southeast, and southwest corners of the Lake View District. Most other areas of the Lake View District have been developed with single-family homes as the dominant use. Many of the existing supporting commercial, recreational, and institutional uses are accessible from one of the Lake View District’s five (5) primary roadways: Riverside Drive, Grand Avenue, Lakeshore Drive, Lincoln Street, and Machado Street.

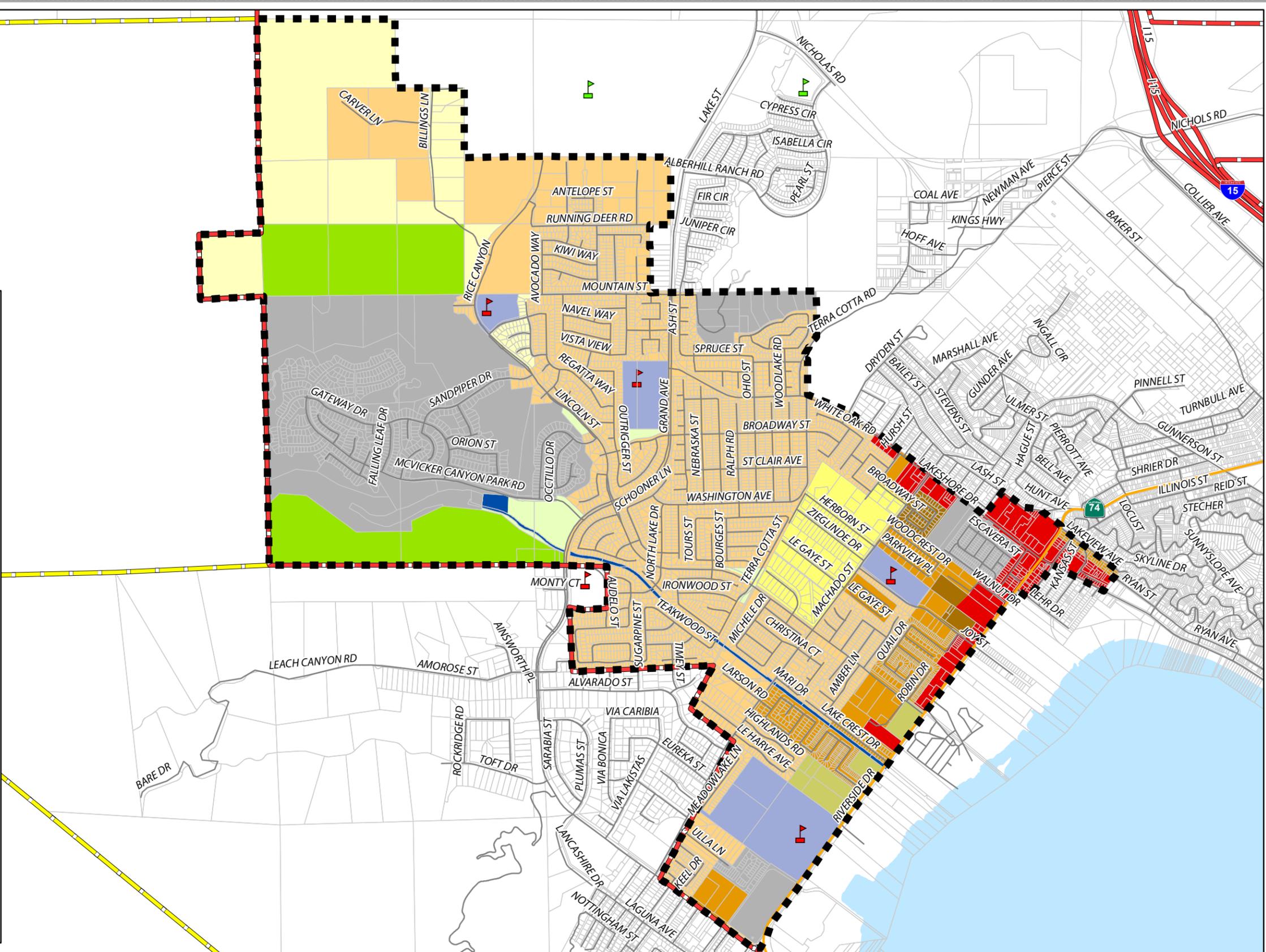


McVicker Skate Park

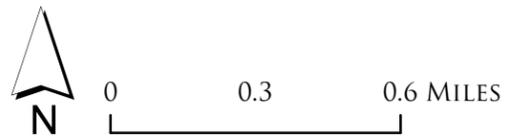
Grocery stores and other retail uses surround or are within close proximity to the intersection of Riverside Drive and Lakeshore Drive which will be known as “Riverside Gateway” (formerly known as “Four Corners”). Uses further southwest and southeast of “Riverside Gateway” include single-family homes.

Neighboring uses primarily include: vacant lands, extractive activities, the Cleveland National Forest, residential communities, commercial/retail services, and recreation. The Cleveland National Forest is located directly west of the Lake View District. The Alberhill District to the north generally includes vacant lands and extractive activities. The Country Club Heights District to the east and the Lake View Sphere to the southwest are primarily residential communities. The area southeast of the Lake View District is bordered by the Lake Edge District, which consists of recreational uses.

 PLANNING DISTRICTS
 CITY BOUNDARY
 SPHERE OF INFLUENCE
 I-15
 SHWY-74
 FUTURE SCHOOLS
 EXISTING SCHOOLS
LAND USE
 FLOODWAY
 GENERAL COMMERCIAL
 NEIGHBORHOOD COMMERCIAL
 RESIDENTIAL MIXED USE
 HILLSIDE RESIDENTIAL
 LOW DENSITY RESIDENTIAL
 LOW-MEDIUM RESIDENTIAL
 MEDIUM DENSITY RESIDENTIAL
 HIGH DENSITY RESIDENTIAL
 RECREATIONAL
 DOWNTOWN RECREATIONAL
 OPEN SPACE
 PUBLIC INSTITUTIONAL
 SPECIFIC PLAN



SOURCES: CITY OF LAKE ELSINORE, COUNTY OF RIVERSIDE



CITY OF LAKE ELSINORE
