

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

115 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: August 13, 2003

SUBJECT: ORDINANCE NO. 348.4135, Adopting Change of Zone No. 6710 - First Supervisorial District - Rancho California Zoning Area - 478.3 Acres

RECOMMENDED MOTION:

ADOPTION of Ordinance No. 348.4135 adopting a revised specific plan zoning ordinance for properties within Specific Plan No. 313.

BACKGROUND:

Public hearings concerning Substantial Conformance No. 1 to Specific Plan No. 313, together with the related Change of Zone No. 6710, were held by the Board of Supervisors on May 13, 2003.

REVIEWED BY EXECUTIVE OFFICE
Robert C. Johnson
DATE 8/20/03

Robert C. Johnson, Planning Director

RCJ:kg

Department Recommendation: Consent Policy
Per Executive Office: Consent Policy

Prev. Agn. Ref.

Dist.

AGENDA NO.

2.15

1 The minimum lot area shall be determined by excluding that portion of a lot that is used
2 solely for access to the portion of a lot used as a building site.

3 B. The front yard shall not be less than fifteen feet (15'), measured from the
4 existing street line or from any future street line as shown on any specific plan of
5 highways, whichever is nearer to the proposed structure.

6 C. Side yards on interior and through lots shall be not less than five feet (5'),
7 except where a fireplace, media niche, or other architectural projection occurs, in which
8 case the side yard shall be not less than three feet (3'). Side yards on corner and reversed
9 corner lots shall be not less than ten feet (10') from the existing street line or from any
10 future street line as shown on any specific plan of highways, whichever is nearer the
11 proposed structures upon which the main building sides, except that where the lot is less
12 than fifty feet (50') wide, the yard not exceed twenty percent (20%) of the width of the lot.

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

15 c. Planning Areas 3 and 16.

16 (1) The uses permitted in Planning Areas 3 and 16 of Specific Plan No. 313 shall be
17 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
18 the uses permitted pursuant to Section 8.100.a. (1), (2), (3), (6) and (8); b. (1); and c.(1) shall not
19 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include
20 public parks and play grounds.

21 (2) The development standards for Planning Areas 3 and 16 of Specific Plan No. 313
22 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.
23 348.

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

26 d. Planning Area 4.

27 (1) The uses permitted in Planning Area 4 of Specific Plan No. 313 shall be the same
28 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses

1 permitted pursuant to Section 6.1.a.(3), (5) and (7); b.(1), (3), and (5); c.; and e. shall not be
2 permitted.

3 (2) The development standards for Planning Area 4 of Specific Plan No. 313 shall be
4 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
5 the development standards set forth in Article VI, Section 6.2.b., c., d., and e. (1) and (2) shall be
6 deleted and replaced by the following:

7 A. Lot area shall be not less than five thousand five hundred (5,500) square
8 feet. The minimum lot area shall be determined by excluding that portion of a lot that is
9 used solely for access to the portion of a lot used as a building site.

10 B. The minimum average width of that portion of the lot to be used as a
11 building site shall be fifty feet (50') with a minimum average depth of one hundred feet
12 (100'). "Flag" lots shall not be permitted.

13 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
14 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
15 Lot frontage along curvilinear streets may be measured at the building setback in
16 accordance with zone development standards.

17 D. The front yard shall not be less than fifteen feet (15'), measured from the
18 existing street line or from any future street line as shown on any specific plan of
19 highways, whichever is nearer to the proposed structure.

20 E. Side yards on interior and through lots shall be not less than five feet (5'),
21 except where a fireplace, media niche, or other architectural projection occurs, in which
22 case the side yard shall be not less than three feet (3'). Side yards on corner and reversed
23 corner lots shall be not less than ten feet (10') from the existing street line or from any
24 future street line as shown on any specific plan of highways, whichever is nearer the
25 proposed structure, upon which the main building sides, except that where the lot is less
26 than fifty feet (50') wide the yard need not exceed twenty percent (20%) of the width of
27 the lot.

28 (3) Except as provided above, all other zoning requirements shall be the same as those

1 requirements identified in Article VI of Ordinance No. 348.

2 e. Planning Areas 5 and 14.

3 (1) The uses permitted in Planning Areas 5 and 14 of Specific Plan No. 313 shall be
4 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
5 uses permitted pursuant to Section 6.1.a. (3), (5) and (7); b.(1), (3), and (5); c.; and e. shall not be
6 permitted.

