## MINUTES OF THE BOARD OF SUPERVISORS COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



1.1

On motion of Supervisor Buster, seconded by Supervisor Tavaglione and duly carried by unanimous vote, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinance was duly published:

ORDINANCE	<u>DATE</u>	<u>NEWSPAPER</u>
No. 348.4666	January 2, 2010	The Press-Enterprise

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on February 9, 2010 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: February 9, 2010

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and

for the County of Riverside, State of California.

(seal)

AGENDA NO

. Deputy

ATTACHMENTS FILED WITH THE CLERK OF THE BOARD

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

## THE PRESS-ENTERPRISE

3450 Fourteenth Street Riverside CA 92501-3878 951-684-1200 951-368-9018 FAX

PROOF OF PUBLICATION (2010, 2015.5 C.C.P.)

Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc.: ord no 348,4666

I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper of general circulation, printed and published daily in the County of Riverside, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under date of April 25, 1952, Case Number 54446, under date of March 29, 1957, Case Number 65673 and under date of August 25, 1995. Case Number 267864; that the notice, of which the annexed is a printed copy, has been published in said newspaper in accordance with the instructions of the person(s) requesting publication, and not in any supplement thereof on the following dates, to wit:

01-02-10

I Certify (or declare) under penalty of perjury that the foregoing is true and correct.

Date: Jan. 2, 2010 At: Riverside, California

**BOARD OF SUPERVISORS** 

P.O. BOX 1147 COUNTY OF RIVERSIDE RIVERSIDE CA 92502

Ad #: 10115188

PO #:

Agency #:

Ad Copv:

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

## ORDINANCE NO.348.4666

AN ORDINANCE WO.398.4666

AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMENDING ORDINANCE NO.348 RELATING TO ZONING
The Board of Supervisors of the County of Riverside Ordains as Follows:
Section 1. Section 4.1 of Ordinance No.348. and Official Zoning Plan Map No. 2,
as amended, are further amended by placing invalided in the Winchester Zoning Area
the zone or zones as shown on the map entitled. "Change of Official Zoning Plan
Amending Ordinance No.348. Map No. 2.2315. Thunge of Zone Case No. 7461," which map is made a part of this ordinance

Section 2. Article XVII, Section 17.82 of Ordinance No. 348 is amended to read as

TOIOWS:
"Section 17.82 SP ZONE REQUIREME**NTS AND** STANDARDS FOR SPECIFIC PLAN NO. 293.

"Section 17.82 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 293.

a. Planning Areas 1 and 2.

(1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those uses permitted in Anticle IXd, Section 9.72 of Ordinance No. 348. In addition, the permitted uses identificated under Section 9.72 of Ordinance No. 348. In addition, the permitted uses identificated under Section 9.72 of Ordinance No. 348. In addition, the permitted uses identificated under Section 9.72 of Ordinance No. 348. In addition, the permitted uses set forth in Article IXd, Section 9.50 except that the uses permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); the uses permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); the uses permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); the uses permitted pursuant to Section 9.50.a. (11), (23), (30), (32), (52) and (64); the uses permitted pursuant of Section 18.30.d. (3) of Ordinance No. 348. The applications for a comprehensive plot plan shall be submitted in accordance with provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan 18a. 293 and comply with the conditions of approval for said specific plan.

B. A comprehensive plot plan for the entire planning area, a conceptual grading plan and a tentative subdivision map, based upon a contour interval no greater than four feet, which in addition to the requirements of Ordinance No. 460 and Section 18.30 of Ordinance No. 348 include:

i. the proposed lots including lat lines and proposed easement, if any;

ii building footprints:

i. the proposed lots including toll lines and proposed easement, in any; ii. building footprints; iii. floor plan assignments; iv. pad elevations, street grades and all cut and fill slopes in excess of one (1) foot in vertical height.

\*\*The proposed uses, their fourline and architectural designs; vi. the proposed uses, their fourline and architectural designs; vii. buffers, if any.