 LAKE VIEW DISTRICT LAND USE PLAN
 FIGURE LV-1

REVISIONS ADOPTED BY THE CITY COUNCIL ON APRIL 23, 2013



BACKSIDE OF FIGURE

9.3 Land Use

9.3.1 Unique Attributes

Although the Lake View District offers beautiful views and a variety of housing opportunities, its most unique attribute is its variety of recreational uses and the commercial services and mixed use corridor along Riverside Drive. The Lake View District contains the City's only skate park known as McVicker Skate Park located within the popular McVicker Canyon Park. In addition, the Lake View District is home to two (2) of four (4) joint-use facilities between the City and the Lake Elsinore Unified School District. The Lake View District also includes other recreational amenities, such as neighborhood parks and passive parks, similar to other facilities throughout the City. A series of canyons and the Cleveland National Forest to the northwest offer opportunities for pedestrian/hiking trails as well.

The Riverside Drive corridor currently is one of the few mixed residential and commercial corridors in the City.

The commercial uses along Riverside Drive are often more accessible for residents living north, northwest, and west of the lake than other significant commercial areas located further east and southeast along Interstate 15 and in the City's historic downtown. As a result, this portion of the Lake View District serves as a convenient commercial node for residents in this part of the City. As growth continues to increase in and around the Lake View District, the significance of the commercial services will remain important. Increasing demand will provide greater stimulus to revitalize the area. In addition, the Lake View District has the potential to develop in concert with the Lake Edge District to the southeast. The Lake Edge District provides access to recreational areas along the lake.

