

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

208 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

June 11, 2007

SUBJECT: Resolution No. 2007-077 to adopt Amendment No. 1 to Specific Plan No. 260; and Ordinance No. 348.4510, to adopt SP Zone Requirements and Standards for Specific Plan No. 260; Fifth Supervisorial District; Homeland Zoning Area; Harvest Valley / Winchester Area Plan.

BACKGROUND: Specific Plan No. 260 Amendment No. 1, Change of Zone No. 6786 and Tentative Tract Map No. 29322 were tentatively approved by the Board of Supervisors on April 3, 2007.

RECOMMENDED MOTION:

ADOPTION of resolution No. 2007-077, Adopting the Amendment No. 1 to Specific Plan No. 260; and,

ADOPTION of Ordinance No. 348.4510, An Ordinance of the County of Riverside Amending Ordinance No. 348 Related to Zoning.

Mark F. Balys

Ron Goldman (Mark F. Balys)
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE
DATE 6/19/07
Tina Grande
Deputy Director

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fifth

Agenda Number:

3.61

2
3 **RESOLUTION NO. 2007-077**
4 **ADOPTING**
5 **AMENDMENT NO. 1 TO SPECIFIC PLAN NO. 260**
6 **(MENIFEE NORTH)**

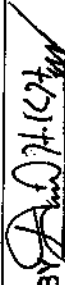
7 **WHEREAS**, pursuant to the provisions of Government Code Section 65450 et. seq., a public hearing
8 was held before the Riverside County Board of Supervisors in Riverside, California on April 3, 2007 and
9 before the Riverside County Planning Commission in Elsinore, California on December 13, 2006 and in
10 Hemet, California on January 10, 2007, to consider Amendment No. 1 to Specific Plan No. 260 (Meniffee
11 North), which specific plan was adopted by the Board of Supervisors pursuant to Resolution No. 94-424
12 (dated December 27, 1994); and,

13 **WHEREAS**, all the provisions of the California Environmental Quality Act (CEQA) and Riverside
14 County CEQA implementing procedures have been satisfied and the Notice of Exemption prepared in
15 connection with Amendment No. 1 to Specific Plan No. 260 and related cases (referred to alternatively herein
16 as "the proposed amendment" or "the project"), is sufficiently detailed so that all the potentially significant
17 effects of the project on the environment and measures necessary to avoid or substantially lessen such effects
18 have been evaluated in accordance with the above-referenced Act and Rules; and,

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

21 **BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by the Board of Supervisors of
22 the County of Riverside, in regular session assembled on June 26, 2007 that:

- 23 1. Change the land use designation for Planning Areas (PAs) 26 and 28 from Business Park to
24 Medium Density Residential.
- 25 2. Change the land use designation for PA 42 from a School site to Medium Density Residential.
- 26 3. Incorporate area from PA 47 into PA 42 and delete PA 47.
- 27 4. Change the land use designation for PA 32 from Medium Density Residential to Medium
28 High Density Residential.

FORM APPROVED
COUNTY COUNSEL
JUN 26 2007
BY 

David H.K. Huff

- 1 5. Change the land use designation for PA 33A from Medium High Density Residential to
2 Drainage Basin.
- 3 6. Modify Planning Area acreage sizes and boundaries in accordance with proposed land use
4 changes and due to updated parcel information.

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

- 6 1. The proposed amendment would be consistent with the intent, design, and mitigation approved
7 for Specific Plan No. 260.
- 8 2. The proposed amendment would be consistent with the applicable policies of the
9 Comprehensive General Plan.
- 10 3. The proposed amendment would not have a significant effect on the environment.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that is has reviewed and considered the
12 above-referenced Notice of Exemption in evaluating the proposed amendment, and that said Notice of
13 Exemption is incorporated herein by reference in its entirety.

14 **BE IT FURTHER RESOLVED** by the Board of Supervisors that Amendment No. 1 to Specific
15 Plan No. 260, on file with the Clerk of the Board, including the final conditions of approval and exhibits, is
16 hereby adopted as the Amended Specific Plan of Land Use for the real property described and show in the
17 plan, and said real property shall be developed substantially in accordance with the plan as amended, unless
18 the plan is repealed or further amended by the Board.

19 **BE IT FURTHER RESOLVED** by the Board of Supervisors that copies of Amendment No. 1 to
20 Specific Plan No. 260 shall be placed on file in the Office of the Clerk of the Board, in the Office of the
21 Planning Director and in the Office of the Building and Safety Director, and that no applications for
22 subdivision maps, conditional use permits or other development approvals shall be accepted for the real
23 property described and shown in the plan, as amended, unless such applications are substantially in accordance
24 therewith.

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

1 replaced by the following:

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

5 B. Rear yards shall be not less than twenty feet (20').

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

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

12 c. Planning Areas 5, 6 and 9.

13 (1) The uses permitted in Planning Areas 5, 6 and 9 of Specific Plan No. 260 shall
14 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance
15 No. 348 except that the uses permitted pursuant to Section 6.1.b.(1) and (3)
16 shall not be permitted.

17 (2) The development standards for Planning Areas 5, 6 and 9 of Specific Plan No.
18 260 shall be the same as those standards identified in Article VI, Section 6.2 of
19 Ordinance No. 348, except that the development standards set forth in Article
20 VI, Section 6.2.b.; and e(3) and (4) shall be deleted and replaced by the
21 following:

22 A. Lot Area shall be not less than seven thousand two hundred (7,200)
23 square feet unless the development proposed is a mobile home park or
24 is restricted to senior citizen housing then the lot area shall be not less
25 than five thousand (5,000) square feet. The minimum lot area shall be
26 determined by excluding that portion of a lot that is used solely for
27 access to the portion of a lot used as a building site.

28 B. Rear yards shall be not less than twenty feet (20').

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

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

7 d. Planning Areas 7, 11, 12 and 43.

8 (1) The uses permitted in Planning Areas 7, 11, 12 and 43 of Specific Plan No.
9 260 shall be the same as those uses permitted in Article X, Sections 10.1 and
10 10.2 of Ordinance No. 348, except that uses permitted pursuant to Section
11 10.1.a.1.b and c. shall not be permitted.

12 (2) The development standards for Planning Areas 7, 11, 12 and 43 of Specific
13 Plan No. 260 shall be the same as those standards identified in Article X,
14 Section 10.4 of Ordinance No. 348.

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

17 e. Planning Areas 8, 14, 16, 17, 23, 27 and 29.

18 (1) The uses permitted in Planning Areas 8, 14, 16, 17, 23, 27 and 29 of Specific
19 Plan No. 260 shall be the same as those uses permitted in Article IXb, Section
20 9.50 of Ordinance No. 348 except that uses permitted pursuant to Section
21 9.50a. (32), (52) and (64) shall not be permitted.

22 (2) The development standards for Planning Areas 8, 14, 16, 17, 23, 27 and 29 of
23 Specific Plan No. 260 shall be the same as those standards identified in Article
24 IXb, Section 9.53 of Ordinance No. 348.

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

27 f. Planning Area 10.

28 (1) The uses permitted in Planning Area 10 of Specific Plan No. 260 shall be the

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

4 (2) The development standards for Planning Area 10 of Specific Plan No. 260
5 shall be the same as those standards identified in Article VI, Section 6.2 of
6 Ordinance No. 348 except that the development standards set forth in Article
7 VI, Section 6.2.b., c., d., e.(2) and (3) shall be deleted and replaced by the
8 following:

