

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

126 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 15, 2005

SUBJECT: RESOLUTION NO. 2005-485, Adopting Specific Plan No. 335 (The Resort); Adoption of Ordinance No. 348.4344 adopting SP zoning text and Planning Area boundaries map for Specific Plan No. 335; Second Supervisorial District; Jurupa Area Plan

RECOMMENDED MOTION:

ADOPTION of Resolution No. 2005-485, adopting Specific Plan No. 335; and,

ADOPTION of Ordinance 348.4344, adopting Specific Plan Zoning and establishing Planning Area boundaries for properties within Specific Plan No. 335.

BACKGROUND:

Public hearing concerning Specific Plan No. 335 (The Resort), Change of Zone No. 6848, and Tentative Parcel Map No. 31645 were tentatively approved, and Environmental Impact Report No. 465 was certified by the Board of Supervisors on December 6, 2005.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
DATE 12/19/05

Robert C. Johnson
Planning Director

RCJ: sn

Policy
 Policy

Consent
 Consent

Dept't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

3.51

**PLANNING COMMISSION
MINUTE ORDER SEPTEMBER 14, 2005
RIVERSIDE – REGULAR MEETING**

I. AGENDA ITEM NO. 6.3: GENERAL PLAN AMENDMENT NO. 714 and CHANGE OF ZONE NO. 7029 with TENTATIVE TRACT MAP NO. 32861 – EA 39738 – Corman Leigh Communities – Lower Coachella Valley Zoning District – Eastern Coachella Valley Area Plan – Fourth Supervisorial District – Located northerly of Airport Blvd., westerly of Jackson Street, easterly of Adams Street – 77 acres – 179 lots - Light Agricultural 20-Acre Minimum (A-1-20) Zoning – APN: 767-360-012. (Legislative)

II. PROJECT DESCRIPTION:

The general plan amendment proposes to amend the land use map of the Eastern Coachella Valley Area Plan from “Agriculture” to “Medium Density Residential” (2-5 DU/AC). **The change of zone** proposes to change zoning from Light Agricultural 20-Acre Minimum (A-1-20) to One-Family Dwellings (R-1), Planned Residential (R-4), Open Area Combining Zone-Residential Developments (R-5). **The tentative tract map** proposes a Schedule “A” subdivision of 77 acres into 158 residential lots with common open space lots. (Continued from 6/8/05)

III. MEETING SUMMARY:

The following staff presented the subject proposal:

Project Planner: Jay T. Olivas, Ph: (760) 863-7579 or E-mail at jolivas@rctlma.org.
Planning Department – Indio

The following spoke in favor of the subject proposal:

Sally Young – 73-733 Fred Waring Drive. Palm Desert CA
Raymon Brown – 1400 Calle De Maria, Palm Desert CA
Vincent Barbato – 73081 Fred Waring Drive, Palm Desert Ca

The following spoke neutral to the subject proposal:

Lee Anderson – 59-777 Calhoun, Thermal CA 92274

The following spoke in opposition to the subject proposal.

John Zimmer – 82540 Airport, Vista Santa Rosa CA
Charles Rechlin – 82480 Avenue 54, Vista Santa Rosa CA 92274
Gayle Cady – 82-831 Avenue 54, Vista Santa Rosa CA 92274 (spoke for the following 2 people)
Raquel Rettberg – 82-675 Ave. 53, Vista Santa Rosa CA
Norman Cady – 82-831 Avenue 54, Vista Santa Rosa CA

IV. CONTROVERSIAL ISSUES:

Staff Recommended the conditions be modified to reflect single story to be no higher than 19 ft. and 2-story to be no higher than 32 ft. There will be one (1) single-story to every two (2) 2-story and no 2-story along the perimeter of the project.

1 real estate tract offices located within a subdivision, to be used only for and during the original
2 sale of the subdivision, but not to exceed a period of three (3) years in any event.

3 (2) The development standards for agricultural uses and incidental uses thereto within
4 Planning Areas 1, 2, 6, 7, 8, 9, 10, 11 and 16 of Specific Plan No. 335 shall be the same as those
5 standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

6 (3) The development standards for uses other than agricultural uses and incidental uses
7 thereto within Planning Areas 1, 2, 6, 7, 8, 9, 10, 11 and 16 of Specific Plan No. 335 shall be the
8 same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348 except that the
9 development standards set forth in Article VI, Section 6.2.b., c., d., e.(1), (2), (3), and (4) and g.
10 shall be deleted and replaced with the following:

11 A. Lot area shall be not less than two thousand (2,000) square feet.

12 B. The minimum average width of each lot shall be thirty-five feet (35') and
13 the minimum average depth shall be fifty-eight feet (58').

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

18 D. The front yard shall be not less than three feet (3'), measured from the
19 existing street line or from any future street line as shown on any Specific Plan of
20 Highways, whichever is nearer to the proposed structure.