7 (2) The development standards for Planning Areas 5 and 14 of Specific Plan No. 313
8 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
9 except that the development standards set forth in Article VI, Section 6.2.b., c., d., and e. (1) and
10 (2) shall be deleted and replaced by the following:

11 A. Lot area shall be not less than five thousand (5,000) square feet. The
12 minimum lot area shall be determined by excluding that portion of a lot that is used solely
13 for access to the portion of a lot used as a building site.

14 B. The minimum average width of that portion of the lot to be used as a
15 building site shall be fifty feet (50') with a minimum average depth of one hundred feet
16 (100'). "Flag" lots shall not be permitted.

17 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
18 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
19 Lot frontage along curvilinear streets may be measured at the building setback in
20 accordance with zone development standards.

21 D. The front yard shall not be less than fifteen feet (15'), measured from the
22 existing street line or from any future street line as shown on any specific plan of
23 highways, whichever is nearer to the proposed structure.

24 E. Side yards on interior and through lots shall be not less than five feet (5'),
25 except where a fireplace, media niche, or other architectural projection occurs, in which
26 case the side yard shall be not less than three feet (3'). Side yards on corner and reversed
27 corner lots shall be not less than ten feet (10') from the existing street line or from any
28 future street line as shown on any specific plan of highways, whichever is nearer the

1 proposed structure, upon which the main building sides, except that where the lot is less
2 than fifty feet (50') wide the yard need not exceed twenty percent (20%) of the width of
3 the lot.

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

6 f. Planning Area 6.

7 (1) The uses permitted in Planning Area 6 of Specific Plan No. 313 shall be the same
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
9 permitted pursuant to Section 6.1.a.(3), (5), and (7); b.(1), (3) and (5); c; and e. shall not be
10 permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include public
11 schools.

12 (2) The development standards for Planning Area 6 of Specific Plan No. 313 shall be
13 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
14 the development standard set forth in Article VI, Section 6.2.b. and e. (1) and (2) shall be deleted
15 and replaced by the following:

16 A. Lot area shall be not less than eight thousand (8,000) square feet. The
17 minimum lot area shall be determined by excluding that portion of a lot that is used solely
18 for access to the portion of a lot used as a building site.

19 B. The front yard shall not be less than fifteen feet (15'), measured from the
20 existing street line or from any future street line as shown on any specific plan of
21 highways, whichever is nearer to the proposed structure.

22 C. Side yards on interior and through lots shall be not less than five feet (5'),
23 except where a fireplace, media niche, or other architectural projection occurs, in which
24 case the side yard shall be not less than three feet (3'). Side yards on corner and reversed
25 corner lots shall be not less than ten feet (10') from the existing street line or from any
26 future street line as shown on any specific plan of highways, whichever is nearer the
27 proposed structures upon which the main building sides, except that where the lot is less
28 than fifty feet (50') wide, the yard not exceed twenty percent (20%) of the width of the lot.

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

3 g. Planning Areas 7, 20 and 23.

4 (1) The uses permitted in Planning Areas 7, 20 and 23 of Specific Plan No. 313 shall
5 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
6 the uses permitted pursuant to Section 6.1.b.(3) and (5); c.; and e. shall not be permitted.

7 (2) The development standards for Planning Areas 7, 20 and 23 of Specific Plan No.
8 313 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
9 348, except that the development standards set forth in Article VI, Section 6.2.b. and c. shall be
10 deleted and replaced by the following:

11 A. Lot area shall be not less than twenty-two thousand (22,000) square feet.
12 The minimum lot area shall be determined by excluding that portion of a lot that is used
13 solely for access to the portion of a lot used as a building site.

14 B. The minimum average width of that portion of the lot to be used as a
15 building site shall be one hundred feet (100') with a minimum average depth of one
16 hundred feet (100'). "Flag" lots shall not be permitted.

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

19 h. Planning Areas 8, 15 and 19.

20 (1) The uses permitted in Planning Areas 8, 15 and 19 of Specific Plan No. 313 shall
21 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
22 the uses permitted pursuant to Section 6.1.a.(3), (5), and (7); b.(1), (3) and (5); and c.; and e. shall
23 not be permitted.

24 (2) The development standards for Planning Areas 8, 15 and 19 of Specific Plan No.
25 313 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.
26 348, except that the development standard set forth in Article VI, Section 6.2.b. and e. (1) and (2)
27 shall be deleted and replaced by the following:

28 A. Lot area shall be not less than eight thousand (8,000) square feet. The

1 minimum lot area shall be determined by excluding that portion of a lot that is used solely
2 for access to the portion of a lot used as a building site.