- 9 A. Lot area shall be not less than twenty thousand (20,000) square feet.
10 The minimum lot area shall be determined by excluding that portion of
11 a lot that is used solely for access to the portion of a lot used as a
12 building site.
- 13 B. The minimum average width of that portion of a lot to be used as a
14 building site shall be seventy-five feet (75') with a minimum average
15 depth of one hundred ten feet (110'). That portion of a lot used for
16 access on "flag" lots shall have a minimum width of thirty feet (30').
- 17 C. The minimum frontage of a lot shall be eighty-five feet (85'), except
18 that lots fronting on knuckles or cul-de-sacs may have a minimum
19 frontage of thirty-five feet (35'). Lot frontage along curvilinear streets
20 may be measured at the building setback in accordance with zone
21 development standards.
- 22 D. Side yards on interior and through lots shall be not less than five feet
23 (5') in width. Side yards on corner and reversed corner lots shall be
24 not less than fifteen feet (15') from the existing street line or from any
25 future street line as shown on any specific plan of highways,
26 whichever is nearer the proposed structure, upon which the main
27 building sides.
- 28 E. The rear yard shall be not less than twenty feet (20').

1 g. Planning Areas 13, 19, 30 and 44.

- 2 (1) The uses permitted in Planning Areas 13, 19, 30 and 44 of Specific Plan No.
3 260 shall be the same as those uses permitted in Article XI, Section 11.2 of
4 Ordinance No. 348, except that the uses permitted pursuant to Section
5 11.2.b.(1) c.(1),(3), (4) and (6), d.(1), g., h.(3), (4), (6) and (8), k., and m.(1),
6 (3), (4) and (9); and 11.2.b(2)c., k., and l. shall not be permitted.
- 7 (2) The development standards for Planning Areas 13, 19, 30 and 44 of Specific
8 Plan No. 260 shall be the same as those standards identified in Article XI,
9 Section 11.4 of Ordinance No. 348.
- 10 (3) Except as provided above, all other zoning requirements shall be the same as
11 those requirements identified in Article XI of Ordinance No. 348.

12 h. Planning Areas 20 and 38.

- 13 (1) The uses permitted in Planning Areas 20 and 38 of Specific Plan No. 260 shall
14 be the same as those uses permitted in Article VIIIe, Section 8.100 of
15 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.
16 and 8.100.b. shall not be permitted. In addition, the permitted uses identified
17 under Section 8.100.a. shall also include public parks; private recreation areas;
18 trails; meeting halls; libraries; auditoriums; banquet facilities; senior centers;
19 telecommunications centers; and other community facility uses.
- 20 (2) The development standards for Planning Areas 20 and 38 of Specific Plan No.
21 260 shall be the same as those standards identified in Article VIIIe, Section
22 8.101 of Ordinance No. 348.
- 23 (3) Except as provided above, all other zoning requirements shall be the same as
24 those requirements identified in Article VIIIe of Ordinance No. 348.

25 i. Planning Area 21.

- 26 (1) The uses permitted in Planning Area 21 of Specific Plan No. 260 shall be the
27 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
28 348, except that the uses permitted pursuant to Section 8.100. a. and b. shall

1 not be permitted. In addition, the permitted uses identified under Section
2 8.100.a. shall include public schools.

3 (2) The development standards for Planning Area 21 of Specific Plan No. 260
4 shall be the same as those standards identified in Article VIIIe, Section 8.101
5 of Ordinance No. 348.

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

8 j. Planning Areas 22, 24, 32 and 33B.

9 (1) The uses permitted in Planning Areas 22, 24, 32 and 33B of Specific Plan No.
10 260 shall be the same as those uses permitted in Article VI, Section 6.1 of
11 Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.b.(1)
12 and (3) shall not be permitted.

13 (2) The development standards for Planning Areas 22, 24, 32 and 33B of Specific
14 Plan No. 260 shall be the same as those standards identified in Article VI,
15 Section 6.2 of Ordinance No. 348 except that the development standards set
16 forth in Article VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and
17 replaced by the following:

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

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

26 C. The minimum frontage of a lot shall be forty-five feet (45'), except that
27 lots fronting on knuckles or cul-de-sacs may have a minimum frontage
28 of thirty-five feet (35'). Lot frontage along curvilinear streets may be

1 measured at the building setback in accordance with zone
2 development standards.