9.3.2 Planned Land Use

Lower density uses are located in the central, northern, and northwestern areas of the Lake View District. Higher density residential uses, including a limited amount of commercial uses, are located along the mixed-use corridor in the southeastern portion. The variety and intensity of land use designations are greater in the southeastern areas with less intensity and variety of uses further north and northwest. Most of the Lake View District has been developed but vacant lands still exist. The northwestern area falls within adopted specific plans, which include a healthy balance of residential, recreational, and open space uses. The northeastern areas will be located next to residential communities within the Alberhill District. Many of the vacant lands in the central areas are within close proximity to aging residential structures, vacant lots, a new high school, and the busy retail/commercial intersection of Riverside Drive and Lakeshore Drive (Riverside Gateway). These areas provide a mix of exciting rehabilitation, redevelopment, and/or development opportunities that will further stimulate this emerging neighborhood commercial District.

The primary land use designations are low-medium and hillside residential with approximately forty percent (40.51%) and fourteen percent (14.64%) respectively of the total number of acres. Twenty percent (20.48%) of the acreage is in City-approved specific plans. Table LV-T1 below summarizes the distribution of land use designations within the Lake View District. Chapter Two (2), Section A of the General Plan defines each land use designation. LV-1 illustrates the distribution and location of the land use designations.

Table LV-T1. Distribution of Land Uses – Lake View District

General Plan Land Use Designation	No. of Acres	Percentage of Total Land Area
Floodway	15.6	0.54%
General Commercial	95.6	3.27%
High Density Residential	22.6	0.78%
Hillside Residential	427.9	14.64%
Low Density Residential	101.9	3.49%
Low-Medium Residential	1,184.2	40.51%
Medium Density Residential	167.0	5.72%
Neighborhood Commercial	0.5	0.02%
Open Space	117.2	4.01%
Public Institutional	128.2	4.39%
Recreational	31.6	1.08%
Residential Mixed Use	32.8	1.13%
Specific Plan	598.7	20.48%
Total	2,923.8	100.00%

Revisions Adopted by the City Council on April 23, 2013

9.3.3 Overall District Goal and Policies

Goal 1 The primary goal of the Lake View District is to provide a revitalized and healthy mixed-use corridor along Riverside Drive with connections to the lake; to ensure adequate public facilities and services to meet the needs of existing and new development and City-adopted specific plans; and to establish policies that create strong links between existing and future

residential communities and supporting commercial, entertainment, or recreational uses.

Policies

- LV 1.1 Through the project and CEQA processes strengthen the vitality of the commercial corridor along Riverside Drive and the intersection of Lakeshore Drive and Riverside Drive (“Riverside Gateway”).
- LV 1.2 Encourage the redevelopment or rehabilitation of substandard housing.
- LV 1.3 Encourage the City’s Redevelopment Agency to utilize its funding to help leverage the development of affordable housing projects in areas designated for residential uses northeast of Lakeside High School.

Implementation Program The City shall encourage development that contributes toward a mixed use corridor, access to the Lake, and strong links to existing residential communities.

Agency/Department Community Development Department

9.4 Urban Design

The Lake View District is comprised of both areas that have been largely developed with planned residential communities to the north and higher density and mixed uses to the southeast. As development increases throughout the Lake View District, it will be important to strengthen the linkages within the Lake View District to nearby areas, particularly the southeast. As such, compatible architectural design standards should be encouraged for areas in proximity to approved specific plans in the Lake View District. Designations and design guidelines should also allow for higher density mixed uses along the Riverside Drive corridor in order to enhance and/or create identifiable neighborhoods.

The greatest variety of residential and commercial opportunities exists within the southeastern areas of the Lake View District particularly along Riverside Drive. As the mixed-use corridor along Riverside Drive transitions into a neighborhood commercial district, additional opportunities will increase and provide a catalyst for redevelopment and development of the entire area. It will be important to maintain and enhance pedestrian paths to these areas and recreational camping areas just south of Riverside Drive. As the northwestern and northeastern portions of the Lake View District are developed, it will be important to integrate these more remote areas to the central and southeastern areas of the Lake View District. As such, the Lake View District will result in a transition from a higher density and mixed-use area in the southeast to the lower density uses in the central, northern and western areas with strong pedestrian oriented ties throughout.

9.4.1 Goal and Policies

Goal 2 Promote a residential district to the north that includes a greater variety of residential densities and supporting uses and stronger ties within the Lake View District to nearby areas, and promote a neighborhood commercial district to the southeast with high quality design and compatibility with adjacent commercial, institutional, and residential uses.

Policies

- LV 2.1 Encourage public facilities and spaces in locations that do not contain steep slopes but do contain views of the lake and surrounding mountains.
- LV 2.2 Through the project and CEQA processes ensure compatibility of uses within the mixed use areas of the Lake View District along Riverside Drive and Lakeshore Drive.
- LV 2.3 Through the project and CEQA processes identify and enhance the primary gateways of the community.
- LV 2.4 Through the project and CEQA processes enhance and establish greater pedestrian linkages throughout the Lake View District and neighboring uses, particularly south of Riverside Drive to the Lake Edge Parkway.
- LV 2.5 Consider the development of a set of design criteria to help provide for consistent and high quality development or redevelopment of residential and commercial uses along Riverside Drive and Lake Shore Drive that incorporate the natural setting and surrounding uses.
- LV 2.6 Through the project and CEQA processes protect and enhance view corridors of the lake and neighboring mountains from the higher elevations as well as from lower lying elevations elsewhere in the Lake View District.

Implementation Program The City shall encourage development that provides strong ties within the Lake View District to nearby areas, promotes pedestrian linkages throughout the District., and provides high quality design and utilizes the natural setting and blends with surrounding uses

Agency/Department Community Development and Engineering Departments

9.5 Historic Preservation

The northwest region of the lake within close proximity to the Lake View District's southwestern edge was the first area to be inhabited since the Native American Indians. In 1858, Augustin Machado built a 7-room adobe home, known as the Machado Adobe House that immediately became a local landmark. The Machado Adobe House is the City's oldest standing structure and was the first stop for postal service in the area, and known as the Butterfield Stage Stop. The Machado Adobe House is also located close to the site where Wilson Heald, father of Franklin Heald who founded the town of Elsinore, built a two-story home in 1884. In the latter part of the 19th century, the Atchison, Topeka, and Santa Fe Railroad was completed and transected the Alberhill District to the north just as the mining industry was emerging.

Particularly as a result of the railroad and mining opportunities, immigration increased in the area. An historic ranching and homesteading site within the Lake View District, known as Torn Ranch, is located to the north of Machado Street. Torn Ranch remains largely intact and is a good example of the historic ranching and homesteading that existed in the area. The main residence of Torn Ranch was built in 1924 with the warehouses constructed later in 1938. In addition, beautiful Deodar trees are located along Machado Street just south of Torn Ranch.

9.5.1 Goal and Policies

Goal 3 Preserve and promote the Lake View District's historical sites.

Policies

LV 3.1 Through the project and CEQA processes preserve Machado Street's historical Deodar trees where possible.

LV 3.2 Consider restoration and integration of Torn Ranch as a community center with educational information regarding the area's cultural heritage and historical sites.

Implementation Program The City shall encourage development that preserves historical trees and/or restores historical sites.

Agency/Department Community Development Department

9.6 Transportation/Circulation

The Lake View District's circulation system consists of five major roadways including Riverside Drive, Lakeshore Drive, Grand Avenue, Lincoln Street, and Machado Street along with a series of residential roadways serving existing communities. The five(5) main roadways provide accessibility to the majority of the Lake View District's uses, less traveled roadways, and nearby districts.