3 B. The front yard shall not be less than fifteen feet (15'), measured from the
4 existing street line or from any future street line as shown on any specific plan of
5 highways, whichever is nearer to the proposed structure.

6 C. Side yards on interior and through lots shall be not less than five feet (5'),
7 except where a fireplace, media niche, or other architectural projection occurs, in which
8 case the side yard shall be not less than three feet (3'). Side yards on corner and reversed
9 corner lots shall be not less than ten feet (10') from the existing street line or from any
10 future street line as shown on any specific plan of highways, whichever is nearer the
11 proposed structures upon which the main building sides, except that where the lot is less
12 than fifty feet (50') wide, the yard not exceed twenty percent (20%) of the width of the lot.

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

15 i. Planning Area 10.

16 (1) The uses permitted in Planning Area 10 of Specific Plan No 313 shall be the same
17 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
18 permitted pursuant to Section 6.1.a.(3), (5) and (7); b.(1), (3) and (5); c. and e. shall not be
19 permitted.

20 (2) The development standards for Planning Area 10 of Specific Plan No. 313 shall be
21 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
22 the development standard set forth in Article VI, Section 6.2.b. and e. (1) and (2) shall be deleted
23 and replaced by the following:

24 A. Lot area shall be not less than seven thousand (7,000) square feet. The
25 minimum lot area shall be determined by excluding that portion of a lot that is used solely
26 for access to the portion of a lot used as a building site.

27 B. The front yard shall not be less than fifteen feet (15'), measured from the
28 existing street line or from any future street line as shown on any specific plan of

1 highways, whichever is nearer to the proposed structure.

2 C. Side yards on interior and through lots shall be not less than five feet (5'),
3 except where a fireplace, media niche, or other architectural projection occurs, in which
4 case the side yard shall be not less than three feet (3'). Side yards on corner and reversed
5 corner lots shall be not less than ten feet (10') from the existing street line or from any
6 future street line as shown on any specific plan of highways, whichever is nearer the
7 proposed structures upon which the main building sides, except that where the lot is less
8 than fifty feet (50') wide, the yard not exceed twenty percent (20%) of the width of the lot.

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

11 j. Planning Area 11.

12 (1) The uses permitted in Planning Area 11 of Specific Plan No. 313 shall be the same
13 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
14 permitted pursuant to Section 6.1.a. (3), (5) and (7); b.(1), (3) and (5); and c.; and e. shall not be
15 permitted.

16 (2) The development standards for Planning Area 11 of Specific Plan No. 313 shall be
17 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that
18 the development standard set forth in Article VI, Section 6.2.b. and e. (1) and (2) shall be deleted
19 and replaced by the following:

20 A. Lot area shall be not less than six thousand (6,000) square feet. The
21 minimum lot area shall be determined by excluding that portion of a lot that is used solely
22 for access to the portion of a lot used as a building site.

23 B. The front yard shall not be less than fifteen feet (15'), measured from the
24 existing street line or from any future street line as shown on any specific plan of
25 highways, whichever is nearer to the proposed structure.

26 C. Side yards on interior and through lots shall be not less than five feet (5'),
27 except where a fireplace, media niche, or other architectural projection occurs, in which
28 case the side yard shall be not less than three feet (3'). Side yards on corner and reversed

1 corner lots shall be not less than ten feet (10') from the existing street line or from any
2 future street line as shown on any specific plan of highways, whichever is nearer the
3 proposed structures upon which the main building sides, except that where the lot is less
4 than fifty feet (50') wide, the yard not exceed twenty percent (20%) of the width of the lot.

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

7 Section 3. This ordinance shall take effect 30 days after its adoption.

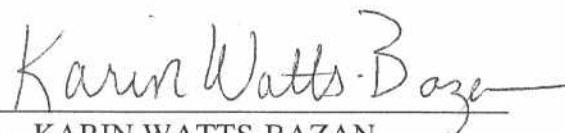
8 BOARD OF SUPERVISORS OF THE COUNTY
9 OF RIVERSIDE, STATE OF CALIFORNIA

10 By _____
11 Chairman, Board of Supervisors

12 ATTEST:
13 NANCY ROMERO
14 Clerk to the Board

15 By: _____
16 Deputy
17 (SEAL)

18 APPROVED AS TO FORM AND CONTENT:
19 December 30, 2002

20 By: 
21 KARIN WATTS-BAZAN
22 Deputy County Counsel