

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

DATE

NEWSPAPER

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)

By: Karen Buster, Deputy
AGENDA NO.
1.1

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 Copy:

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

ORDINANCE NO. 348.4666

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 in effect 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, Change 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 follows:
"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 Article IXd, Section 9.72 of Ordinance No. 348. In addition, the permitted uses identified under Section 9.72.a. shall also include single-family dwellings, multiple family dwellings, congregate care residential facilities, public and private recreation areas, parks/trails and all 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); 4.5B and (7) shall not be permitted.

(2) Any land division application submitted within Planning Areas 1 and 2 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with provisions of Section 18.30 of Ordinance No. 348 and shall also of a minimum include the following:

A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 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:

- the proposed lots including lot lines and proposed easement, if any;
- building footprints;
- floor plan assignments;
- pad elevations, street grades and all cut and fill slopes in excess of one (1) foot in vertical height;
- the proposed uses, their location and architectural designs;
- the proposed uses, their location and architectural designs;
- buffers, if any.

C. A design manual which includes:

- a description of floor plans and their mix;
- the lot and building calculations for each lot and building as follows:
 - lot area and lot pad area;
 - building footprint area;
 - percentage of lot coverage;
 - front setback;
 - usable rear yard area and depth;
 - building square-footage for commercial uses;
- a fencing plan including details of proposed materials to be used;
- dimensioned conceptual floor plans and elevators, including details of proposed materials for elevations, and square-footages and heights of individual units; and
- a proposed phasing plan showing 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. 348. 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 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 other 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 Area 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.

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

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

c. Planning Area 5.

(1) The uses permitted in Planning Area 5 of Specific Plan No. 293 shall be the same as those uses permitted in Article XI, Sections 11.2 and 11.3 of Ordinance No. 348, except that uses pursuant to Section 11.2.b.(1)e.1, 3, and 4, Section 11.2.b.(1)a.5, and Section 11.2.d. shall not be permitted.

(2) The development standards for Planning Area 5 of Specific Plan No. 293 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 zoning requirements shall be the same as those requirements identified in Article XI of Ordinance No. 348.

d. Planning Areas 6, 22, 42, and 54A.

(1) The uses permitted in Planning Areas 6, 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 of Ordinance No. 348.

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

e. Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60, and 61.

(1) The uses permitted in Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60, and 61 of Specific Planning 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), Section 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

(2) The development standards for Planning Areas 7, 28A, 29, 33, 44, 45A, 45B, 46, 47A, 60, and 61 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 of thirty-five feet (35').

B. Lot area shall be not less than six thousand (6,000) 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 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 fifty feet (50'), with a minimum average depth of ninety feet (90'). 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 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 streets may be measured at the building setback in accordance with zone development standards.

E. The front yard 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 on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse corner lots shall not be 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 nearer the proposed structure, upon which the main building sides.

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 for in Section 18.19 of Ordinance No. 348. In addition, the following development standards shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty percent (40%) 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.

f. Planning Areas 8A and 8B.

(1) The uses permitted in Planning Areas 8A and 8B 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 for Planning Areas 8A and 8B 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., 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 forty feet (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 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 (40'), with a minimum average depth of eighty feet (80').

D. The front yard 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. Garages shall be setback a minimum of twenty feet (20') from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure.

E. Side yards on interior and through lots shall not be less than five feet (5'). Side yards on corner and reverse corner lots shall be not 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 the main building sides.

F. Fireplaces and roof eaves may encroach two feet (2') into side yard setbacks. Porches may encroach five feet (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 No. 348.

In addition, the following development standards shall also apply:

AA. Lot coverage shall not 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 width.

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

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

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 for Planning Areas 9A and 9B 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., 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 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 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 (40'), with a minimum average depth of seventy-five feet (75').

D. The front yard shall be not less than twelve feet (12'), 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.

E. Side yards on interior and through lots shall not be less than five feet (5'). Side yards on corner and reverse corner lots shall be not 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 the main building sides.

F. Fireplaces and roof eaves may encroach two feet (2') into side yard setbacks. Porches may encroach four feet (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 Ordinance No. 348.

In addition, the following development standards shall also apply:

AA. Lot coverage shall not exceed eighty percent (80%).

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

CC. The minimum private 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 building encroachments.

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

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

h. Planning Areas 10, 18, 38A, 38B, 39, 40, 43, 53, and 57.