3 D. Side yards on interior and through lots shall be not less than five feet
4 (5') in width. Side yards on corner and reversed corner lots shall be
5 not less than ten feet (10') from existing street line or from any future
6 street line as shown on any specific plan of highways, whichever is
7 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
9 not exceed twenty percent (20%) of the width of the lot.

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

14 In addition, the following standard shall also apply:

15 AA. In no case shall more than fifty percent (50%) of any lot be
16 covered by buildings for lots with one-story buildings and in
17 no case shall more than forty-five percent (45%) of any lot be
18 covered by buildings for lots with two-story buildings.

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

21 k. Planning Areas 25, 26, 28, 35, 37 and 40.

22 (1) The uses permitted in Planning Areas 25, 26, 28, 35, 37 and 40 of Specific
23 Plan No. 260 shall be the same as those uses permitted in Article VI, Section
24 6.1 of Ordinance No. 348 except that the uses permitted pursuant to Section
25 6.1.b.(1) and (3) shall not be permitted.

26 (2) The development standards for Planning Areas 25, 26, 28, 35, 37 and 40 of
27 Specific Plan No. 260 shall be the same as those standards identified in Article
28 VI, Section 6.2 of Ordinance No. 348, except that the development standards

1 set forth in Article VI, Section 6.2.b., c., d., e. (1), (2) and (4) shall be deleted
2 and replaced by the following:

- 3 A. Lot area shall be not less than six thousand (6,000) square feet. The
4 minimum lot area shall be determined by excluding that portion of a
5 lot that is used solely for access to the portion of a lot used as a
6 building site.
- 7 B. The minimum average width of that portion of a lot to be used as a
8 building site shall be fifty feet (50') with a minimum average depth of
9 one hundred feet (100'). That portion of a lot used for access on "flag"
10 lots shall have a minimum width of twenty feet (20').
- 11 C. The minimum frontage of a lot shall be fifty feet (50'), except that lots
12 fronting on knuckles or cul-de-sacs may have a minimum frontage of
13 thirty-five feet (35'). Lot frontage along curvilinear streets may be
14 measured at the building setback in accordance with zone
15 development standards.
- 16 D. The front yard shall be not less than fifteen feet (15') measured from
17 the existing street line or from any future street line as shown on any
18 specific plan of highways, whichever is nearer the proposed structure.
- 19 E. Side yards on interior and through lots shall be not less than five feet
20 (5') in width. Side yards on corner and reversed corner lots shall be
21 not less than ten feet (10') from the existing street line or from any
22 future street line as shown on any specific plan of highways,
23 whichever is nearer the proposed structure, upon which the main
24 building sides, except that where the lot is less than fifty-five feet (55')
25 wide, the yard need not exceed twenty percent (20%) of the width of
26 the lot.
- 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

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

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

5 l. Planning Area 31.

- 6 (1) The uses permitted in Planning Area 31 of Specific Plan No. 260 shall be the
7 same as those uses permitted in Article IXb, Section 9.50 of Ordinance No.
8 348 except that the uses permitted pursuant to Section 9.50a. (32), (52) and 64
9 shall not be permitted. In addition, the permitted uses identified under Section
10 9.50b. shall also include self-storage facilities and mini-warehouse structures.

- 11 (2) The development standards for Planning Area 31 of Specific Plan No. 260
12 shall be the same as those standards identified in Article IXb, Section 9.53 of
13 Ordinance No. 348.

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

16 m. Planning Area 31A.

- 17 (1) The uses permitted in Planning Area 31A shall be the same as those uses
18 permitted in Article IXb, Section 9.50 of Ordinance No. 348 except that the
19 uses permitted pursuant to Section 9.50a. (30), (31), (32), (52), (55), (62), (64),
20 (82), (97), (98), and (99); and b. (1) (2), (3), (5), (6), (7), (8), (10), (13), (14),
21 (15), (16), (17), (18), (19), (22) and (23) shall not be permitted. In addition,
22 the permitted uses identified under Section 9.50.a. shall also include multiple
23 family dwellings, medical and dental offices, real estate offices, and
24 congregate care residential facilities.