\*\*A design manual which includes:

i. a description of floor plans and their mix; ii. the lot and building calculations for each lot and building as follows:

follows:
(a) lot area and lot pad area.
(b) building footprint area.
(c) percentage of lot coverage.
(d) front serback.
(e) usable rear yord area and depth.
(f) building square-footage for commercial uses;
iii. a fencing plan including debits of proposed materials to be used:

iii: a fencing plan incl**eding identits** of proposed materials to be used;
iv. dimensioned concepted floor plans and elevators, including details of proposed materials fareflevious, and square-footages and heights of individual units; and
v. a proposed phasing plan shaming the planned sequence of subdivision map recordation and development.

(3) The development standards for commercial uses within Planning Areas 1 and 2 of Specific Plan No. 293 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 34E. For purposes of this ordinance amendment, a commercial use shall be defined as development which includes any permitted use other than single family dwellings, multiple family dwellings or apparaments.

apartments.

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

b. Planning Area 3.

(1) The uses permitted in Planning form 3 of Specific Plan No. 293 shall be the same as those uses permitted in Article Xia, Section 11.26 and 11.27 of Ordinance No. 348.

No. 348.

(2) The development standards for Planning Area 3 of Specific Plan No. 293 shall be the same as those standards identifical in Article Xla, Section 11.28 of Ordinance No. 348.

(3) Except as provided above, all other sming requirements shall be the same as those requirements identified in Article Xla at Ordinance No. 348.

(a) Except as provided above, all other sming requirements shall be the same as those uses permitted in Article Xla at Ordinance No. 348.

(b) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same as those uses permitted in Article Xl. Sections 11.2 and 11.3 of Ordinance No. 348, except that uses pursuent to Section 12.b.(1)e.1, 3. and 4. Section 11.2.b.(1)e.3, and Section 11.2.b.(1)e.1, 3. and 4. Section 11.2.b.(1)e. The development standards for Planning Area 5 of Specific Plan No. 293 shall be the same as those standards identified in Article Xl., Section 11.4 of Ordinance No. 348.

shall be the same as those standards identified in Article XI, Section 11.4 of Ordinance No. 348.

(3) Except as provided above, all other againg requirements shall be the same as those requirements identified in Article XI at Outhonce No. 348.

(1) The uses permitted in Planning Areas 4, 22, 42 and 54A.

(1) The uses permitted in Planning Areas 4, 22, 42 and 54A of Specific Plan No. 293 shall be the same as those uses permitted in Article IX, Section 9.1 of Ordinance No. 348, except that uses pursuant to Section 9.1.a.(7), and Section 9.1.d.(4) and (6) shall not be permitted.

(2) The development standards for Planning Areas 6, 22, 42 and 54A of Specific Plan No. 293 shall be the same as those standards identified in Article IX, Section 9.4 or Ordinance No. 348.

(3) Except as provided above, all other among requirements shall be the same as those requirements identified in Article VI article VI, Section 9.4 of Specific Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60, and 61 of Specific Planning Areas 7, 28A, 29, 33, 34, 45A, 45A, 45B, 46, 47A, 60, and 61 of Ordinance No. 348. except that the uses permitted pursuant to Section 6.1.a.(2) and (3), Section 6.1.b.(1) and (3), section 6.1.b.(1) and (3), and (3), Section 6.1.b.(2) and (3), section 6.1.b.(3) and (3), section 6.1.b.(3), and (3), and (4), Section 6.1.b.(3), and (3), and (4), Section 6.1.b.(3), and (3), and (4), section 6.1.b.(3), and (5), and (6), and (7), and

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

A. Building height shall indexced two stories with a maximum height of thirty-five feet (35').

B. Lot area shall be not tensilion is thousand (6,000) square feet. The minimum for area shall be determined the excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average midth of that portion of a lot to be used as a building site shall be fifty feet (50'), with a minimum average depth of ninety feet (90'). That portion of a lot used for access or "flag" lots shall have a minimum width of twenty feet (20').

D. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear standards.

E. The front yard shall be make so that life a shown on any Specific Plan of Highways, whichever is nearer the programed structure.

E. The front yard shall be make sit that the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the programed structure.

F. Side yards on corner and reverse causes lots shall not be less than five feet (5'). Side yards on other structural encroachmates shall have as shown on any Specific Plan of Highways, whichever is nearer the program street line as shown on any Specific Plan of Highways, whichever is nearer the program of structure, upon which the main building sides.