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

26 F. The rear yard shall be not less than three feet (3'), except that second floor
27 living space and balconies located in the rear yard may be permitted within one foot (1') of
28 the rear property line.

1 G. Fireplaces, media niches, bay windows, window
2 boxes/potshelves/brackets, and similar architectural features shall be allowed to encroach a
3 maximum of two feet and one-half (2.5') into setbacks. Media niches shall be a maximum
4 of eight feet (8') in width. No second floor structural encroachments shall be permitted
5 within one foot (1') of the rear property line. No other structural encroachments shall be
6 permitted in the front, rear or side yard setback except as provided for in Section 18.19 of
7 Ordinance No. 348.

8 H. In no case shall more than seventy-five percent (75%) of any lot be
9 covered by a dwelling.

10 (4) In lieu of the aforementioned development standards for uses other than
11 agricultural uses and incidental uses thereto, two-family and multi-family residential uses
12 permitted in Planning Areas 1, 2, 6, 7, 8, 9, 10, 11 and 16 of Specific Plan No. 335 shall be subject
13 to the standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of
14 Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e. and j. shall be
15 deleted and replaced with the following:

16 A. Not less than twenty percent (20%) the net area of a project shall be used
17 for open space or recreational facilities, or a combination thereof. The net area of a project
18 shall be determined by excluding all streets, drives and automobile storage areas. The
19 height of buildings shall not exceed forty-five feet (45'). The distance between buildings
20 shall be no less than six feet (6').

21 B. The minimum building setbacks from a project's exterior streets and
22 boundary lines shall be two and one-half feet (2.5'). The minimum building setback from
23 interior drives shall be three feet (3'), except that second floor living space and balconies
24 located in the rear yard may be permitted within one foot (1') of the rear property line.

25 C. The number of dwelling units in one building shall not exceed eighteen
26 (18) units. Residential buildings shall have a minimum floor living area as set forth in
27 Section 18.11 of Ordinance No. 348.

28 ////

1 D. Pedestrian walkways with a minimum width of four feet (4') shall be
2 installed between the dwelling units and the recreational areas of the project.

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

6 b. Planning Areas 3, 4 and 5.

7 (1) The uses permitted in Planning Areas 3, 4 and 5 of Specific Plan No. 335 shall be
8 the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
9 uses permitted pursuant to Section 6.1.a.(3), (5), (7) and (8); Section 6.1.b.(1), (2), (3), (4) and (5)
10 and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a.
11 shall include two-family dwellings; multiple family dwellings; schools; non-profit community
12 centers; social halls; parks; playgrounds; community recreation facilities including but not limited
13 to swimming pools; pedestrian paseos; and temporary real estate tract offices located within a
14 subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a
15 period of three (3) years in any event.

16 (2) The development standards for Planning Areas 3, 4 and 5 of Specific Plan No. 335
17 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348
18 except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(1), (2), (3),
19 and (4), and g. shall be deleted and replaced with the following:

20 A. Lot area shall be not less than two thousand (2,000) square feet.

21 B. The minimum average width of each lot shall be thirty-five feet (35') and
22 the minimum average depth shall be fifty-eight (58').

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

27 D. The front yard shall not be less than three feet (3'), 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 E. Side yards on interior and through lots shall be not less than five feet (5').
3 Side yards on corner and reverse corner lots shall not be less than five feet (5') 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, upon which the main building
6 sides.

7 F. The rear yard shall not be less than three feet (3'), except that second floor
8 living space and balconies located in the rear yard may be permitted within one foot (1') of
9 the rear property line.

10 G. Fireplaces, media niches, bay windows, window boxes/potshelves/brackets,
11 and similar architectural features shall be allowed to encroach a maximum of two feet and
12 one-half (2.5') into setbacks. Media niches shall be a maximum of eight feet (8') in width.
13 No second floor structural encroachments shall be permitted within one foot (1') of the rear
14 property line. No other structural encroachments shall be permitted in the front, rear or
15 side yard except as provided for in Section 18.19 of Ordinance No. 348.

16 H. In no case shall more than seventy-five percent (75%) of any lot be covered
17 by a dwelling.

18 (3) In lieu of the aforementioned development standards, two-family and multi-family
19 residential uses permitted in Planning Areas 3, 4 and 5 of Specific Plan No. 335 shall be subject to
20 the standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of
21 Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e. and j. shall be
22 deleted and replaced with the following:

23 A. Not less than twenty percent (20%) of the net area of a project shall be used
24 for open space or recreational facilities, or a combination thereof. The net area of a project
25 shall be determined by excluding all streets, drives and automobile storage areas. The
26 height of buildings shall not exceed forty-five feet (45'). The distance between buildings
27 shall be no less than six feet (6').

28 /////

1 B. The minimum building setbacks from a project's exterior streets and
2 boundary lines shall be two and one-half feet (2.5'). The minimum building setback from
3 interior drives shall be three feet (3'), except that second floor living space and balconies
4 located in the rear yard may be permitted within one foot (1') of the rear property line.

