









Table 9-1
Special Neighborhoods

<i>Neighborhood</i>	<i>Boundary</i>	<i>Characteristic Design Features</i>	<i>Important Design Issues</i>	<i>Representative Photograph</i>
Araby Cove	Triangular neighborhood bounded by the Palm Canyon Wash and the hills at the base of the “Southridge” area on the east, Barona Avenue and the Smoke Tree Ranch on the west, and E. Palm Canyon Drive on the north	<ul style="list-style-type: none"> ◆ Eclectic and diverse neighborhood ◆ Mixture of many different housing types and styles ranging from small-scale desert homes built in the 1930s, 1940s, and 1950s, to apartment and condominium complexes built in the 1960s and 1970s, to new tract homes and estate homes ◆ No curbs, gutters, or sidewalks 	<ul style="list-style-type: none"> ◆ Allow alternative street improvements when appropriate (see policy 22.2) ◆ Ensure that remodels respect the eclectic character and varied scale of the neighborhood ◆ Ensure the preservation of the historic Smoke Tree Ranch ◆ Provide traffic-calming features and roadways designs 	
Chino Canyon	N. Palm Canyon Drive on the east, the San Jacinto National Monument on the west, Tramway Road on the north, and Stevens Street on the south	<ul style="list-style-type: none"> ◆ Unobstructed views of the mountains and open spaces ◆ Custom-built, small-scale homes ◆ Historic 20th Century Modern architecture ◆ No curbs ◆ Undisturbed natural terrain ◆ Narrow and unlit roads with no curbs or sidewalks ◆ Tramway as major City icon/entry feature 	<ul style="list-style-type: none"> ◆ Require development to preserve natural contours and existing site geology ◆ Preserve historic properties and properties of architectural significance ◆ Ensure that new development is similar in scale to the existing development ◆ Protect viewsheds of Mt. San Jacinto, Mt. San Gorgonio, and the Santa Rosa Mountains ◆ Continue to limit nighttime lighting to what is necessary for safety ◆ Continue to respect the natural terrain and habitat ◆ Ensure that development respects the Tramway’s tourist/gateway role for the City and preserves views along the Tramway 	
Deepwell	Sunrise Way on the east, Deepwell Ranch Road on the west, Mesquite Avenue on the north, and E. Palm Canyon Drive on the south	<ul style="list-style-type: none"> ◆ Few sidewalks and very little on-street parking ◆ Primarily open yards without walls or fences ◆ Mix of architectural styles ◆ Almost exclusively one-story homes ◆ Approximately one-quarter-acre lots 	<ul style="list-style-type: none"> ◆ Provide traffic-calming features and roadways designs ◆ Ensure that remodels respect the character of the neighborhood ◆ Ensure that tear-downs and new homes are of appropriate scale and height ◆ Allow alternative street improvements when appropriate (see policy 21.2) 	
Movie Colony	Avenida Caballeros on the east, Indian Canyon Drive on the west, Tachevah Drive on the north and Alejo Road on the south	<ul style="list-style-type: none"> ◆ Eclectic mix of older, historic homes ◆ Highly landscaped and usually walled ◆ Larger lots ◆ No curbs ◆ Trees and plantings in the right-of-way instead of black-top between the edge of the pavement and walls 	<ul style="list-style-type: none"> ◆ Require buffers (such as landscaping, berming, or fencing) between residential and resort uses along Indian Canyon Drive ◆ Provide traffic-calming features and roadways designs ◆ Allow alternative street improvements when appropriate (see policy 21.2) ◆ Ensure that remodels respect the character of the neighborhood ◆ Encourage landscaping rather than hardscape in the right-of-way between the edge of pavement and walls 	
Old Las Palmas	North Palm Canyon Drive on the east, Via Monte Vista on the west, Stevens Road on the north, and Alejo Road on the south	<ul style="list-style-type: none"> ◆ Meandering and pedestrian/bicycle-friendly roads ◆ Most houses one story, but a wide variety of architecture ◆ Most yards hidden by walls, gates, and hedges ◆ Sporadic curbs ◆ No street lights 	<ul style="list-style-type: none"> ◆ Preserve scale of neighborhood ◆ Allow alternative street improvements when appropriate (see policy 21.2) ◆ Explore alternative standards for wall heights to be consistent with the existing neighborhood character ◆ Continue to limit nighttime lighting to what is necessary for safety 	

<i>Neighborhood</i>	<i>Boundary</i>	<i>Characteristic Design Features</i>	<i>Important Design Issues</i>	<i>Representative Photograph</i>
Tahquitz River Estates	Camino Real and Sunrise Way on the east, Palm Canyon Drive on the west, Sunny Dunes Road on the north, and Mesquite Avenue and E. Palm Canyon on the south	<ul style="list-style-type: none"> ◆ Mix of single-family residences, apartments, condominiums, small hotels, and commercial uses ◆ Some curbs and sidewalks ◆ Eclectic and diverse landscaping 	<ul style="list-style-type: none"> ◆ Underground overhead utility lines to improve views of the mountains ◆ Ensure that remodels respect the character of the neighborhood ◆ Allow alternative street improvements when appropriate (see policy 21.2) ◆ Require that vacant buildings and properties meet a minimum maintenance standard 	
Tennis Club	Belardo Road on the east, the mountains on the west, Tahquitz Canyon Way on the north, and Sunny Dunes Road on the south	<ul style="list-style-type: none"> ◆ An eclectic mix of older historic homes and small boutique hotels ◆ Low building heights ◆ Walkable streets with no curbs, gutters, or sidewalks in many areas 	<ul style="list-style-type: none"> ◆ Preserve the neighborhood's scale and character ◆ Allow alternative street improvements when appropriate (see policy 21.2) ◆ Require buffers (such as landscaping, berming and fencing) between restaurant, hotel, and residential uses 	
Vista Las Palmas	Via Monte Vista on the east, the mountains on the west, Stevens Road on the north, and Crescent Drive on the south	<ul style="list-style-type: none"> ◆ Upscale Alexander-style home neighborhood ◆ Grid pattern of streets and cul-de-sacs ◆ Open front yards 	<ul style="list-style-type: none"> ◆ Encourage the preservation of existing architecture and discourage tear-downs ◆ Encourage open yards to preserve the character of the neighborhood ◆ Ensure that remodels respect the architectural style and character of the neighborhood 	
Warm Sands	Greenfall Road on the east, Indian Canyon Drive and Palm Canyon Drive on the west, Ramon Road on the north, and Sunny Dunes Road on the south	<ul style="list-style-type: none"> ◆ An eclectic mix of single-family residences, apartment complexes, small hotels, and a mobile-home park ◆ Mix of architectural styles and landscaping ◆ Some curbs, gutters, and sidewalks ◆ No street lighting 	<ul style="list-style-type: none"> ◆ Underground overhead utility lines to improve views of the mountains ◆ Ensure that remodels respect the character of the neighborhood ◆ Allow alternative street improvements when appropriate (see policy 21.2) ◆ Continue to limit nighttime lighting to what is necessary for safety 	