G. Fireplaces and roof causes may encroach two feet (2') into side yard setbacks. No other structural encroachmates shall have program to the feet (10') in state and the structural encroachmates shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

In addition, the following development shandards shall also apply:

Aluct overage shall make acceed fifty percent (50%) for one story

A. Building height shall nullenceed two stories with a maximum height of forty feet (40').

of torty teet (40").

B. Lot area shall be not less than three thousand nine hundred (3,900) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the subline of a lot used as a building site. C. The minimum average matter of that portion of a lot to be used as a building site shall be forty feet (40"), with a minimum average depth of eighty feet

building site shall be forly feet (40"), while minimum average depth of eighty feet (80").

D. The front yard shall be milkess than fifteen feet (15"), measured from the existing street line or from any followed theet line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure. Garages shall be setback a minimum of twenty feet (20") from any fallowe street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lets shall not be less than five feet (5"). Side yards on corner and reverse sames lots shall be not less that eight feet (8") from the existing street line or from any fallowe street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

F. Fireplaces and roof comes stay encroach two feet (2") into side yard setbacks. Porches may encroach five fact (5") into front yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance that 3.48.

In addition, the following development shallows shall also apply:

AA. Lot coverage shallow exceed seventy percent (70%).

BB. Where a zero lot line design is utilized, the alternate side yards shall not be less than ten feet (10") in with.

C.C. The minimum primate yard area shall be not less than two hundred fifty (250) square feet per thanking unit, including a minimum twelve feet (12") by fifteen feet (15") open was void of any obstructions or building encroachments.

(3) Except as provided above, distinct your provided and the structure area in the same requirements identified in Activities.

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

g. Planning Areas 9A and 9B.

g. Planning Areas 9A and 9B.

(1) The uses permitted in Planning Areas 9A and 9B of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a.(2) and (3), and 6.1 b. (1) and (3) shall not be permitted.

(2) The development standards in Flanning Areas 9A and 9B of Specific Plan No. 293 shall be the same as those stands identified in Article VI, Section 6.2 of Ordinance No. 348, except that the Continuous standards set forth in Article VI, Section 6.2.a., b., c., and e.(1), (2) and (4) shall be deleted and replaced by the following:

rollowing:

A. Building height shall naturated two stones with a maximum height of forty feet (40°).

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

C. The minimum average mills of that portion of a lot to be used as a building site shall be forty feet (40°), without minimum average depth of seventy-five feet (75°).

building site shall be forty feet (40°), without minimum average depth of seventy-five feet (75°).

D. The front yard shall be minimum average depth of seventy-five feet (75°).

D. The front yard shall be minimum average depth of seventy-five feet (75°).

D. The front yard shall be minimum average depth of seventy-five feet (12°), measured from the existing street line or from any future street.

E. Side yards on corner and reverse causes lots shall not be less than eight feet (8°) from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which thereains building sides.

F. Fireplaces and roof causes may encroach two feet (2°) into side yard setbacks. Porches may encroach four field (4°) into front yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinanue line. 348.

In addition, the following development shadards shall also apply:

AA. Lat coverage shall met exceed eighty percent (80%).

BB. Where a zero lot fine design is utilized, the alternate side yard shall not be less than ten feet (10°) in million.

CC. The minimum pine yard area shall be not less than two hundred (200) square feet, including a minimum ten feet (10°) by twelve feet (12°) open area void of any obstructions or bailing encroachments.

D. The minimum games estback from an alley drive is three feet (3°). A garage cannot be setback from anality drive greater than five feet (5°), unless it exceeds eighteen feet (18°).

(3) Except as provided above, alleter zoning requirements shall be the same as those requirements identified in Affalte W of Ordinance No. 348.

P. Honning Areas 10, 18, 348, 338, 34, 40, 43, 53, and 57.

(1) The uses permitted in Planning Areas 10, 18, 380, 39, 43, 53, and 57.

of Specific Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.1.d. (1) shall not be permitted, the addition, the permitted uses identified under Section 8.1.a. shall also include non-commercial community association recreation and assembly buildings and facilities, literaries day care centers churches.