LAKE VIEW DISTRICT



Riverside Drive, a portion of State Highway 74, is the City's major east/west connection and runs parallel along the lake's northwesterly boundary. State Highway 74 provides access between Orange County and Interstate 5 to the west and Interstate 15 and Interstate 215 to the east. State Highway 74 exists as a state-owned and maintained roadway of which Riverside Drive is a segment. Should the City assume ownership of this roadway, it could gain more control over the streetscape, traffic flow, and other possible improvements thereby enhancing its character throughout the Lake View District and the Country Club District to the northeast.

Lakeshore Drive originates in the central area of the Lake View District at the intersection with Grand Avenue and is the main roadway that connects to the District's retail/commercial node known as "Riverside Gateway", the lake, and the Historic District to the southeast.

Grand Avenue transects the Lake View District in a north/south direction and provides access to Lake Street and Interstate 15 to the north and the Lake View Sphere District to the southwest. Further south, Grand Avenue also serves as the main roadway along the southwestern side of the lake and provides access to Ortega Highway, linking coastal communities to the Inland Empire.

Lincoln Street passes through almost the entire length of the Lake View District in a northwest/southeast direction and provides connections between the areas within an adopted specific plan to the northwest and to the recreational areas located within the Lake Edge District just north of the lake. Machado Street runs parallel to the City's major east/west corridor north of the lake, Riverside Drive, and intersects with Grand Avenue and Lakeshore Drive.

The circulation element identifies standardized roadways as well as the addition of alternative transportation routes such as bikeways. The circulation element's Truck Route Map follows portions of Lake Street and Lakeshore Drive. Table LV-T2 reflects the circulation element's Roadway Plan and Bikeway Plan for the Lake View District.

Table LV-T2. Roadway Plan and Bikeway Plan – Lake View District

Roadway Name	From	To	Roadway Classification	Bikeway Classification
Machado Street	Lakeshore Drive	Lincoln Street	Major	
Machado Street	Lincoln Street	Grand Avenue	Secondary	
Lincoln Street	Machado Street	Grand Avenue	Major	Class II
Lincoln Street	Grand Avenue	Alberhill District	Secondary	Multi-Purpose (portion)
Lincoln Street	Machado Street	Riverside Drive	Collector	Class II
Lake Street	Lakeshore Drive	Alberhill District	Urban Arterial	Class II
Lakeshore Drive	Lake Street	Riverside Drive	Urban Arterial	Class II
Grand Avenue	Lake View Sphere District	Lakeshore Drive	Major	Class II
Riverside Drive	Country Club Heights District	Lakeland Village Sphere	Urban Arterial	Class II
Joy Street	Machado Street	Riverside Drive	Collector	Multi-Purpose (along and within proximity to Grand Avenue)
Terra Cotta Road	Lakeshore Drive	Alberhill District	Secondary	
Grand Avenue	Riverside Drive	Machado Street	Collector	Class II

The circulation element shows Lincoln Street from Machado Street to Riverside Drive as a two-lane collector. The prior circulation plan showed this roadway segment as a four-lane arterial. The new designation recognizes the fact that most of the Lincoln Street frontage is built and that the roadway is that of a collector. Additionally, the traffic model indicates traffic volumes that justify a collector designation.

9.6.1 Goals and Policies

Goal 4 Support the enhancement of Lincoln Street as the main linkage between the northwestern areas of the Lake View District and recreational facilities located southeast of Riverside Drive; enhance Riverside Drive as a mixed use corridor connecting the western and eastern areas of the city; ensure a high quality design of the circulation system that adds to the character of the Lake View District; and enhance Grand Avenue as another main linkage, connecting to I-15 via Lake Street.

Policies

- LV 4.1 Designate Lincoln Street as the main access route connecting the Lake View District’s northwestern areas to the recreational facilities on the north side of the lake.
- LV 4.2 Designate Grand Avenue as the main access route connecting the Lake View District to the I-15 corridor via Lake Street and State Route 74.
- LV 4.3 Designate Riverside Drive/State Route 74 as the main access route through the Lake View District connecting the western areas to the eastern and southeastern areas of the City.
- LV 4.4 Encourage the incorporation of traffic-calming measures such as additional trees and medians within Machado Street and Lincoln Street, to reduce traffic speeds in areas within close proximity to public/institutional facilities and low-density residential areas along this roadway, and within Riverside Drive, to enhance the visual character and walkability of the corridor.
- LV 4.5 Continue coordination of improvements and/or maintenance efforts for Machado Street with the Riverside County Transportation and Land Management Agency.

Implementation Program The City shall ensure a high quality design of the circulation system within the Lake View District that contributes character and linkages.

Agency/Department Engineering and Community Development Departments

Goal 5 Support a revitalized Riverside Drive and Lakeshore Drive that are consistent with the mixed use corridor’s urban design character.

Policies

- LV 5.1 Encourage a safe and comprehensive roadway network for vehicular, bicycle, and pedestrian traffic within the Lake View District.
- LV 5.2 Through the project and CEQA processes improve traffic circulation and landscaping along Riverside Drive and Lakeshore Drive for both vehicular and pedestrian traffic.
- LV 5.3 Encourage the installation and provision of pedestrian connections to areas south and southeast of Riverside Drive and north and northwest of the lake.
- LV 5.4 Consider ownership of portions of State Highway 74 from the State of California.

Implementation Program The City shall encourage development that revitalizes and enhances the mixed use corridors, provides a comprehensive roadway network and strong linkages for pedestrians.

Agency/Department Engineering and Community Development Departments

9.7 Parks and Recreation

The Lake View District contains a variety of recreational amenities and open space areas. Four (4) recreational facilities including Machado Park, Summerlake Park, Oak Tree Park, and McVicker Canyon Park exist within the Lake View District. Additional facilities are in the planning stages. Machado Park and Summerlake Park are both joint-use recreational facilities between the Lake Elsinore School District and the City. Machado Park encompasses five (5) acres in the central area of the Lake View District and contains tennis courts, play equipment, open turf area, shaded shelters, barbeques, and picnic facilities. Summerlake Park encompasses fifteen (15) acres in the northern area of the Lake View District and contains soccer fields, basketball courts, a tot lot, barbeques, picnic facilities, restrooms, and parking.



Recreational Areas in the Lake View District

McVicker Canyon Park and Oak Tree Park are located close to the City-adopted specific plan area to the northwest and are linked to one another by a community trail that passes along a future master planned community. Oak Tree Park includes turf areas, picnic tables, and an equestrian trail on 3.2 acres. McVicker Canyon Park encompasses twenty-six (26) acres and includes a skate park, baseball fields, a turf area, restrooms, and parking.

Additional recreational facilities have been provided adjacent to the Terra Cotta Street/Lincoln Street intersection. In addition, the Lake Elsinore Campground/Recreational Area and boat launching facility are both adjacent to the lake’s northern boundary to the southeast.

9.7.1 Goal and Policies

Goal 6 Support a wide variety of open space and recreational opportunities that are linked together within the Lake View District through pedestrian paths that connect neighborhoods to open space and recreational facilities, and promote a mixed-use corridor along Riverside Drive with private, public and joint-use recreational facilities.

Policies

- LV 6.1 Through the project and CEQA processes construct a series of pedestrian/bicycle routes connecting all recreational facilities as development occurs.
- LV 6.2 Encourage the construction of hiking and equestrian trails in the northwestern areas of the Lake View District within the open space corridors and between the Lake View District and the Cleveland National Forest.
- LV 6.3 Support joint-use recreational programs.
- LV 6.4 Encourage streetscapes within future residential and commercial development and redevelopment along Riverside Drive and Lakeshore Drive that provide a more pedestrian friendly environment.

Implementation Program The City shall encourage development that contributes a wide variety of open space uses and recreational amenities that are linked within the Lake View District through pedestrian paths that connect neighborhoods to open space.

Agency/Department Parks & Recreation, Engineering and Community Development
Departments