

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

915 B



**FROM:** TLMA - Planning Department

**SUBMITTAL DATE:**  
April 13, 2005

**SUBJECT:** RESOLUTION NO. 2005-155, to Specific Plan No. 330 (Springbrook Estates);  
Adoption of Ordinance No. 348.4290 (CZ6702) adopting SP zoning for Specific Plan No. 330;  
Fifth Supervisorial District; University Zoning District; Highgrove Area Plan.

**RECOMMENDED MOTION:**

**ADOPTION** of Resolution No. 2005-155 to Specific Plan No. 330.

**ADOPTION** of Ordinance No. 348.4290 adopting SP zoning for property within Specific Plan  
No. 330.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

*James D. Wright*  
DATE 4/13/05

Robert C. Johnson  
Planning Director

RCJ:sn

- Dep't Recomm.:  Policy
- Per Exec. Ofc.:  Policy
- Consent
- Consent

Prev. Agn. Ref.

District: Fifth

Agenda Number:

ATTACHMENTS FILED

WITH THE CLERK OF THE BOARD

3.23



1 garage doors shall be set back twenty feet (20'), measured from the existing street line or  
2 from any future street line as shown on any Specific Plan of Highways, whichever is  
3 nearer the proposed structure.

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')  
6 from 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 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty  
9 percent (20%) of the width of the lot.

10 E. The rear yard shall be not less than fifteen feet (15'), except that garages located  
11 in the rear yard shall be permitted within five feet (5') of the rear property line for single  
12 story homes and with ten feet (10') of the rear property line for two story homes.

13 In addition, the following standards shall also apply:

14 AA. Where a zero lot line design is utilized, the alternate side yard shall be not less  
15 than ten feet (10') in width.

16 BB. "Z" lot designs shall also be permitted. Where a "Z" lot design is utilized, the  
17 alternate side yard shall be not less than seven feet (7') in width and the shared side yard  
18 shall be not less than five feet (5') in width incorporating a reciprocal use easement, if  
19 necessary, in order to simulate a zero lot line design.

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

22 b. Planning Area 2.

23 (1) The uses permitted in Planning Area 2 of Specific Plan No. 330 shall be the same as  
24 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted  
25 uses identified under Section 6.1 shall also include parks, open space and trails.

26 (2) The development standards for Planning Area 2 of Specific Plan No. 330 shall be the  
27 same as those development standards contained in Article VI, Section 6.2 of Ordinance No. 348,  
28

1 except that the development standards set forth in Article VI, Section 6.2.b.; c.; and e.(1), (2) and  
2 (3) shall be deleted and replaced by the following:

3 A. Lot area shall be not less than four thousand (4,000) square feet. The minimum  
4 lot area shall be determined by excluding that portion of a lot that is used solely for access  
5 to the portion of a lot used as a building site.

6 B. The minimum average width of that portion of a lot to be used as a building site  
7 shall be fifty feet (50') with a minimum average depth of seventy-five feet (75'). That  
8 portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet  
9 (20').

10 C. The front yard shall be not less than eight feet (8'), except that front facing  
11 garage doors shall be set back twenty feet (20'), measured from the existing street line or  
12 from any future street line as shown on any Specific Plan of Highways, whichever is  
13 nearer the proposed structure.

14 D. Side yards on interior and through lots shall be not less than five feet (5') in  
15 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
16 from the existing street line or from any future street line as shown on any Specific Plan of  
17 Highways, whichever is nearer the proposed structure, upon which the main building sides,  
18 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty  
19 percent (20%) of the width of the lot.

20 E. The rear yard shall be not less than fifteen feet (15'), except that garages located  
21 in the rear yard shall be permitted within five feet (5') of the rear property line for single  
22 story homes and within ten feet (10') of the rear property line for two story homes.