- 25 (2) Any land division application submitted within Planning Area 31A of Specific
26 Plan No. 260 shall be heard concurrently with a comprehensive plot plan
27 application for the entire affected Planning Area by the Planning Commission
28 in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application

1 for a comprehensive plot plan shall be submitted in accordance with the
2 provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum
3 include the following:

4 A. A statement indicating how the land division and comprehensive plot
5 plan applications implement Specific Plan No. 260 and comply with
6 the conditions of approval for said Specific Plan.

7 B. A comprehensive plot plan for the entire planning area, a conceptual
8 grading plan and a tentative subdivision map, based upon a contour
9 interval no greater than four feet (4') which in addition to the
10 Requirements of Ordinance No. 460 and Section 18.30 of Ordinance
11 No. 348 include:

- 12 i. The proposed lots including lot lines and proposed easement, if
13 any;
- 14 ii. building footprints;
- 15 iii. floor plan assignments;
- 16 iv. pad elevations, street grades and all cut and fill slopes in excess
17 of one foot in vertical height;
- 18 v. the proposed uses, their location and architectural designs;
- 19 vi. the proposed internal circulation system; and
- 20 vii. buffers, if any.

21 C. A design manual which includes:

- 22 i. A description of residential floor plans and their mix;
- 23 ii. the lot and building calculations for each lot and building as
24 follows:
 - 25 (a) lot area and lot pad area;
 - 26 (b) building footprint area;
 - 27 (c) percentage of lot coverage;
 - 28 (d) front setback;

1 (e) useable rear yard area and depth; and
2 (f) building square footage for commercial and residential
3 uses.

4 iii. a fencing plan including details of proposed materials to be
5 used;

6 iv. dimensioned conceptual floor plans and elevations, including
7 details of proposed materials for evaluations, and square
8 footages and heights of individual units; and

9 v. a proposed phasing plan showing the planned sequence of
10 subdivision map recordation and development.

11 (3) The development standards for commercial uses within Planning Area 31A of
12 Specific Plan No. 260 shall be the same as those standards identified in Article
13 IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance
14 amendment, a commercial use shall be defined as development which includes
15 any permitted use other than multiple family dwellings or apartments.

16 (4) The development standards for residential uses and combined residential and
17 commercial uses within Planning Area 31A of Specific Plan No. 260 shall be
18 as follows:

19 A. The minimum lot area shall be seven thousand two hundred (7,200)
20 square feet with a minimum average width of sixty feet (60') and a
21 minimum average depth of one hundred feet (100') for all permitted
22 uses, unless different minimums are specifically required in a
23 particular area.

24 B. The minimum front and rear yards shall be ten feet (10') for buildings
25 that do not exceed thirty-five feet (35') in height. Any portion of a
26 building which exceeds thirty-five feet (35') in height shall be set back
27 from the front and rear lot lines no less than ten feet (10') plus two feet
28 (2') for each foot by which the height exceeds thirty-five feet (35').

1 The front setback shall be measured from any existing or future street
2 line as shown on any specific street plan of the County. The rear
3 setback shall be measured from the existing rear lot line or from any
4 recorded alley or easement; if the rear line adjoins a street, the rear
5 setback requirement shall be the same as required for a front setback.

6 C. The minimum side yard shall be five feet (5') for buildings that do not
7 exceed thirty-five feet (35') in height. Any portion of a building which
8 excess thirty-five feet (35') in height shall be set back from each side
9 lot line five feet (5') plus two feet (2') for each foot by which the height
10 exceeds thirty-five feet (35'); if the side yard adjoins a street, the side
11 setback requirement shall be the same as required for a front setback.
12 No structural encroachments shall be permitted in the front, side or
13 rear yard except as provided in Section 18.19 of Ordinance No. 348.

