

# VICTORIA AVENUE POLICY

## FOR PRESERVATION, DESIGN AND DEVELOPMENT

### 1. VICTORIA AVENUE BETWEEN LA SIERRA AVENUES AND MYRTLE

#### A. Victoria Avenue Parkway

1. Victoria Avenue is recognized as a National Historic Place, Cultural Heritage Landmark that includes gardens, memorials, interpretive and educational sites, the Rosanna Scott Memorial Bicycle Trail and a recreational trail.
2. Victoria Avenue is designated as a Scenic Parkway and a fundamental element of the City's parkway landscape network, and a component of the "Riverside Park" concept within the General Plan.
3. The Public Works Department, in partnership with Victoria Avenue Forever, shall be responsible for maintenance of the Scenic Parkway, bikeway and trail.
4. Future parkway enhancements, additional gardens, memorials and planning of future park connections along the parkway are encouraged and should be reflected in updates to the General Plan and Parks Master Plan.

#### B. Trails

1. The City's Trails Master Plan should be updated to reflect a 10-foot-wide decomposed granite (DG) trail along the south side of Victoria Avenue. See "Specific Sections of Victoria Avenue – Requirements" for more detailed trail requirements for specific trail segments.
2. Where appropriate, existing trail connections should be maintained and expanded along the roadway, including connections with the existing asphalt trail on the north side Victoria Avenue.
3. Any new segments of trail shall be designed and constructed to meet adopted City trail standards.
4. All roadway modifications shall promote the use of trails and protect the safety of pedestrians and cyclists.

#### C. Tree Protection

1. Any existing, healthy trees and their roots, trunks and canopies, located along Victoria Avenue, or within 100 feet of Victoria Avenue's edge of roadway, shall be protected from any construction activity.
2. During construction, the tree protection methods detailed in the Urban Forestry Policy Manual shall be followed.
3. Trees shall be sufficiently irrigated, trimmed, and fertilized to ensure tree health and growth even during times of water shortage or restrictions.
4. No tree shall be removed unless diseased, dead, dying or posing a safety hazard as determined by the City's Urban Forester.

**D. Single- and Two-Story Structures**

1. For properties that front-on, side-on or reverse-on to Victoria Avenue:
  - a. Single story structures:
    - i. Are preferred and encouraged over two-story structures; and
    - ii. Shall meet the setback requirement of Title 19, Zoning of the Riverside Municipal Code.
  - b. Two-story structures:
    - i. Shall meet the setback requirements of Title 19, Zoning of the Riverside Municipal Code; and
    - ii. Shall be set back a minimum of 50 feet from the ultimate right-of-way of Victoria Avenue.
2. Additional setbacks may be required to protect existing trees and provide for landscape screening (e.g., provide rows of trees).

**E. Building Design and Landscaping**

1. Any building constructed within 200 feet of Victoria Avenue and located on properties with frontage along Victoria Avenue shall be required to obtain a Certificate of Appropriateness from the Historic Preservation Officer or Qualified Designee.
2. Buildings shall incorporate high quality architectural design and detail, including “four-sided” architecture subject to approval by the Historic Preservation Officer or Qualified Designee.
3. When visible from Victoria Avenue, design approvals shall include the following:
  - a. Building elevations, including colors;
  - b. Landscaping;
  - c. Fencing and walls;
  - d. Tree removals or additions; and
  - e. Driveway location and design.
4. In the case of parcel maps, the Planning Commission, on advice from the Cultural Heritage Board, shall have the authority for specifying the location and design of new driveways.
5. The Citywide Design and Sign Guidelines should be updated to specifically include design guidelines for Victoria Avenue subject to approval of the Cultural Heritage Board.