(2) The development shaulerds for Planning Areas 10, 18, 38A, 38B, 39, 40, 43, 53, and 57 of Specific Plan No. 293 shall be the same as those standards identified in Article VIII, Section 8.2 of Continuous No. 348, except that the development standards set forth in Article VIII, Section 8.2 of Shall be deleted and replaced by the following:

A No let shall have more than airbit, accord 10000.

dards set forth in Article VIII, Section 8.2.d shall be deleted and replaced by the following:

A. No lot shall have more than eighty percent (80%) of its net area covered with buildings or structures.

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

i. Planning Areas 11, 21, 288, 32, 37, 55, 62A, and 62B.

(1) The uses permitted in Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B of Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses pursuant to Section 8.100.a. (1) and b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also maked public parks and playgrounds.

(2) The development standards for Planning Areas 11, 21, 28B, 32, 37, 55, 62A, and 62B of Specific Plan No. 293 shall be the some as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

(1) The uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No. 293 shall be the same as those taxes permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted in Planning Areas 12, 36 and 56 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2 a., b., c., d. and e.(1), (2) and (4) shall be deleted and replaced by the following:

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

From No. 293 should be the same assumes standards are in Article VI, Section 6.2.a., b., c., d. and of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1.1); c. 20 and (4.3) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height of thirth-five feet (35).

Square feet. The minimum to assas hall be adetermined by excluding that portion of a lof that is used to left in a standard shall be and to standard shall be portion of a lot used as a building site. Building site shall be fifty feet (597) with a minimum everage depth of eighty feet (80). That portion of a lot shall be fifty feet (597) with a minimum everage depth of eighty feet (80). That portion of a lot shall be fifty feet (597) with a minimum everage depth of eighty feet (80). That portion of a lot shall be fifty feet (407), except that the lots fronting on knuckles or ad-le-socs may have a minimum frontage of thirty-five feet (33). Lot frontage along-anvillencer streets may be measured at the building sethack in accordance with zone-development standards.

E. The front yord-shall be not less than fifteen feet (157), measured from the existing street line or from any future street line as shown on my Specific Plan of Highways, whichever is neares the proposed structure.

F. Side yords on comer and evenues corner lots shall be not less than five feet (57). Side yords on comer and evenues corner lots shall be not less than five feet (57). Side yords on comer and evenues corner lots shall be not less than five feet (57) and Highways, whichever is neares the proposed structure, upon which the main building sides.

G. Fireplaces and swall eaves may encroach two feet (27) into side yord setbacks. No other structure examechments shall be permitted in the front, rear or side yord except as provided form Section 13.1, 19 of Ordinance No. 348.

K. Planning Areas 15, 16, and 17.

(1) The uses permitted in Panning Areas 15, 16, and 17 of

also include schools.

(2) The development standards for Planning Area 19 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a. b., c., d. and e. (1), (2), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height offthirty-five (35).

orthirty-five (35").

B. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum area width of that portion of a lot to be used as a buildingsite shall be forly feet (42") with a minimum average depth of eighty feet (80"). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (200"). twenty feet (20').

D. The minimum samage of a lot shall be forty feet (40'), except that the lots fronting on knuckles or call-de-sacs may have a minimum frontage of thirty

feet (30°). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

E. The front yard shall be met less than ten feet (10°), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the promoted structure.

F. Side yards on interior and through lots shall be not less than five feet (5°) in width. Side yards on corner and reverse corner lots shall be not less than five feet (10°) from the existing street fine ar from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

G. Where a rear of a to is adjacent to another residential lot or a street that is not used for access to the lot, the near yard shall not be less than ten feet (10°).

H. Where a rear of a to is adjacent to another residential lot or a street that is not used for access to the lot, the near yard shall not be less than ten feet (10°).

H. Where a rear of a this is adjacent to another residential lot or a street that is not used for access to the lot, the near yard shall not be less than the feet (3°). The setback shall be measured time the top of curb within the alley or similar type of access.

(3). The serback shall be measured from the top of curb within the alley or similar type of access.

1. Fireplaces and roof cours may encroach two feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front rear or side yard except as provided for in Section 18.19 of Ordinance No. 348. In addition, the following development shandard shall also apply.

