

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

502 B



FROM: TLMA - Planning Department

SUBMITTAL DATE: September 12, 2003

SUBJECT: RESOLUTION NO. 2003-210 Adopting Specific Plan No. 247, Amendment No. 1 (Menifee East) and ORDINANCE NO. 348.4140 Adopting Change of Zone No. 6707 - Third Supervisorial District - Winchester/Antelope Zoning District - 399 Acres

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2003-210 Adopting Amendment No. 1 to Specific Plan No. 247, and;

ADOPTION of Ordinance No. 348.4140 adopting a new zoning ordinance text for Specific Plan No. 247.

BACKGROUND:

Public hearings concerning Amendment No. 1 to Specific Plan No. 247 (Menifee East) together with the related Change of Zone No. 6707, were held by the Board of Supervisors on April 29, 2003.

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 9/24/03

[Signature]
Robert C. Johnson, Planning Director

- Department Recommendation: Consent
- Per Executive Office: Consent
- Policy
- Policy

RCJ:nl

COPIES OF BUREAU

Prev. Agn. Ref. 16.2

Dist. Third

AGENDA NO.

3.47

2
3 **RESOLUTION NO. 2003-210**
4 **ADOPTING**
5 **AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 247**
6 **(MENIFEE EAST)**

7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et seq., a public
8 hearing was held before the Riverside County Board of Supervisors in Riverside, California on April 29,
9 2003, and before the Riverside County Planning Commission in Riverside, California on February 19,
10 2003, to consider Amendment No. 1 to Specific Plan No. 247 (Meniffee East), which specific plan was
11 adopted by the Board of Supervisors pursuant to Resolution No. 95-157 (dated June 13, 1995); and,

12 **WHEREAS**, all the procedures of the California Environmental Quality Act and the Riverside
13 County Rules to Implement the Act have been met, and Environmental Assessment No. 38703, prepared
14 in connection with Amendment No. 1 to Specific Plan No. 247 and related cases (referred to alternatively
15 herein as "the proposed amendment" or "the project"), is, when considered in conjunction with previously
16 prepared Environmental Impact Report (EIR) No. 327 and the Addendum thereto, sufficiently detailed so
17 that all the potentially significant effects of the project on the environment and measures necessary to
18 avoid or substantially lessen such effects have been evaluated in accordance with the above-referenced
19 Act and Rules; and,

20 **WHEREAS**, the matter was discussed fully with testimony and documentation presented by the
21 public and affected government agencies; now, therefore,

22 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors
23 of the County of Riverside, in regular session assembled on September 23, 2003, that:

- 24 1. The proposed amendment would do each of the following: reconfigure planning areas by
25 reducing the number of single-family residential lots and altering the existing land uses.
26 Overall the project would result in a decrease in dwelling units from 1283 units to 1153
27 units.
- 28 2. The proposed amendment would modify the design guidelines for the project. Plans and
standards for entries would be updated. Product types, lot size minimums and

FORM APPROVED
COUNTY COUNSEL

SEP 04 2003

BY [Signature]

1 development standards would remain the same, but product distribution and planning area
2 configuration would be adjusted to add the new area.

3 3. The proposed amendment would be consistent and compatible with the existing adjacent
4 land uses within the specific plan

5 4. Environmental Assessment No. 38703 concluded that the proposed amendment would
6 necessitate some changes in or additions to EIR No. 327, but none sufficient to necessitate
7 the preparation of a subsequent EIR or a supplement thereto. Accordingly, an Addendum
8 to EIR No. 327 was prepared.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that:

10 1. The proposed amendment would be consistent with the intent, design, and mitigation
11 approved for Specific Plan No. 247.

12 2. The proposed amendment would not have a significant effect on the environment.

13 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it has reviewed and considered
14 Environmental Assessment No. 38703, EIR No. 327, and the Addendum thereto, in evaluating
15 Amendment No. 1 to Specific Plan No. 247, that the Environmental Assessment, EIR and Addendum are
16 accurate and objective statements that comply with the California Environmental Quality Act and reflect
17 the County's independent judgment, and that the Environmental Assessment, EIR and Addendum are
18 incorporated herein by reference in their entirety.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** the Addendum
20 to EIR No. 327.

21 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to Specific
22 Plan No. 247, on file with the Clerk of the Board, including the final conditions of approval and exhibits,
23 is hereby adopted as the Amended Specific Plan of Land Use for the real property described and shown in
24 the plan, and said real property shall be developed substantially in accordance with the plan, as amended,
25 unless the plan is repealed or further amended by the Board.

26 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 1 to
27 Specific Plan No. 247 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
28 Planning Director, and in the Office of the Building and Safety Director, and that no applications for

1 subdivision maps, conditional use permits or other development approvals shall be accepted for the real
2 property described and shown in the plan, as amended, unless such applications are substantially in
3 accordance therewith.

4 **BE IT FURTHER RESOLVED** by the Board of Supervisors that the custodians of the
5 documents upon which this decision is based are the Clerk of the Board of Supervisors and the County
6 Planning Department and that such documents are located at 4080 Lemon Street, Riverside, California.

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1 shall be measured from the side lot line; if the side yard adjoins a street, the side setback
2 requirement shall be the same as required for a front setback. No structural encroachments
3 shall be permitted in the front, rear or side yard except as provided in Section 18.19 of
4 Ordinance No. 348.

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

7 c. Planning Area 3.

8 (1) The uses permitted in Planning Area 3 of Specific Plan No. 247 shall be the same as
9 those uses permitted in Article IX, Section 9.1 of Ordinance No. 348.

10 (2) The development standards for Planning Area 3 of Specific Plan No. 247 shall be the
11 same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348.

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

14 d. Planning Areas 4 and 11.

15 (1) The uses permitted in Planning Areas 4 and 11 of Specific Plan No. 247 shall be the same
16 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
17 permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

18 (2) The development standards for Planning Areas 4 and 11 of Specific Plan No. 247
19 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
20 that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(2), (3) and (4) shall
21 be deleted and replaced by the following:

22 A. Lot area shall be not less than six thousand five hundred (6,500) square feet.

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

25 B. The minimum average width of that portion of a lot to be used as a building
26 site shall be sixty feet (60') with a minimum average depth of ninety feet (90'). "Flag" lots
27 shall not be permitted.

28 C. The minimum frontage of a lot shall be sixty feet (60'), except that lots

1 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').
2 Lot frontage along curvilinear streets may be measured at the building setback in accordance
3 with zone development standards.

4 D. Side yards on interior and through lots shall be not less than five feet (5') in
5 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from
6 the existing street line or from any future street line as shown on any Specific Plan of
7 Highways, whichever is nearer the proposed structure, upon which the main building sides.

8 E. The rear yard shall not be less than twenty feet (20').

9 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
10 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
11 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

12 In addition, the following standard shall also apply:

13 AA. In no case shall more than forty-five percent (45%) of any lot be covered by
14 buildings for one-story buildings or shall more than forty percent (40%) of any lot be
15 covered by buildings for two-story buildings.

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 e. Planning Areas 5, 14B, and 17.

19 (1) The uses permitted in Planning Areas 5, 14B and 17 of Specific Plan 247 shall be the
20 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
21 permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

22 (2) The development standards for Planning Areas 5, 14B and 17 of Specific Plan No.
23 247 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,
24 except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted
25 and replaced by the following:

26 A. Rear yards shall not be less than twenty feet (20').

27 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
28 maximum of two feet (2'). No other structural encroachments shall be permitted in the

1 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

4 f. Planning Areas 6, 8, 9 and 15

5 (1) The uses permitted in Planning Areas 6, 8, 9 and 15 of Specific Plan No. 247 shall be
6 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
7 permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

8 (2) The development standards for Planning Areas 6, 8, 9 and 15 of Specific Plan No. 247
9 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except
10 that the development standards set forth in Article VI, Section 6.2.b., c., d., and e.(2), (3) and (4) shall
11 be deleted and replaced by the following:

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

15 B. The minimum average width of that portion of a lot to be used as a building
16 site shall be fifty feet (50') with a minimum average depth of ninety feet (90'). "Flag" lots
17 shall not be permitted.

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

22 D. Side yards on interior and through lots shall be not less than five feet (5') in
23 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from
24 the existing street line or from any future street line as shown on any Specific Plan of
25 Highways, whichever is nearer the proposed structure, upon which the main building sides.

26 E. The rear yard shall not be less than twenty feet (20').

27 F. Chimneys and fireplaces shall be allowed to encroach into side yards a
28 maximum of two feet (2'). No other structural encroachments shall be permitted in the

1 front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

2 In addition, the following standard shall also apply:

3 AA. In no case shall more than forty-five percent (45%) of any lot be covered by
4 buildings for one-story buildings or shall more than forty percent (40%) of any lot be
5 covered by buildings for two-story buildings.

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

8 g. Planning Areas 10, 12 and 20.

9 (1) The uses permitted in Planning Areas 10, 12 and 20 of Specific Plan No. 247 shall be
10 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the
11 uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8) and b.; and c. shall not be permitted.
12 In addition, the permitted uses identified under Section 8.100.a. shall also include public parks and
13 public playgrounds.

14 (2) The development standards for Planning Areas 10, 12 and 20 of Specific Plan No. 247
15 shall be the same as those standards identified in Article VIIIe, Section 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 h. Planning Area 13.

19 (1) The uses permitted in Planning Area 13 of Specific Plan No. 247 shall be the same as
20 those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses
21 permitted pursuant to Section 8.100.a.(1), (2), (6) and (8) b.; and c. shall not be permitted. In
22 addition, the permitted uses identified under Section 8.100.a. shall include trails.

23 (2) The development standards for Planning Area 13 of Specific Plan No. 247 shall be the
24 same as those standards identified in Article VIIe, Section 8.101 Of Ordinance No. 348.

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

27 i. Planning Areas 14A.

28 (1) The uses permitted in Planning Areas 14A of Specific Plan No. 247 shall be the same

1 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses
2 permitted pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted.

3 (2) The development standards for Planning Areas 14A of Specific Plan No. 247 shall be
4 the same as those standards identified in Article VI, Section 6.1 of Ordinance No. 348, except that the
5 development standards identified in Article VI, Section 6.2.b. shall be deleted and replaced by the
6 following:

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

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

12 j. Planning Area 16.

13 (1) The uses permitted in Planning Area 16 of Specific Plan No. 247 shall be the same as
14 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted
15 pursuant to Section 6.1.b.(1) and (3) and d. shall not be permitted. In addition, the permitted uses
16 identified under 6.1.a. shall include public schools.

17 (2) The development standards for Planning Area 16 of Specific Plan No. 247 shall be the
18 same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the
19 development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced
20 by the following:

21 A. The rear yard shall not be less than twenty feet (20').

22 B. Chimneys and fireplaces shall be allowed to encroach into side yards a
23 maximum of two feet (2'). No other structural encroachments shall be permitted in the front,
24 rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

27 k. Planning Areas 18 and 19.

28 (1) The uses permitted in Planning Areas 18 and 19 of Specific Plan No. 247 shall be the

1 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the
2 uses permitted pursuant to Section 8.100.a., b., and c. shall not be permitted. In addition, the
3 permitted uses identified under Section 8.100.a. shall also include undeveloped open space.

4 (2) The development standards for Planning Areas 18 and 19 of Specific Plan No. 247
5 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

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

11 By _____
12 Chairman, Board of Supervisors

13 ATTEST:

14 NANCY ROMERO
15 Clerk to the Board

16 By _____
17 Deputy

18 (SEAL)

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

22 By: Karin Watts-Bazan
23 KARIN WATTS-BAZAN
24 Deputy County Counsel