**F. Trees Required for New Development**

1. Any new development shall be required to plant three (3) rows of trees within the Victoria Avenue right-of-way.
2. The trees shall be planted between the roadway and private property

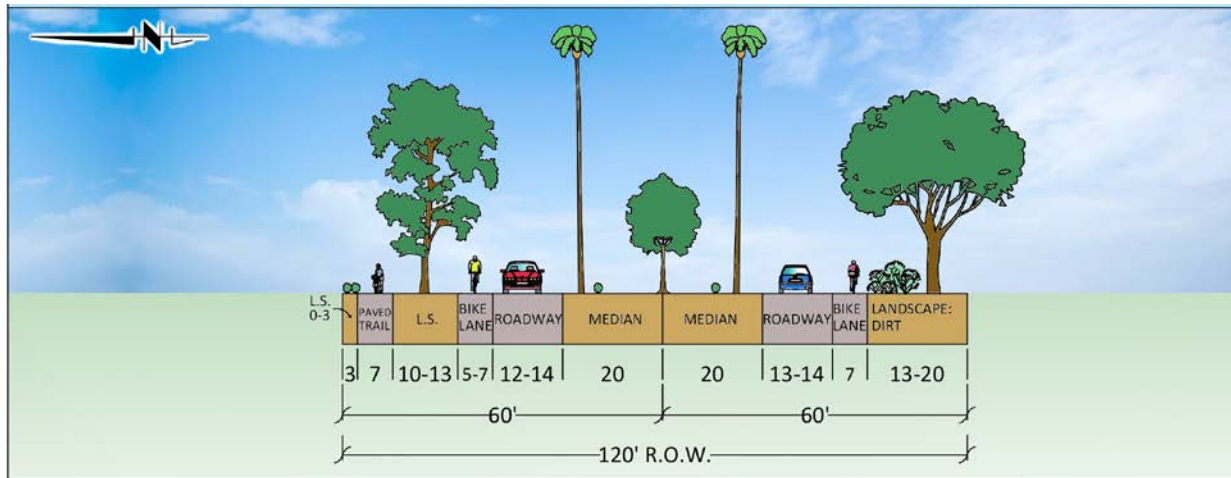
(both sides of the Avenue).

3. Tree selection shall maintain the historic-agricultural character of property frontages along Victoria Avenue reflective of the citrus groves in Riverside's Historic Greenbelt area.
4. Tree species selection:
  - a. Tree species should be non-deciduous flowering trees, to the greatest extent possible, and similar in size and character of citrus trees such as naval orange trees.
  - b. Tree species shall be climate appropriate, and resistant to pests, infestation, disease and drought.
  - c. A Recommended Tree List developed by a tree subcommittee consisting of Victoria Avenue Forever (VAF) members, the City's Urban Forester, and Planning staff should be used as a guide for tree selection.
  - d. Selected trees shall be consistent with the Urban Forestry Guidelines to promote a healthy urban forest for local conditions and are subject to review and approval by the City's Urban Forester.
5. When citrus quarantines by the California Department of Food and Agriculture (CDFA) are in effect for the region, or when other risks to citrus trees exist, the introduction of new citrus species is discouraged and non-citrus alternatives should be used in lieu of citrus.