5 C. The number of dwelling units in one building shall not exceed eighteen (18)
6 units. Residential buildings shall have a minimum floor living area as set forth in Section
7 18.11 of Ordinance No. 348.

8 D. Pedestrian walkways with a minimum width of four feet (4') shall be
9 installed between the dwelling units and the recreational areas of the project.

10 (4) 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 c. Planning Area 12.

13 (1) The uses permitted in Planning Area 12 of Specific Plan No. 335 shall be the same
14 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use other than an
15 agricultural use and any use incidental thereto permitted in Section XIII, Section 13.1 of
16 Ordinance No. 348 shall be permitted within Planning Area 12 of Specific Plan No. 335 until such
17 time as Map No. 2 Mira Loma Agricultural Preserve No. 1 has been diminished or disestablished
18 in this planning area and any corresponding Williamson Act contract is no longer in effect for this
19 planning area.

20 Thereafter, the uses permitted in Planning Area 12 of Specific Plan No. 335 shall
21 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except
22 that the uses permitted pursuant to Section 8.100.a.(1), (7) and (8); b.(1) and c.(1) shall not be
23 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include parks
24 and playgrounds, on-site identification signs with a maximum size of two hundred (200) square
25 feet and sales information centers.

26 (2) The development standards for agricultural uses and incidental uses thereto within
27 Planning Area 12 of Specific Plan No. 335 shall be the same as those standards identified in
28 Article XIII, Section 13.2 of Ordinance No. 348.

1 (3) The development standards for uses other than agricultural uses and incidental uses
2 thereto within Planning Area 12 of Specific Plan No. 335 shall be the same as those standards
3 identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except that Section 8.101.b. shall
4 be deleted and replaced by the following:

5 A. The front yard shall not be less than ten feet (10'). The side yard and rear
6 yard shall be not less than five feet (5') each. If more than one building is constructed on
7 one lot, there shall be not less than fifteen feet (15') separation between the buildings.
8 Porte-cocheres and garden/landscape structures shall be allowed to encroach a maximum of
9 ten feet (10') into front yards and five feet (5') into side and rear yards. No other structural
10 encroachments shall be permitted in the front, side, or rear yard except as provided for in
11 Section 18.19 of Ordinance No. 348.

12 (4) Except as provided above, all other zoning requirements shall be the same as those
13 requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and incidental
14 uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

15 d. Planning Area 13.

16 (1) The uses permitted in Planning Area 13 of Specific Plan No. 335 shall be the same
17 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the uses
18 permitted pursuant to Section 8.100.a.(1), (7) and (8); b.(1) and c.(1) shall not be permitted. In
19 addition, the permitted uses identified under Section 8.100.a. shall also include parks and
20 playgrounds, on-site identification signs with a maximum size of two hundred (200) square feet and
21 sales information centers.

22 (2) The development standards for Planning Area 13 of Specific Plan No. 335 shall
23 be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348,
24 except that Section 8.101.b. shall be deleted and replaced by the following:

25 A. The front yard shall not be less than ten feet (10'). The side yard and rear
26 yard shall be not less than five feet (5') each. If more than one building is constructed on
27 one lot, there shall be not less than fifteen feet (15') separation between the buildings.
28 Porte-cocheres and garden/landscape structures shall be allowed to encroach a maximum

1 of ten feet (10') into front yards and five feet (5') into side and rear yards. No other
2 structural encroachments shall be permitted in the front, side, or rear yard except as
3 provided for in Section 18.19 of Ordinance No. 348.

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

6 e. Planning Area 14.

7 (1) The uses permitted in Planning Area 14 of Specific Plan No. 335 shall be the same
8 as those permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses
9 permitted pursuant to Section 9.50.a. (30), (32) and (55)b; 9.1.b. (1), (2), (5), (7), (13), (15), (16),
10 (17), (18) and (19), shall not be permitted. In addition, the permitted uses identified under Section
11 9.50.a. shall include car washes when appurtenant to a gasoline service station, health clubs,
12 electronics/computer sales and repair stores, postal and parcel delivery services, party supply sales
13 and rentals, libraries, and community centers. In addition, the permitted uses identified under
14 Section 9.50.b. shall include electric vehicle charging stations and other alternative fueling
15 stations.

16 (2) The development standards for Planning Area 14 of Specific Plan No. 335 shall be
17 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

20 f. Planning Area 15.

21 (1) The uses permitted in Planning Area 15 of Specific Plan No. 335 shall be the same
22 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than an
23 agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of Ordinance
24 No. 348 shall be permitted within Planning Area 15 of Specific Plan No. 335 until such time as
25 Map No. 2 of Mira Loma Agricultural Preserve No. 1 has been diminished or disestablished in this
26 planning area and any corresponding Williamson Act contract no longer in effect for this planning
27 area.

28 //

