

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

304B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 12, 2007

SUBJECT: Ordinance No. 348.4521 to adopt SP Zone requirements and Standards for Specific Plan No. 229; First Supervisorial District; Mead Valley Zoning District – Mathews / Woodcrest Area Plan.

BACKGROUND: Specific Plan No. 229, Substantial Conformance No. 1/Change of Zone No. 7301/Tentative Tract Nos. 31607, 31608, 31609, 31610, 31611 & 31612 were tentatively approved by the Board of Supervisors on January 9, 2007.

RECOMMENDED MOTION:

ADOPTION of Ordinance No. 348.4521, An Ordinance of the County of Riverside Amending Ordinance No. 348 Relating to Zoning.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

DATE 9/24/07
Tina Grande


Ron Goldman
Planning Director

Damian Meins
Assistant Planning Director

RG:cv

Policy

Consent

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

SEP 12 2007 5:12

Prev. Agn. Ref. 16.5 (1/9/07)

District: First

Agenda Number:

2.23

1 square feet. The minimum lot area shall be determined by
2 excluding that portion of a lot that is used solely for access
3 to the portion of a lot used as a building site.

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

6 c. Planning Areas 3, 7, and 8.

7 (1) The uses permitted in Planning Areas 3, 7, and 8 of Specific Plan No. 229
8 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348,
9 except that the uses permitted pursuant to Section 6.1 of Ordinance No. 348, except that
10 the uses permitted pursuant to Section 6.1.a.(2) and (3); and b.(3), (5), (7) and 8 shall not
11 be permitted.

12 (2) The development standards for Planning Areas 3, 7, and 8 of Specific Plan
13 No. 229 shall be the same as those standards identified in Article VI, Section 6.2 of
14 Ordinance No. 348, except that the development standard set forth in Section 6.2.b. shall
15 be deleted and replaced by the following:

16 A. The minimum lot size shall be twelve thousand (12,000) square
17 feet. The minimum lot area shall be determined by excluding that
18 portion of a lot that is used solely for access to the portion of a lot
19 used as a building site.

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

22 d. Planning Area 4.

23 (1) The uses permitted in Planning Area 4 of Specific Plan No. 229 shall be
24 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
25 except that the uses permitted pursuant to Sections 8.100.a.(1), and b.(1) shall not be
26 permitted. In addition, the permitted uses identified under Section 8.100.a. shall include
27 public schools.

28 (2) The development standards for Planning Area 4 of Specific Plan No. 229

1 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
2 Ordinance No. 348.

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

5 e. Planning Areas 6, 8A, 8B, 10, 13A, 13B and 13C.

6 (1) The uses permitted in Planning Areas 6, 8A, 8B, 10, 13A, 13B and 13C of
7 Specific Plan No. 229 shall be the same as those uses permitted in Article VIIIe, Section
8 8.100 of Ordinance No. 348, except that uses permitted pursuant to Sections 8.100.a.(1),
9 (2), (3), (4), (5), (6),(7) and (8) shall not be permitted. In addition, the permitted uses
10 identified under Section 8.100.a. shall also include open space and trails.

11 (2) The development standards for Planning Areas 6, 8A, 8B, 10, 13A, 13B and
12 13C of Specific Plan No. 229 shall be the same as those standards identified in Article
13 VIIIe, Section 8.101 of Ordinance No. 348.

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

16 f. Planning Areas 11 and 12.

17 (1) The uses permitted in Planning Areas 11 and 12 of Specific Plan No. 229
18 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
19 No. 348, except that the uses permitted pursuant to Section 8.100.a. (1), (6) and (8); b.(1)
20 shall not be permitted.

21 (2) The development standards for Planning Areas 11 and 12 of Specific Plan
22 No. 229 shall be the same as those standards identified in Article VIII.e., Section 8.101 of
23 Ordinance No. 348.

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

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