A.L. of coverage shall most exceed sixty percent (60%) for one story and fifty percent (50%) for two story hallings.

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

(1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, (2) The development shandards in Planning Area 25 of Specific Plan No. 293 shall be the same as those standards in a shall be in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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

(1) The uses permitted in Planning Area 26 of Specific Plan No. 293 shall be the same as those uses permitted in Article VIIIe, Section 6.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

rept that the uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Area 26 of Specific Plan No. 293 shall be the same as those standards itematically a section 6.2 of Ordinance No. 348, except that the development standards stepties set forth in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Subsection Bas of this faction is utilized.

A. Building height shall not exceed two stones with a maximum height of thirty-five feet (35°), unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized.

B. Lot area shall be not less than forty thousand (40,000) square feet, unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized. The minimum of a lot to the portion of a lot vote as building site.

C. The minimum average midth of that portion of a lot to be used as a building site shall be one hundred feet 1000°) unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized. That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20°).

D. The minimum frontage of sold be seventy (70°) except that lots fronting on knuckles or cut-de-saces may be used in lot shall be seventy (70°) except that lots subsection BB. of this Section is utilized. But fronting eating curvilinear streets may be measured at the building setback in accordance with zone development standards set forth in Subsection BB. of this Section is utilized.

E. The front yard shall be may be shall be not less than twenty letted to the development subject to the development subject to the development subject to the development standards set forth in Subsection BB. of this Section is utilized.

subject to the development standards set forth in Subsection BB, of this Section is utilized.

F. Side yards on interior and through lots shall be not less than twenty feet (20"), as measured from any structure unless cluster development subject to the development standards set forth in Subsection BB, of this Section is utilized. Side yards on corner and reverse corner lads shall be not less than twenty-five feet (25") from the existing street line or from any flature street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides unless cluster development subject to the development standards set forth in Subsection BB, of this Section is utilized.

G. The rear yard shall not the less than twenty-feet (20") unless cluster development subject to the development standards set forth in Subsection BB, of this Section is utilized.

In addition, the following standards shall also apply:

AA, No lot shall have some than twenty-five percent (25%) of its net buildable area covered by buildings on shall be unless cluster development subject to the development standards set forth in Subsection is utilized.

BB,CLUSTER DEVELOPMENT. It may be desirable to permit the development of subdivisions containing quen areas that will be used for recreation purposes or will tend to preserve the small atmosphere of the area. Therefore, when a cluster development design is utilized, the following development standards shall be applicable:

1. The height of sindhellamily thuellings shall not except thirty-five.

be applicable:

1. The height of single-limitly dwellings shall not exceed thirty-five feet (35°). All other buildings and single-limitly dwellings shall not exceed fifty feet (50°) in height, unless a height up to seventy-five feet (35°) is specifically permitted under the provisions of Section 18.34 of Ordinance No. 38.

2. Lot area shall be earlies than seven thousand two hundred (7,200) square feet. The minimum lateurs shall be determined by excluding that portion of a lot that is used solely for excess to the portion of a lot used as a building site.

site.

3. The minimum average width of that portion of a lot used as a building site shall be sixty feet (60°) with a minimum average depth of one hundred feet (180°). That portion of a lot used for a building site shall be sixty feet (60°) with a minimum average depth of one hundred feet (180°). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20°).

4. The minimum frantage of a lot shall be sixty feet (60°), except that lots fronting on knuckles or cul-de-successum have a minimum frontage of thirty-five feet (35°). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

5. The front yord shall be not less than twenty feet (20°), measured from the existing street line or from any failure street line as shown on any Specific Plan of Highways, whichever is neares the proposed structure.

6. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but may be yards on corner and reverse corner lots shall be not less than ten feet (10°) simulting street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except that where the lot is less than fifty feet (50°) wide the yard need and exceed hearty percent (20%) of the width of the lot.

7. The rear yard shall be not less than ten feet (10°)

7. The rear yard shall be not less than ten feet (10°).

8. The minimum overall area for each dwelling unit, exclusive of the area used for any commercial purposes and area set aside for street right of way, but including recreation and open space areas, shall be forly thousand (40,000) square

feet.