(1) The uses permitted in Planning Areas 10, 18, 38A, 38B, 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. In addition, the permitted uses identified under Section 8.1.a. shall also include non-commercial community association recreation and assembly buildings and facilities, libraries day care centers churches.

(2) The development standards for Planning Areas 10, 18, 28A, 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 Ordinance No. 348, except that the development standards 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 above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

i. Planning Areas 11, 21, 28B, 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 VIII, 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 include 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 same as those standards identified in Article VIII, 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 VIII of Ordinance No. 348.

j. Planning Areas 12, 36 and 56.

(1) The uses permitted in Planning Areas 12, 36 and 56 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 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 schools.

(2) The development standards for Planning Areas 12, 36 and 56 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 of thirty-five feet (35').

B. Lot area shall be not less than four thousand five hundred (4,500) 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 average width of that portion of a lot to be used as a building site shall be fifty feet (50') 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 (20').

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

E. The front yard 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 on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse 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 nearer the proposed structure, upon which the main building sides.

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 for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply:

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

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

k. Planning Areas 15, 16, and 17.

(1) The uses permitted in Planning Areas 15, 16, and 17 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), Section 6.1.b. (1) and (3), and Section 6.1.d. shall not be permitted.

(2) The development standards for Planning Areas 15, 16, and 17 of Specific Plan No. 293 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except the development standards set forth in Article VI, Section 6.2.a., 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').

B. 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 streets may be measured at the building setback in accordance with zone development standards.

C. The front yard shall be not less than eighteen feet (18'), 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.

D. Side yards on interior and through lots shall not be less than five feet (5'). Side yards on corner and reverse corner lots shall not be 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 nearer the proposed structure, upon which the main building sides.

E. 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 for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%) for one story and forty percent (40%) for two story buildings.

BB. Where a zone 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.

l. Planning Area 19.

(1) The uses permitted in Planning Area 19 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), (3), (5), b.(1) and (3) shall not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall 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 of thirty-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 average width 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 (80'). 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 a lot shall be forty feet (40'), except that the lots fronting on knuckles or cul-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 not 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 proposed structure.

F. Side yards on interior and through lots shall be not less than five feet (5'). Where a zero lot line is used, the alternate side yard shall be not less than five feet (5') in width. Side yards on corner and reverse 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 nearer the proposed structure, upon which the main building sides.

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

H. Where a rear of a lot is adjacent to an alley or other similar type of access, the garage and any fence or wall shall be setback not less than three feet (3'). The setback shall be measured from the top of curb within the alley or similar type of access.

I. 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 for in Section 18.19 of Ordinance No. 348. In addition, the following development standard shall also apply.

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

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

m. Planning Area 25.

(1) The uses permitted in Planning Area 25 of Specific Plan No. 293 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that uses pursuant to Section 8.100 a.(1), (2), (3), (4), (5), (6), (7) and (8); b.(1); and c.(1) shall not be permitted.

(2) The development standards for Planning Area 25 of Specific Plan No. 293 shall be the same as those standards identified in Article VIII, 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 VIII of Ordinance No. 348.

n. Planning Area 26.

(1) The uses permitted in Planning Area 26 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.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 identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2a., b., c., d., and e. (1), (2) and (3) 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'), 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 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 building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be one hundred feet (100'), with a minimum average depth of two hundred feet (200') 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 a lot shall be seventy (70') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of forty-five feet (45') unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

E. The front yard shall be not less than thirty feet (30'), 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 unless cluster development 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 lots shall be not less than twenty-five feet (25') 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 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 be not 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 more than twenty-five percent (25%) of its net buildable area covered by buildings or structures unless cluster development subject to the development standards set forth in Subsection BB. of this Section is utilized.

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

1. The height of single-family dwellings shall not exceed thirty-five feet (35'). All other buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.

2. Lot area shall be not less than seven thousand two hundred (7,200) 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.

3. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

4. The minimum frontage of a lot shall be sixty feet (60'), except that lots fronting on knuckles or cul-de-sacs may 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 yard shall be not less than twenty feet (20'), 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.

6. Side yards on interior and through lots shall be not less than ten percent (10%) of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet (5'). Side yards on corner and reverse 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 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 not exceed twenty percent (20%) of the width of the lot.

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

8. The minimum open 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 forty thousand (40,000) square

feet.

9. 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.

o. Planning Area 27

(1) The uses permitted in Planning Area 27 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.

(2) The development standards 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) 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 cul-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.

C. The front yard 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.

D. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse 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 nearer the proposed structure, upon which the main building sides.

E. 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 for in Section 18.19 of Ordinance No. 348.

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

p. Planning Area 30

(1) The uses permitted in Planning Area 30 of Specific Plan No. 293 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348.

(2) The development standards for Planning Area 30 of Specific Plan No. 293 shall be the same as those standards identified in Article XIII, Section 13.2 of Ordinance No. 348.

(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 38 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 not be permitted. In addition, the permitted uses identified under Section 6.1.a. shall also include schools.

(2) The development standards for Planning Areas 34 and 38 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 of thirty-five (35').

B. Lot area shall be not less than five thousand (5,000) 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 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 fifty feet (50'), 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 (20').

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

E. The front yard 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 on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse 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 nearer the proposed structure, upon which the main building sides.

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 for in Section 18.19 of Ordinance No. 348.

In addition, the following development standard shall also apply:
AA. Lot coverage shall not exceed sixty percent (60%) for one story and fifty percent (50%) for two story buildings.

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

r. Planning Area 35

(1) The uses permitted in Planning Area 35 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), Section 6.1.b.(1) and (3), and Section 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

(2) The development standards for Planning Area 35 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 of thirty-five feet (35').

B. Lot area shall be not less than five thousand (5,000) 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 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 (40'), 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 (20').

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

E. The front yard 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 nearer the proposed structure.

F. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse 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 on Highways, whichever is nearer the proposed structure, upon which the main building sides.

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 for in Section 18.19 of Ordinance No. 348.

In addition, the following development standards shall also apply:
AA. Lot coverage 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.

s. Planning Areas 47B, 50D, 51, and 52.

(1) The uses permitted in Planning Areas 47B, 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.c. shall also include libraries, day care centers and churches.

(2) The development standards 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. 348, except that the development standards set forth in Article VI, Section 6.2.a., 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').

B. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-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.

C. The front yard 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.

D. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse 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 nearer the proposed structure, upon which the main building sides.

E. 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 for in Section 18.19 of Ordinance No. 348. In addition, the following development standard shall also apply:

AA. Lot coverage shall not exceed forty percent (40%) for one story and thirty-five percent (35%) for two story buildings.

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

t. Planning Areas 49A, 49B, and 59.

(1) The uses permitted in Planning Areas 49A, 49B, and 59 of Specific Plan No. 293 shall be the same as those uses permitted in Article VIII, of Section 8.100 of Ordinance No. 348, except that uses pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6) and (7) and b.(1) shall not be permitted.

(2) The development standards for Planning Areas 49A, 49B, and 59 of Specific Plan No. 293 shall be the same as those standards identified in Article VIII, 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 VIII of Ordinance No. 348.

u. Planning Areas 50A and 50B.

(1) The uses permitted in Planning Areas 50A and 50B 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), (3) and 6.1.d. shall not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

(2) The development standards for Planning Areas 50A and 50B 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 of thirty-five feet (35').

B. Lot area shall be not less than five thousand (5,000) 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 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 fifty feet (50'), 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 (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-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

E. The front yard 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 on interior and through lots shall not be less than five feet (5'). Side yards on corner and reverse 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 nearer the proposed structure, upon which the main building sides.

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 for in Section 18.19 of Ordinance No. 348. In addition, the following development standards shall also apply:

AA. Lot coverage 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.

v. Planning Area 50C.

(1) The uses permitted in Planning Area 50C 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 not be permitted. In addition, the permitted uses identified under Section 6.1.c. shall also include libraries, day care centers, and churches.

(2) The development standards for Planning Area 50C 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 of thirty-five feet (35').

B. Lot area shall be not less than four thousand five hundred (4,500) 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 as a building site.

C. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50'), 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 (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-five feet (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

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

F. Side yards on interior and through lots shall not be less than five feet (5'). Side yards on corner and reverse 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 nearer the proposed structure, upon which the main building sides.

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:

AA. Lot coverage 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.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said 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, Benoit and Ashley

NAYS: None

ABSENT: None

Kacia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant