

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

901 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
July 24, 2006

SUBJECT: Adoption of Ordinance No. 348.4376 (CZ 7204) adopting specific plan zoning requirements and standards for Specific Plan No. 282 (Canyon Cove); Third Supervisorial District.

BACKGROUND: Change of Zone No. 7204 was tentatively approved at the Board of Supervisors on April 11, 2006.

RECOMMENDED MOTION:

**ADOPTION** of Ordinance No. 348.4376 (CZ 7204) adopting specific plan zoning requirements and standards for Specific Plan No. 282 (Canyon Cove).

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 7/24/06 AM 7

Robert C. Johnson  
Planning Director

RCJ:aa

Policy  
 Policy

Consent  
 Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

3 . 29



1 E. Fireplaces may encroach two feet (2') into side yard setbacks. No other  
2 structural encroachments shall be permitted in the front, rear or side yard except as  
3 provided for in Section 18.19 of Ordinance No. 348.

4 In addition, the following development standard shall also apply:

5 AA. Lot coverage shall not exceed sixty percent (60%) of the net area of  
6 a lot.

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

9 b. Planning Area 4

10 (1) The uses permitted in Planning Area 4 of Specific Plan No. 282 shall be the same  
11 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
12 permitted pursuant to Section 6.1.a (2) and (3), b.(1) and (3), and d. shall not be permitted.

13 (2) The development standards for Planning Area 4 of Specific Plan No. 282 shall be  
14 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
15 the development standards set forth in Article VI, Section 6.2 .a., b., and e.(2) and (4) shall be  
16 deleted and replaced by the following:

17 A. Building height shall not exceed two (2) stories with a maximum height of  
18 thirty-five feet (35').

19 B. Lot area shall be not less than six thousand five hundred (6,500) square feet.  
20 The minimum lot area shall be determined by excluding that portion of a lot solely for  
21 access to the portion of a lot used as a building site.

22 C. Side yards on interior and through lots shall be not less than five feet (5'). Side  
23 yards on corner and reverse corner lots shall be not less than fifteen feet (15') from the  
24 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 D. Fireplaces may encroach two feet (2') into side yard setbacks. No other  
27 structural encroachments shall be permitted in the front, rear or side yard except as  
28 provided for in Section 18.19 of Ordinance No. 348.

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

3 d. Planning Area 5

4 (1) The uses permitted in Planning Area 5 of Specific Plan No. 282 shall be the same  
5 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses  
6 pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6) and (7) and b.1 shall not be permitted. In  
7 addition, the permitted uses identified under Section 8.100 shall also include trails.

8 (2) The development standards for Planning Area 5 of Specific Plan No. 282 shall be  
9 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

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

15  
16 By \_\_\_\_\_  
Chairman, Board of Supervisors

17 ATTEST:

18 NANCY ROMERO  
19 Clerk of the Board

20 By \_\_\_\_\_  
Deputy

21 (SEAL)

22 APPROVED AS TO FORM AND CONTENT:

23 November \_\_\_\_, 2005 3/4/06

24  
25  
26 By   
27 KARIN WATTS-BAZAN  
Deputy County Counsel