

148
SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



FROM: TLMA - Planning Department

SUBMITTAL DATE: July 2, 2003

SUBJECT: ORDINANCE NO. 348.4111 (CHANGE OF ZONE NO. 6660) – T & B
Planning Consultants Inc. for Sycamore Creek Association LP – First Supervisorial
District – Temescal Zoning District – 717 Acres

RECOMMENDED MOTION:

ADOPTION of Ordinance No. 348.4111 adopting zoning text for properties within
Specific Plan No. 256, Amendment No. 1.

BACKGROUND:

Specific Plan No. 256, Amendment No. 1, Change of Zone No. 6660 and Tract
30440 were approved at a public hearing at the Board of Supervisors on June 10,
2003. However the Board of Supervisors did not act on Ordinance No. 348.4111.

Robert C. Johnson, Planning Director

REVIEWED BY EXECUTIVE OFFICE
Henry J. Knight
DATE 7/23/03

Policy
 Policy

RCJ:nl

Department Recommendation: Consent
Per Executive Office: Consent

Prev. Agn. Ref.

Dist. First

AGENDA NO.

3.66

1 AA. The maximum lot coverage of buildings with patio covers shall be
2 sixty percent (60%). The maximum lot coverage of buildings without patio covers
3 shall be fifty percent (50%).

4 BB. The minimum frontage of a lot shall be forty feet (40') for standard
5 lots and fifty feet (50') for wide and shallow lots, except that lots fronting on
6 knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot
7 frontage along curvilinear streets may be measured at the building setback in
8 accordance with zone development standards.

9 CC. No pad shall be occupied by more than one dwelling unit for each
10 four thousand (4,000) square feet of pad area; provided, however, that any pad
11 having an area of at least seven thousand (7,000) square feet may be occupied by
12 two dwelling units.

13 DD. Where a zero lot line design is utilized, the total side setback shall be
14 ten feet (10') in width.

15 (3) Except as provided above, all other zoning requirements shall be the same as those
16 requirements identified in Article VIIIId, of Ordinance No. 348.

17 b. Planning Areas 2, 3, 4, 6, 8, 15A and 15B.

18 (1) The uses permitted in Planning Areas 2, 3, 4, 6, 8, 15A and 15B of Specific Plan
19 No. 256 shall be the same as those standards identified uses permitted in Article VIIIId., Sections
20 8.93 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.91.f shall not be
21 permitted.

22 (2) The development standards for Planning Areas 2, 3, 4, 6, 8, 15A and 15B of
23 Specific Plan No. 256 shall be the same as those standards identified in Article VIIIId, Section 8.93
24 of Ordinance No. 348 except that the development standards set forth in Article VIIIId, Section
25 8.93.a., b. and d. shall be deleted and replaced by the following:

26 A. The minimum overall average lot area per dwelling unit, exclusive of the area
27 used for commercial purposes and area set aside for street rights of way, but including recreation
28 and service areas shall be five thousand (5,000) square feet.

1 B. The minimum lot area for the individual lots used as a residential building site
2 shall be five thousand (5,000) square feet. The minimum width of each lot area shall be forty-five
3 feet (45') and the minimum depth shall be eighty feet (80').

4 C. The front, rear, and side yards shall not be less than that established in Zone R-
5 3, except that a side yard area may be reduced if the dwelling units are arranged so that the party
6 wall is on the lot line. Chimneys and fireplaces may encroach into the required side yard setback a
7 maximum of two feet (2'), if it can be demonstrated that appropriate drainage can be maintained.
8 Patio covers may encroach five feet (5') into the required rear yard setback. No other structural
9 encroachments shall be permitted in the front, rear or side yard except as provided for in Section
10 18.19 of Ordinance No. 348.

11 In addition, the following standards shall also apply:

12 AA. The maximum lot coverage of buildings with patio covers shall be
13 fifty-five percent (55%). The maximum lot coverage of buildings without patio
14 covers shall be fifty percent (50%).

15 BB. The minimum frontage of a lot shall be forty-five feet (45'), except that
16 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-
17 five feet (35'). Lot frontage along curvilinear streets may be measured at the
18 building setback in accordance with zone development standards.

19 CC. No pad shall be occupied by more than one dwelling unit for each five
20 thousand (5,000) square feet of pad area; provided, however, that any pad having
21 an area of at least eight thousand (8,000) square feet may be occupied by two
22 dwelling units.

23 DD. Where a zero lot line design is utilized, the alternate side yard shall be
24 not less than ten feet (10').

25 c. Planning Areas 5A and 5B.

26 (1) The uses permitted in Planning Areas 5A and 5B of Specific Plan No. 256 shall be
27 the same as those uses permitted in Article VIIIId, Section 8.91 of Ordinance No. 348 except that
28 the uses permitted pursuant to Section 8.91.f shall not be permitted.

1 (2) The development standards for Planning Areas 5A and 5B of Specific Plan No. 256
2 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance No. 348
3 except that the development standards set forth in Article VIIIId, Section 8.93.a., b. and d. shall be
4 deleted and replaced by the following:

5 A. The minimum overall area for each dwelling unit, exclusive of the area uses for
6 commercial purposes and area set aside for street rights of way, but including recreation
7 and service, including recreation areas shall be four thousand (4,000) square feet.

8 B. The minimum lot area for the individual lots used as a residential building site
9 shall be three thousand (3,000) square feet. The minimum width of each lot shall be thirty-
10 five feet (35') and the minimum depth shall be sixty feet (60').

11 C. The front, rear, and side yards shall not be less than that established in Zone R-
12 3, except that a side yard area may be reduced if the dwelling units are arranged so that the
13 party wall is on the lot line. Chimneys and fireplaces may encroach into the required side
14 yard setback a maximum of two feet (2'), if it can be demonstrated that appropriate
15 drainage can be maintained. Patio covers may encroach five feet (5') into the required rear
16 yard setback. No other structural encroachments shall be permitted in the front, rear or
17 side yard except as provided for in Section 18.19 of Ordinance No. 348.

18 In addition, the following standards shall also apply:

19 AA. The maximum lot coverage of buildings with patio covers shall be sixty
20 percent (60%). The maximum lot coverage of buildings without patio covers shall
21 be fifty percent (50%).

22 BB. The minimum frontage of a lot shall be thirty-five feet (35'), except that
23 lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet
24 (30'). Lot frontage along curvilinear streets may be measured at the building
25 setback in accordance with zone development standards.

26 CC. No pad shall be occupied by more than one dwelling unit for each three
27 thousand (3,000) square feet of pad area; provided, however, that any pad having
28 an area of at least six thousand (6,000) square feet may be occupied by

1 two dwelling units.

2 DD. Where a zero lot line design is utilized, the alternate side yard shall not be
3 less than ten feet (10').

4 (3) Except as provided above, all other zoning requirements shall be the same as those
5 requirements identified in Article VIIIId, of Ordinance No. 348.

6 d. Planning Areas 5, 7 and 9.

7 (1) The uses permitted in Planning Areas 5, 7 and 9 of Specific Plan No. 256 shall be
8 the same as those uses permitted in Article VIIIId., Sections 8.91 of Ordinance No. 348 except that
9 the uses permitted pursuant to Section 8.91.f shall not be permitted.

10 (2) The development standards for Planning Areas 5, 7 and 9 of Specific Plan No. 256
11 shall be the same as those standards identified in Article VIIIId, Section 8.96 of Ordinance No.
12 348.

13 (3) Except as provided above, all other zoning requirements shall be the same as those
14 requirements identified in Article VIIIId, of Ordinance No. 348.

15 e. Planning Areas 10 and 14.

16 (1) The uses permitted in Planning Areas 10 and 14 of Specific Plan No. 256 shall be
17 the same as those uses permitted in Article VIIIId., Sections 8.91 of Ordinance No. 348 except that
18 the uses permitted pursuant to Section 8.91.f shall not be permitted.