23 In addition, the following standards shall also apply:

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

26 BB. "Z" lot designs shall also be permitted. Where a "Z" lot design is utilized, the  
27 minimum average width of the lot shall be fifty feet (50') with a minimum average depth  
28 of eighty feet (80'). In addition, the alternate side yard shall be not less than seven feet (7')

1 in width and the shared side yard shall be not less than five feet (5') in width incorporating  
2 a reciprocal use easement, if necessary, in order to simulate a zero lot line design.

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

5 c. Planning Area 3.

6 (1) The uses permitted in Planning Area 3 of Specific Plan No. 330 shall be the same as  
7 those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted  
8 uses identified under Section 6.1 shall also include parks, open space and trails.

9 (2) The development standards for Planning Area 3 of Specific Plan No. 330 shall be the  
10 same as those development standards contained in Article VI, Section 6.2 of Ordinance No. 348,  
11 except that the development standards set forth in Article VI, Section 6.2.b.; c.; and e.(1), (2) and  
12 (3) shall be deleted and replaced by the following:

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

16 B. The minimum average width of that portion of a lot to be used as a building site  
17 shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of  
18 a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

19 C. The front yard shall be not less than ten feet (10'), except that front facing  
20 garage doors shall be set back twenty feet (20'), measured from the existing street line or  
21 from any future street line as shown on any Specific Plan of Highways, whichever is  
22 nearer the proposed structure.

23 D. Side yards on interior and through lots shall be not less than five feet (5') in  
24 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
25 from the existing street line or from any future street line as shown on any Specific Plan of  
26 Highways, whichever is nearer the proposed structure, upon which the main building sides,  
27 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty  
28 percent (20%) of the width of the lot.

1 E. The rear yard shall be not less than fifteen feet (15'), except that garages  
2 located in the rear yard shall be permitted within five feet (5') of the rear property line for  
3 single story homes and within ten feet (10') of the rear property line for two story homes.

4 In addition, the following standards shall also apply:

5 AA. Where a zero lot line design is utilized, the alternate side yard shall be not less  
6 than ten feet (10') in width.

7 BB. "Z" lot designs shall also be permitted. Where a "Z" lot design is utilized, the  
8 alternate side yard shall be not less than seven feet (7') in width and the shared side yard  
9 shall be not less than five feet (5') in width, incorporating a reciprocal use easement, if  
10 necessary, in order to simulate a zero lot line design.

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

13 Section 3. This Ordinance shall take effect thirty (30) days after its adoption.

14 BOARD OF SUPERVISORS OF THE COUNTY OF  
15 RIVERSIDE, STATE OF CALIFORNIA

16 By \_\_\_\_\_  
17 Chairman

18 ATTEST:

19 NANCY ROMERO  
20 Clerk of the Board

21 By: \_\_\_\_\_  
22 Deputy

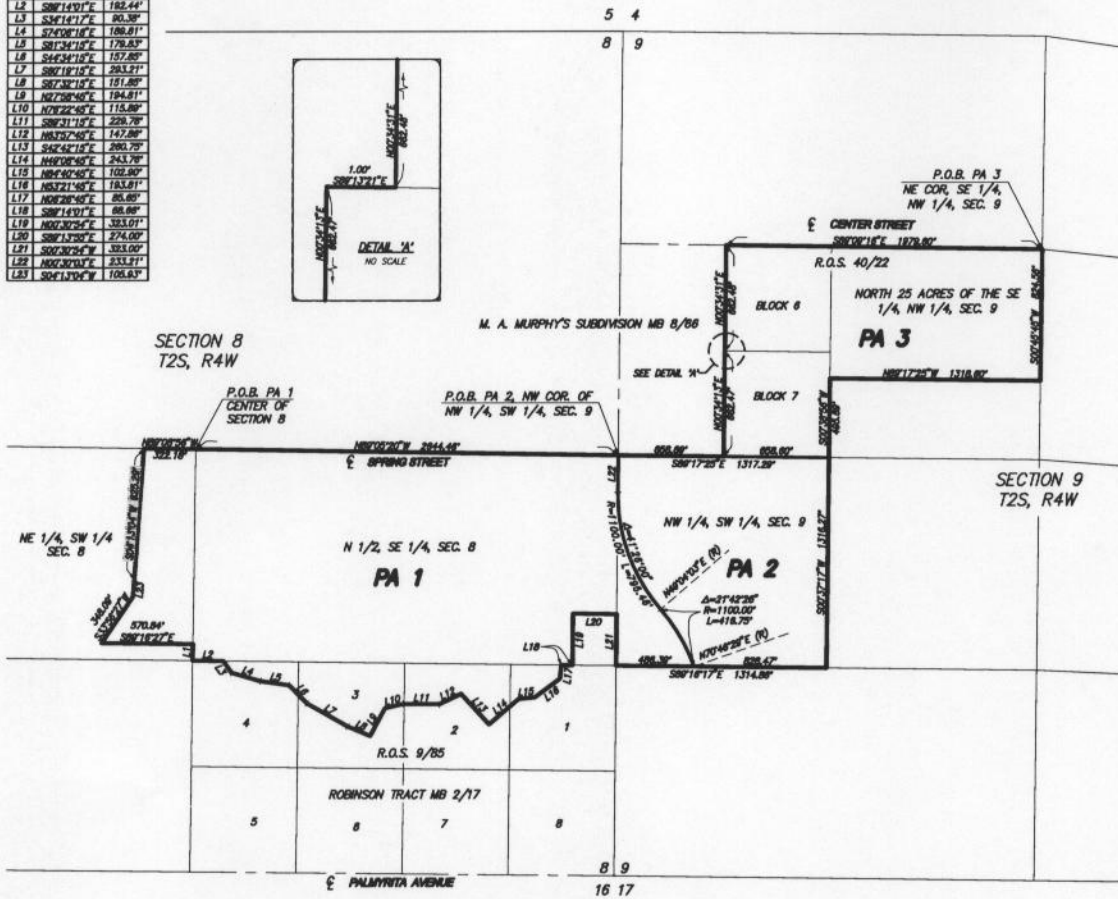
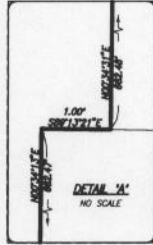
23 (SEAL)

24 APPROVED AS TO FORM:

25 November 30, 2004

26 By: Karin Watts-Bazan  
27 KARIN WATTS-BAZAN  
28 Deputy County Counsel

| NO. | BEARING     | DIST.   |
|-----|-------------|---------|
| L1  | S00°30'30"W | 102.50' |
| L2  | S02°15'00"E | 182.64' |
| L3  | S34°14'17"E | 80.58'  |
| L4  | S74°08'18"E | 188.81' |
| L5  | S01°34'18"E | 178.83' |
| L6  | S44°34'18"E | 157.88' |
| L7  | S02°12'18"E | 203.51' |
| L8  | S07°30'18"E | 151.88' |
| L9  | N07°30'48"E | 184.81' |
| L10 | N70°22'58"E | 115.88' |
| L11 | S08°21'18"E | 228.78' |
| L12 | N08°25'28"E | 147.88' |
| L13 | S42°42'18"E | 288.78' |
| L14 | N40°08'48"E | 243.78' |
| L15 | N04°40'58"E | 108.80' |
| L16 | N08°21'18"E | 183.51' |
| L17 | N08°25'28"E | 85.88'  |
| L18 | S08°14'01"E | 88.88'  |
| L19 | N08°25'48"E | 383.01' |
| L20 | S08°13'08"E | 274.00' |
| L21 | S02°30'58"W | 383.00' |
| L22 | N08°25'48"E | 233.51' |
| L23 | S04°15'08"W | 108.63' |



LEGEND

SP ZONE SPECIFIC PLAN (SP330)

MAP NO. 5.018  
CHANGE OF OFFICIAL ZONING PLAN  
UNIVERSITY DISTRICT

CHANGE OF ZONE CASE NO. 6702  
ADOPTED BY ORDINANCE NO. 348.4290  
APRIL 19, 2005  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