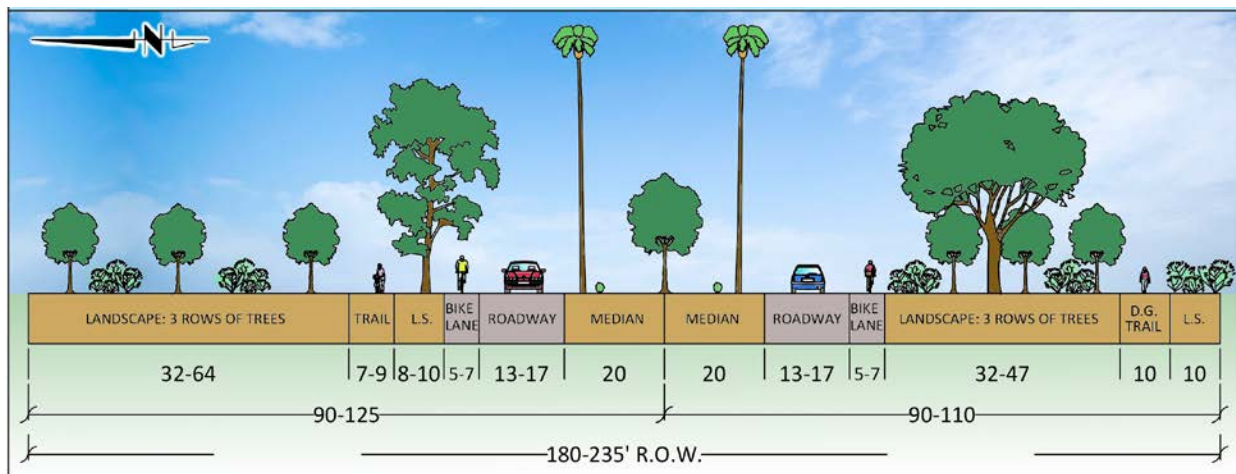
#### **G. Maintenance**

1. The City's Public Works Department shall be responsible for long term maintenance of the trees and irrigation within the public right-of-way.
2. The Public Works Department shall require dedication of right-of-way for new development, as necessary, to accommodate planting three rows of trees and other improvements such as trails.
3. Right-of-way
  - a. Figure 1 below represents existing typical Right-of-Way where adjacent properties remain undeveloped.
  - b. Additional right-of-way shall be required for new development along Victoria Avenue to provide for an ultimate right-of-way width of a minimum of 180 feet (90 feet on each side of the centerline of median), as illustrated in Figure 2 below and consistent with policy recommendations of the 1972 Specific Plan for Victoria Avenue.
  - c. Dedication shall be required where the existing undeveloped right-of-way is less than 180 feet.

**Figure 1 - Cross Section: Existing Typical Undeveloped R.O.W. Condition**



**Figure 2 - Cross Section: Preferred Typical Ultimate R.O.W. Condition**



**H. Landscaping Corners and along Side Streets**

1. For any new development at a corner property, landscaping shall be required at the corner, and along the side street, consistent with landscaping along Victoria Avenue.
2. Landscaping shall be subject to approval by the Historic Preservation Officer or Qualified Designee.

**I. Utility Vaults**

1. Utility facilities on Victoria Avenue, or on an intersecting street within 200 feet of Victoria Avenue, shall be either constructed underground or appropriately screened subject to approval of the Planning Division.
2. This shall apply to power, water, cable, gas or other utility.

**J. Funding**

3. The City shall seek available funding sources (general fund or other sources) for:
  - a. Preservation, protection and replacement of existing trees, including irrigation maintenance, and tree trimming; and
  - b. New trails/trail connections, trail maintenance and repair, and trail improvements including trail signs.

**2. SPECIFIC SECTIONS OF VICTORIA AVENUE - REQUIREMENTS****A. VICTORIA AVENUE – LA SIERRA AVENUE TO ARLINGTON AVENUE****South Side - Trails**

1. The 10-foot-wide decomposed granite (DG) multipurpose trail along the south side of Victoria Avenue from La Sierra Avenue to Arlington Avenue shall be:
  - a. A primary designated segment for all user groups from Washington Street to La Sierra Avenue; and
  - b. A secondary designated segment with no equestrian use from Arlington Avenue to Washington Street.
2. The DG trail shall include new curbs to contain the trail with no trail fence.

**B. VICTORIA AVENUE - NORTHEAST OF WASHINGTON STREET TO MYRTLE AVENUE****Reverse Frontage (Backup) Treatment**

1. New development shall be constructed as backup treatment.
2. Reverse Frontage (Backup) Walls Required
  - a. Backup walls shall be 6-foot-high, solid, decorative masonry walls.
  - b. The grading of development shall be such that retaining walls are not required or necessary at backup wall locations.
  - c. Vines shall be required to create a "green wall" effect and minimize graffiti.

**C. VICTORIA AVENUE - SOUTHWEST OF WASHINGTON STREET TO LA SIERRA AVENUE****Front-On or Side-On Treatment**

1. All new subdivisions and construction shall be designed to have front-on treatment to Victoria Avenue where possible.
2. Side-on treatment is permitted where front-on is not possible or practical.
3. No new reverse frontage development is permitted.

**New Driveways**

1. The design and location of all driveways serving homes on Victoria Avenue shall be subject to approval by the Historic Preservation Officer or Qualified Designee.

2. Driveways shall be designed to ensure proper drainage, particularly in areas where there is no curb and gutter.
3. **South Side of Victoria Avenue** - Where practical, new driveways shall be located along/on the side streets, even when homes front onto Victoria Avenue.
4. **North Side of Victoria Avenue** – New driveways serving homes on the north side of Victoria Avenue may be located directly off Victoria Avenue or from side streets.
5. For driveways providing direct access from Victoria Avenue:
  - a. Driveways should be of a minimum width that is practical and safe.
  - b. Driveways can be a maximum width of 18 feet.