19 (2) The development standards for Planning Areas 10 and 14 of Specific Plan No. 256
20 shall be the same as those standards identified in Article VIIIId, Section 8.93 of Ordinance No. 348
21 except that the development standards set forth in Article VIIIId, Section 8.93.a., b. and d. shall be
22 deleted and replaced by the following:

23 A. The minimum overall area for each dwelling unit, exclusive of the area used for
24 commercial purposes and area set aside for street rights of way, but including recreation
25 and service areas shall be seven thousand two hundred (7,200) square feet.

26 B. The minimum lot area for the individual lots used as a residential building site
27 shall be seven thousand two hundred (7,200) square feet. The minimum width of each lot
28 shall be fifty feet (50') and the minimum depth shall be eight feet (80').

1 C. The minimum front yard shall be ten feet (10') for building that do not exceed
2 thirty-five feet (35') in height and the minimum rear yard shall be fifteen feet (15') for
3 buildings that do not exceed thirty-five (35') in height. Any portion of a building which
4 exceeds thirty-five feet (35') in height shall be set back from the front and rear lot lines no
5 less than ten feet (10') for the front yard or fifteen feet (15') for the rear yard plus two feet
6 (2') for each foot by which the height exceeds thirty-five feet (35'). The front setback shall
7 be measured from any existing or future street line as shown on any specific street plan of
8 the County. The rear setback shall be measured from the existing rear lot line or from any
9 recorded alley or easement.

10 D. The minimum front yard shall be five feet (5') for building that do not exceed
11 thirty-five feet (35') in height. Any portion of a building which exceeds thirty-five feet
12 (35') in height shall be set back from each side lot line five feet (5') plus two feet (2') for
13 each foot by which the height exceeds thirty-five feet (35'); if the side yard adjoins a street,
14 the side setback requirement shall be the same as required for a front setback. No structural
15 encroachments shall be permitted in the front, rear or side yard except as provided in
16 Section 18.19 of Ordinance No. 348.

17 In addition, the following standards shall also apply:

18 AA. The maximum lot coverage of buildings with patio covers shall be fifty
19 percent (50%). The maximum lot coverage of buildings without patio covers shall
20 be forty-five percent (45%).

21 (3) Except as provided above, all other zoning requirements shall be the same as those
22 requirements identified in Article VIIIId, of Ordinance No. 348.

23 f. Planning Area 11A.

24 (1) The uses permitted in Planning Area 11A of Specific Plan No. 256 shall be the
25 same as those uses permitted in Article VIIIe., Sections 8.100 of Ordinance No. 348 except that
26 the uses permitted pursuant to Section 8.100.a.(1), (2), (3), and (4) and b.(1) and c.(1) shall not be
27 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
28 public schools.

1 (2) The development standards for Planning Area 11A of Specific Plan No. 256 shall
2 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

3 (3) Except as provided above, all other zoning requirements shall be the same as those
4 requirements identified in Article VIIIe of Ordinance No. 348.

5 g. Planning Area 13.

6 (1) The uses permitted in Planning Area 13 of Specific Plan No. 256 shall be the same
7 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348.

8 (2) The development standards for Planning Area 13 of Specific Plan No. 256 shall be
9 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
10 the development standards set forth in Article VI, Section 6.2(b) and (e)(3), shall be deleted and
11 replaced by the following:

12 A. Lot area shall not be less than ten thousand (10,000) square feet. The
13 minimum lot area shall be determined by excluding that portion of a lot that is used solely
14 for access to the portion of a lot used as a building site.

15 B. The rear yard shall be not less than twenty feet (20').

16 (3) Except as provided above, all other zoning requirements shall be the same as those
17 requirements identified in Article VI of Ordinance No. 348.

18 h. Planning Areas 16 and 17.