9. Where a zembot line design is utilized the alternate side yard shall not be less than ten feet (197) in width.

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

• Planning Area 27.

(1) The uses permitted in Planning Area 27 of Specific Plan No. 293 shall be the same as those uses permitted pursuant to Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1 of Ordinance No. 348, except that the development shandards for Planning Area 27 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a, d., and e.(1), (2) and (4) and shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height of forty feet (40°).

B. The minimum frontage of a lot shall be fifty feet (50°), except that lots fronting on knuckles or cal-de-sacs may have a minimum frontage of thirty feet (30°). Lot frontage along carallinear streets may be measured at the building setback in accordance with zone development standards.

C. The front yurd shall be not less than fifteen feet (15°), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is neuer the proposed structure.

D. Side yards on comer and excess comer lots shall be not less than the feet (10°) from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is neuers the proposed structure.

E. Fireplaces and usof eaves may encroach two feet (2°) into side yard set yard except as provided shawe, all other zoning requirements shall be the same as those requirements identified in Article XIII, Section 13.1 of Ordinance No. 348.

(2) The development standards for

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

Q. Planning Areas 34 and 38.

(1) The uses permitted in Planning Areas 34 and 58 of Specific Plan No. 293 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (2) and (3), 6.1.b.(1) and (3) and 6.1.d shall also include schools.

(2) The development shandards for Planning Areas 34 and 58 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d. and e. (1), 2), and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height

A. Building height shall not exceed two stones with a maximum height offhirty-five (35').

A. Building height shall not exceed two stories with a maximum height offihirty-five (35?).

B. Lot area shall be not less than five thousand (5,000) square feet. Theminimum lot area shall be addermined by excluding that portion of a lot that is usedsolely for access to the parties of a for used as a building site.

C. The minimum secretage width of that portion of a lot to be used as a buildingsite shall be fifty feet (30°). That portion of a lot seed flar access on "flag" lots shall have a minimum width of twenty feet (20°). That portion of a lot seed flar access on "flag" lots shall have a minimum width of twenty feet (20°). The minimum flamtage of a lot shall be forty feet (40°), except that the lotsfronting on knuckles aread de-sacs may have a minimum frontage of thirty-five feet (35°). Lot frontage along annihinear streets may be measured at the building setback in accordance with zone development standards.

E. The front yand shall be not less than fifteen feet (15°), measured from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

F. Side yards an interior and through lots shall be not less than five feet (15°). Side yards on corner and moverse corner lots shall be not less than ten feet (10°) from the existing street line ar faun any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides.

G. Fireplaces and more caves may encroach two feet (2°) into side yard secept as provided fair is Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply.

Alor occurage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two slawy buildings.

(2) Except as provided fair is Planning Area 35 of Specific Plan No. 293 shall be the same as those uses permitted in Planning Area 35 of Specific Plan No. 293 shall be the same as those uses permitted in Planning Area 35 of Speci

identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

(2) The development shallbards for Planning Area 35 of Specific Plan No. 293 shall be the same as those shallbards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.0, b., c., d. and e. (1), (2) and 60 shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height of thirty-five feet (337).

B. Lot area shall be deleamined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (367), with a minimum average depth of eighty feet (367). That portion of a lot used if are a building site shall be forty feet 607), with a minimum average depth of eighty feet (367). That portion of a lot used filter access on "flag" lots shall have a minimum width of twenty feet (207).

D. The minimum filterings of a lot shall be thirty feet (30°), except that lots fronting on knuckles or cut-de-sacs may have a minimum frontage of twenty-two feet (22°). Lot frontage along availinear streets may be measured at the buildings setback in accordance with same development standards.

E. The front yourd shall be not less than fifteen feet (15′, measured from the existing street line or from any future street line as shown on any Specific Plan on Highways, whichever is never the proposed structure.

F. Side yards on winders are shall be not less than the feet (10′) from the existing street line or film any future street line as shown on any Specific Plan on Highways, whichever is never the proposed structure.

G. Fireplaces und word and the value of the building sides.

building sides.