14 D. No lot shall have more than fifty percent (50%) of its net area covered
15 with buildings or structures.

16 E. The maximum ratio of floor area to lot area shall not be greater than
17 two to one (2:1), not including basement floor area.

18 F. All buildings and structures shall not exceed fifty feet (50') in height,
19 unless a height up to seventy-five feet (75') is specifically permitted
20 under the provisions of Section 18.34 of Ordinance No. 348.

21 G. Automobile storage space shall be provided as required by Section
22 18.12 of Ordinance No. 348.

23 H. Interior side yards may be reduced to accommodate zero lot line or
24 common wall situations, except that, in no case shall the reduction in
25 side yard areas reduce the required separation between detached
26 structures.

27 I. Where the front, side or rear yard adjoins a lot zoned R-R, R-2, R-A,
28 R-2, R-3, R-4, R-6, R-T, R-T-R, W-2-M or SP with a residential use,

1 the minimum setback shall be twenty-five feet (25') from the property
2 line.

3 J. Setback areas may be used for driveways, parking and landscaping.

4 K. A minimum of fifteen percent (15%) of the site proposed for
5 development shall be landscaped and irrigated.

6 L. Trash collection areas shall be screened by landscaping or architectural
7 features in such a manner as not to be visible from a public street or
8 from any adjacent residential area.

9 M. Outside storage areas are prohibited.

10 N. Utilities shall be installed underground except that electrical lines rated
11 at 33 kv or greater may be installed above ground.

12 O. All lighting fixtures, including spot lights, electrical reflectors and
13 other means of illumination for signs, structures, landscaping, parking,
14 loading, unloading and similar areas, shall be focused, directed and
15 arranged to prevent glare or direct illumination on residential uses.

16 (5) Nonsubstantial adjustments to an approved project's design are permitted
17 subject to the approval of a minor change pursuant to Ordinance No. 460. For
18 purposes of this section, "nonsubstantial adjustment" shall be defined as
19 changes to setbacks, floor plans and elevations. All other changes including
20 changes in concept and product type shall be submitted for review in
21 accordance with the provisions of Ordinance No. 460 governing minor
22 changes and revised tentative maps.

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

25 n. Planning Area 34.

26 (1) The uses permitted in Planning Area 34 of Specific Plan No. 260 shall be the
27 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
28 except that the uses permitted pursuant to Section 6.1.b.(1) and (3); and d.

1 shall not be permitted.

2 (2) The development standards for Planning Area 34 of Specific Plan No. 260
3 shall be the same as those standards identified in Article VI, Section 6.2 of
4 Ordinance No. 348 except that the development standards set forth in Article
5 VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the
6 following:

- 7 A. Lot area shall be not less than five thousand (5,000) square feet. The
8 minimum lot area shall be determined by excluding that portion of a
9 lot that is used solely for access to the portion of a lot used as a
10 building site.
- 11 B. The minimum average width of that portion of a lot to be used as a
12 building site shall be fifty feet (50') with a minimum average depth of
13 eighty feet (80'). That portion of a lot used for access on "flag" lots
14 shall have a minimum width of twenty feet (20').
- 15 C. The minimum frontage of a lot shall be forty feet (40'), except that lots
16 fronting on knuckles or cul-de-sacs may have a minimum frontage of
17 thirty-five feet (35'). Lot frontage along curvilinear streets may be
18 measured at the building setback in accordance with zone
19 development standards.
- 20 D. Side yards on interior and through lots shall be not less than five feet
21 (5') in width. Side yards on corner and reversed corner lots shall be not
22 less than ten feet (10') from the existing street line or from any future
23 street line as shown on any specific plan of highways, whichever is
24 nearer the proposed structure, upon which the main building sides,
25 except that where the lot is less than fifty feet (50') wide, the yard need
26 not exceed twenty percent (20%) of the width of the lot.
- 27 E. Chimneys and fireplaces shall be allowed to encroach into side yards a
28 maximum of two feet (2'). No other structural encroachments shall be

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

3 In addition, the following standards shall also apply:

4 AA. In no case shall more than fifty percent (50%) of any lot be
5 covered by buildings for lots with one-story buildings and in
6 no case shall more than forty-five percent (45%) of any lot be
7 covered by buildings for lots with two-story buildings.

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

10 o. Planning Areas 33A and 36.

11 (1) The uses permitted in Planning Areas 33A and 36 of Specific Plan No. 260
12 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
13 Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.
14 and b. shall not be permitted. In addition, the permitted uses identified under
15 Section 8.100.a. shall also include trails.

16 (2) The development standards for Planning Areas 33A and 36 of Specific Plan
17 No. 260 shall be the same as those standards identified in Article VIIIe,
18 Section 8.101 of Ordinance No. 348.

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

21 p. Planning Area 39.

22 (1) The uses permitted in Planning Area 39 of Specific Plan No. 260 shall be the
23 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348
24 except that the uses pursuant Section 6.1.b.(1) and (3); and d. shall not be
25 permitted. In addition, the permitted uses identified under Section 6.1.a. shall
26 also include public schools.

27 (2) The development standards for Planning Area 39 of Specific Plan No. 260
28 shall be the same as those standards identified in Article VI, Section 6.2 of

1 Ordinance No. 348 except that the development standards set forth in Article
2 VI, Section 6.2.b., c., d., e.(2) and (4) shall be deleted and replaced by the
3 following:

- 4 A. Lot area shall be not less than five thousand (5,000) square feet. The
5 minimum lot area shall be determined by excluding that portion of a
6 lot that is used solely for access to the portion of a lot used as a
7 building site.
- 8 B. The minimum average width of that portion of a lot to be used as a
9 building site shall be fifty feet (50') with a minimum average depth of
10 eighty feet (80'). That portion of a lot used for access on "flag" lots
11 shall have a minimum width of twenty feet (20').
- 12 C. The minimum frontage of a lot shall be forty-five feet (45'), except that
13 lots fronting on knuckles or cul-de-sacs may have a minimum frontage
14 of thirty-five feet (35'). Lot frontage along curvilinear streets may be
15 measured at the building setback in accordance with zone
16 development standards.
- 17 D. Side yards on interior and through lots shall be not less than five feet
18 (5') in width. Side yards on corner and reversed corner lots shall be
19 not less than ten feet (10') from existing street line or from any future
20 street line as shown on any specific plan of highways, whichever is
21 nearer the proposed structure, upon which the main building sides,
22 except that where the lot is less than fifty feet (50') wide, the yard need
23 not exceed twenty percent (20%) of the width of the lot.
- 24 E. Chimneys and fireplaces shall be allowed to encroach into side yards a
25 maximum of two feet (2'). No other structural encroachments shall be
26 permitted in the front, rear or side yard except as provided for in
27 Section 18.19 of Ordinance No. 348.

28 In addition, the following standards shall also apply:

1 AA. In no case shall more than fifty percent (50%) of any lot be
2 covered by buildings for lots with one-story buildings and in
3 no case shall more than forty-five percent (45%) of any lot be
4 covered by buildings for lots with two-story buildings.

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

7 q. Planning Area 48.

8 (1) The uses permitted in Planning Area 48 of Specific Plan No. 260 shall be the
9 same as those uses permitted in Article IXd, Section 9.72 of Ordinance No.
10 348 except that the uses permitted pursuant to Section 9.72.a.1., 3., 4., and 6.;
11 and b.2., 4. and 5. shall not be permitted. In addition, the permitted uses
12 identified under Section 9.72.a. shall include meeting halls, auditoriums,
13 banquet facilities, senior and teen centers, and telecommunications centers.

14 (2) The development standards for Planning Area 48 of Specific Plan No. 260
15 shall be the same as those standards identified in Article IXd, Section 9.73 of
16 Ordinance No. 348.

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

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