19 (1) The uses permitted in Planning Areas 16 and 17 of Specific Plan No. 256 shall be
20 the same as those uses permitted in Article VIb, Section 6.50 of Ordinance No. 348.

21 (2) The development standards for Planning Areas 16 and 17 of Specific Plan No. 256
22 shall be the same as those standards identified in Article VIb, Sections 6.51, 6.52, 6.53 and 6.54 of
23 Ordinance No. 348, except that the development standards set forth in Article VIb, Section 6.52
24 shall be deleted and replaced by the following:

25 A. Lot size shall not be less than one (1) acre, with a minimum lot width of one
26 hundred feet (100') and a minimum lot depth of one hundred fifty feet (150').

27 (3) Except as provided above, all other zoning requirements shall be the same as those
28 requirements identified in Article VIb of Ordinance No. 348.

1 i. Planning Areas 18A and 19.

2 (1) The uses permitted in Planning Areas 18A and 19 of Specific Plan No. 256 shall be
3 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that
4 uses listed as 9.50.b.(22) and (23) shall not be permitted. In addition, the permitted uses identified
5 under Section 9.50.a shall also include water works and other utilities, both public and private and
6 temporary real estate sales offices located with Specific Plan No. 256, to be used only for and
7 during the original sale of dwelling units within Specific Plan No. 256.

8 (2) The development standards for Planning Areas 18A and 19 of Specific Plan No..
9 256 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No.
10 348.

11 (3) Except as provided above, all other zoning requirements shall be the same as those
12 requirements identified in Article IXb of Ordinance No. 348.

13 j. Planning Areas 11B, 20A, 20B and 25.

14 (1) The uses permitted in Planning Areas 11B, 20A, 20B and 25 of Specific Plan No.
15 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
16 348. except that the uses permitted pursuant to Section 8.100.a.(1) shall not be permitted. In
17 addition, the permitted uses identified under Section 8.100.a shall also include playgrounds; tot
18 lots; athletic fields; and parks.

19 (2) The development standards for Planning Areas 11B, 20A, 20B and 25 of Specific
20 Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
21 Ordinance No. 348.

22 (3) Except as provided above, all other zoning requirements shall be the same as those
23 requirements identified in Article VIIIe of Ordinance No. 348.

24 k. Planning Areas 23A, 23B, 23C, 23D and 23E

25 (1) The uses permitted in Planning Areas 23A, 23B, 23C, 23D and 23E of Specific
26 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
27 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8);
28 b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section

1 8.100.a. shall also include green belts and open space.

2 (2) The development standards for Planning Areas 23A, 23B, 23C, 23D and 23E of
3 Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section
4 8.101 of Ordinance No. 348.

5 (3) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article VIIIe of Ordinance No. 348.

7 l. Planning Areas 18B, 21, 22, 24A, 24B and 24C

8 (1) The uses permitted in Planning Areas 18B, 21, 22, 24A, 24B and 24C of Specific
9 Plan No. 256 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
10 Ordinance No. 348 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (6),
11 and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under
12 Section 8.100.a. shall also include undeveloped open space; trails; and interpretive centers..

13 (2) The development standards for Planning Areas 18B, 21, 22, 24A, 24B and 24C of
14 Specific Plan No. 256 shall be the same as those standards identified in Article VIIIe, Section
15 8.101 of Ordinance No. 348.

16 (3) Except as provided above, all other zoning requirements shall be the same as those
17 requirements identified in Article VIIIe of Ordinance No. 348.

18 m. Planning Area 24D.

19 (1) The uses permitted in Planning Area 24D of Specific Plan No. 256 shall be the
20 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the
21 uses permitted pursuant to Section 8.100.a., b., and c. shall not be permitted. In addition, the
22 permitted uses identified under Section 8.100.a.a shall also include open space and water pumping
23 stations.

24 (2) The development standards for planning Area 24D of Specific Plan No. 256 shall
25 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

26 (3) Except as provided above, all other zoning requirements shall be the same as those
27 requirements identified in Article VIIIe of Ordinance No. 348.

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