G. Fireplaces and not eaves may encroach two feet (2') into side yard setbacks. Not other structural encroachments shall be permitted in the front, rear or side yard except as provided far in Section 18.19 of Ordinance No. 348. In addition, the following devaluations to standards shall also apply:

AALot coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two stary buildings.

BB.Where a zero lot line design is utilized, the alternate side yard shall not be less than ten feet (107) in width.

s. Planning Areas 478, 50D, 51, and 52.

(1) The uses permitted in Planning Areas 478, 50D, 51, and 52 of Specific Plan No. 293 shall be the same as those uses permitted in Article IV, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1 a. (2) and (3), b.(1) and (3), and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include libraries, day care centers and churches

(2) The development shandards for Planning Areas 47B, 50D, 51, and 52 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 34B, except that the development standards set forth in Article VI, Section 6.2.a., d., and e.1), (2) and (4) and shall be deleted and replaced

Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 346, except that the development standards set forth in Article VI, Section 6.2 of Ordinance No. 346, except that the development standards set forth in Article VI, Section 6.2 of Ordinance No. 346, except that the development standards set forth in Article VI, Section 6.2 of Ordinance No. 348.

Brite minimum standage of a lot shall be fifty feet (50°), except that lots fronting on knuckles or cut-de-sacs may have a minimum trontage of thirty feet (30°). Lot frontage along curvilineum states may be measured at the building setback in accordance with zone development standards.

C. The front yand shall be not less than fifteen feet (15°), measured from the existing street line or from my future street line as shown on any Specific Plan of Highways, whichever is neuers the proposed structure.

D. Side yards on comer and sweezs corner lots shall be not less than five feet (5°). Side yards on sinterior and through lots shall be not less than the feet (10°) from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is mearer the proposed structure, upon which the main building sides.

E. Fireplaces and such eaves may encroach two feet (2°) into side yard setbacks. No other structural eautoochments shall be permitted in the front, rear, or side yard except as provided for a Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

AA. Lot coverage shall not exceed forty percent (40%) for one story anothirty-five percent (35%) for law of the year and shall also apply:

AA. Lot coverage shall not exceed forty percent (40%) for one story anothirty-five percent (35%) for law of the year and shall also apply:

(1) The uses permitted in Planning Areas 49A, 49B, and 59 of Specific Plan No. 293 shall be the same as those sepamitted in Article VII, exclone 8.10 of Ordinance No. 348.

(2) The development shandards

Plan No. 293 shall be the same as those standards identified in Article VI. Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI. Section 6.2.a., b., c. d. and e.(10, (2) and (4) shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height of thirty-five feet (33').

B. Lot area shall be delemanied by excluding that portion of a lot that is used solely for access to the portion and all of used as a building site.

C. The minimum acrospe width of that portion of a lot that is used solely for access to the portion of a lot used for access on "flog" lots shall he firly feet 50", with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flog" lots shall hove a minimum width of twenty feet (20').

D. The minimum fauntage of a lot shall be forly feet (40'), except that olds fronting on knuckles or cut-de-sacs may have a minimum frontage of thirty-five feet (35'). Lot frontage along carvilinear streets may be measured at the building setback in accordance with zone development standards.

E. The front yord-shall be not less than fifteen feet (15'), measured from Highways, whichever is nearer the proposed structure.

F. Side yords on milation and through lots shall not be less than five feet (5'). Side yords on comer and excess corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is mearer the proposed structure, upon which the main building sides.

G. Fireplaces and mor caves may encroach two feet (2') into side yard selbacks. No other shrectured examachments shall be permitted in the front, rear or side yard except as provided farm Section 18.19 of Ordinance No. 348.

H. Planting Area 50°C.

The building side shall not exceed the proposed structure, upon which the main building sides.

Planting fare 50°C.

The building side shall have be permitted in Article VI. Section 6.1.

G. Fireplaces and roof eaves may encroach two feet (2') into side yard setbacks. No other structural encroachments shall be permitted in the front, rear or side yard except as provided in Section 18.19 of Ordinance No. 348. In addition, the following development standards shall also apply:

ALD occurrency shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.

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

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

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

Jeff Stone, Chairman of the Board County, held on December 22, 2009, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES:

Buster, Tavaglione, Stone, Benoît and Ashley

None

ABSENT:

None

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant