

ORDINANCE NO. 348.4679

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 Nos.17., 2. and 55., as amended, are further amended by placing in effect in the Hemet-San Jacinto Zoning District, Perris Reservoir Zoning District and the Lakeview Zoning Area, Nuevo Zoning Area, Juniper Flats Zoning Area, Homeland Zoning Area and North Perris Zoning Area, zone or zones as shown on the maps entitled 'Change of Official Zoning Plan Amending Ordinance No. 348, Map Nos. 17.102, 2.2321 and 55.038, Change of Zone Case No. 7055', which maps are made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.114 to read as follows:

Section 17.114 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 342.

a. Planning Areas 1, 2, 3, and 4.

(1) The uses permitted in Planning Areas 1, 2, 3, and 4 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2),(3) and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Article VIIIe Section 8.100.a. shall include flood control basins and facilities; trails; paseos; hiking areas; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections.

1 Such a use is subject to the permit process which governs the category in which it
2 falls.

3 (2) The development standards for Planning Areas 1, 2, 3, and 4 of Specific Plan No.
4 342 shall be the same standards as those identified in Article VIIIe, Section 8.101
5 of Ordinance No. 348.

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

8 b. Planning Areas 5, 7, 21, and 22.

9 (1) The uses permitted in Planning Areas 5, 7, 21, and 22 of Specific Plan No. 342
10 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of
11 Ordinance No. 348, except that the uses permitted pursuant to Article VIIIe,
12 Section 8.100.a. (2) and (8), Section 8.100.b.(1) and Section 8.100.c. (1) shall not
13 be permitted. In addition, the uses permitted under Article VIIIe, Section 8.100.a.
14 shall include unlighted parks; flood control basins and facilities; transit center; lift
15 station; community gardening activities; trails; paseos; and hiking areas. In
16 addition, the uses permitted under Article VIIIe, Section 8.100.a. shall also include
17 these temporary uses (those lasting less than 3 months) provided the procedures
18 outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin
19 patches, and fairs and carnivals; and accessory buildings to a specific use, provided
20 that the accessory building is established as an incident to a principal use and does
21 not change the character of that use. Any use that is not specifically listed herein
22 may be considered a permitted or conditionally permitted use provided that the
23 Planning Director finds that the proposed use is substantially the same in character
24 and intensity as those listed in the designated subsections. Such a use is subject to
25 the permit process which governs the category in which it falls.

26 (2) The development standards for Planning Areas 5, 7, 21, and 22 of Specific Plan
27 No. 342 shall be the same standards as those identified in Article VIIIe, Section
28 8.101 of Ordinance No. 348.

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

3 c. Planning Areas 6 and 8.

4 (1) The uses permitted in Planning Areas 6 and 8 of Specific Plan No. 342 shall be the
5 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
6 except that the uses permitted pursuant to Article VIIIe, Section 8.100.a.(2) and (8),
7 Section 8.100.b.(1), and Section 8.100.c.(1) shall not be permitted. In addition, the
8 uses permitted under Article VIII.e, Section 8.100.a. shall include unlighted parks;
9 swimming pools; community gardening activities; trails; paseos; hiking areas;
10 permanent rock climbing walls; skateboard parks and other similar facilities;
11 amphitheaters with non acoustic amplifications and shielded lighting. In addition,
12 the uses permitted under Article VIIIe, Section 8.100.a. shall also include these
13 temporary uses (those lasting less than 3 months) provided the procedures outlined
14 in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches,
15 and fairs and carnivals; and accessory buildings to a specific use, provided that the
16 accessory building is established as an incident to a principal use and does not
17 change the character of that use. Any use that is not specifically listed herein may
18 be considered a permitted or conditionally permitted use provided that the Planning
19 Director finds that the proposed use is substantially the same in character and
20 intensity as those listed in the designated subsections. Such a use is subject to the
21 permit process which governs the category in which it falls.

22 (2) The development standards for Planning Areas 6 and 8 of Specific Plan No. 342
23 shall be the same standards as those identified in Article VIIIe, Section 8.101 of
24 Ordinance No. 348.

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

27 d. Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56,
28 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73 and 75.

1 (1) The uses permitted in Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43,
2 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of
3 Specific Plan No. 342 shall be the same as those uses permitted in Article VI,
4 Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to
5 Section 6.1.a.(3), (5), (7) and (8); Section 6.1.b.(1) and (4); and Section 6.1.c.(1)
6 shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall
7 include two-family dwellings; multiple family dwellings; schools; non-profit
8 community centers; parks; community recreation facilities; swimming pools;
9 pedestrian paseos; temporary real estate tract offices located within a subdivision to
10 be used only for and during the original sale of the subdivision, but not to exceed a
11 period of five (5) years in any event; temporary uses (those lasting less than 3
12 months) provided the procedures outlined in Section 18.30.d.(1) are met: food
13 stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and
14 accessory buildings to a specific use, provided that the accessory building is
15 established as an incident to a principal use and does not change the character of
16 that use. Any use that is not specifically listed herein may be considered a
17 permitted or conditionally permitted use provided that the Planning Director finds
18 that the proposed use is substantially the same in character and intensity as those
19 listed in the designated subsections. Such a use is subject to the permit process
20 which governs the category in which it falls.

21 (2) The development standards for detached single-family residential fee simple lots
22 within Planning Areas 9, 10, 12, 15, 16, 17, 19, 20, 41, 42, 43, 45, 50, 51, 52, 53,
23 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342
24 shall be the same standards as those identified in Article VI, Section 6.2 of
25 Ordinance No. 348 except that the development standards set forth in Article VI,
26 Section 6.2.a, b., c., d., e.(1), (2), (3), and (4), and g. shall be deleted and replaced
27 with the following:

28 A. The height of buildings shall not exceed forty-five feet (45').

- 1 B. Lot area shall be not less than two thousand eight hundred (2,800) square
2 feet.
- 3 C. The minimum average width of each lot shall be forty feet (40') and the
4 minimum average depth shall be seventy feet (70').
- 5 D. The minimum frontage of a lot shall be thirty-five feet (35'), except that
6 lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of
7 thirty feet (30'). Lot frontage along curvilinear streets shall be measured at
8 the building setback in accordance with zone development standards.
- 9 E. The front yard shall be not less than ten feet (10'), measured from the
10 existing street right of way or from any future street right of way as shown
11 on any specific plan of highways, whichever is nearer to the proposed
12 structure. Porches in the front of the structure may encroach five feet (5')
13 into the front yard setback.
- 14 F. Side yards on interior and through lots shall be not less than five feet (5').
15 Side yards on corner and reverse corner lots shall not be less than five feet
16 (5') from the existing street right of way or from any future street right of
17 way as shown on any specific plan of highways, whichever is nearer to the
18 proposed structure, upon which the main building sides.
- 19 G. The rear yard shall be not less than ten feet (10'), except that second floor
20 living space and balconies located in the rear yard shall be permitted within
21 one foot (1') of the rear property line, and garages shall be permitted within
22 five feet (5') of the rear property line.
- 23 H. Fireplaces, media niches, bay windows, porches, window boxes, and
24 similar architectural features shall be allowed to encroach a maximum of
25 two and one-half feet (2.5') into setbacks. At least one side of the structure
26 shall maintain a four foot (4') setback regardless of encroachments. Media
27 niches shall be a maximum of eight feet (8') in width. No second floor
28 structural encroachments shall be permitted within one foot (1') of the rear

1 property line. No other structural encroachments shall be permitted in the
2 front, rear or side yard setback except as provided for in Section 18.19 of
3 Ordinance No. 348.

4 I. In no case shall more than sixty percent (60%) of any lot be covered by a
5 dwelling footprint.

6 (3) The development standards for detached high density single family home products
7 not on fee simple lots as defined by Section 21.59a of Ordinance 348 within
8 Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53,
9 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342
10 shall be the same standards as those identified in Article XVIII, Section 18.5 of
11 Ordinance No. 348 except that the development standards set forth in Article
12 XVIII, Section 18.5.b. and c. shall be deleted and replaced with the following:

- 13 A. The height of buildings shall not exceed forty-five feet (45').
14 B. Lot area shall be not less than two thousand (2,000) square feet.
15 C. The minimum average width of each lot shall be thirty-five feet (35') and the
16 minimum average depth shall be fifty-eight feet (58').
17 D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots
18 fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet
19 (30'). Lot frontage along curvilinear streets shall be measured at the building
20 setback in accordance with zone development standards.
21 E. The front yard shall be not less than three feet (3'), measured from the existing
22 street right of way or from any future street right of way as shown on any
23 specific plan of highways, whichever is nearer to the proposed structure.
24 F. Side yards on interior and through lots shall be not less than three feet (3').
25 Side yards on corner and reverse corner lots shall not be less than five feet (5')
26 from the existing street right of way or from any future street right of way as
27 shown on any specific plan of highways, whichever is nearer to the proposed
28 structure, upon which the main building sides.

1 G. The rear yard shall be not less than three feet (3'), except that second floor
2 living space and balconies located in the rear yard shall be permitted within one
3 foot (1') of the rear property line.

4 H. Fireplaces, media niches, bay windows, porches, window boxes, and similar
5 architectural features shall be allowed to encroach a maximum of two feet and
6 one-half (2.5') into setbacks. At least one side of the structure shall maintain a
7 four foot (4') setback regardless of encroachments. Media niches shall be a
8 maximum of eight feet (8') in width. No second floor structural encroachments
9 shall be permitted within one foot (1') of the rear property line. No other
10 structural encroachments shall be permitted in the front, rear or side yard
11 setback except as provided for in Section 18.19 of Ordinance No. 348.

12 I. In no case shall more than seventy-five percent (75%) of any lot be covered by
13 a dwelling.

14 J. All residential development that contains non fee-simple lots shall submit a
15 Planned Residential Development application in conjunction with a land
16 subdivision application.

17 (4) Attached two-family and multi-family residential uses homes as defined by Section
18 21.59a of Ordinance 348 permitted in Planning Areas 9, 10, 12, 15, 16, 17, 19, 20,
19 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73,
20 and 75 of Specific Plan No. 342 shall be subject to the standards for Planned
21 Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance No.
22 348 except that the standards set forth in Section 18.5.b., c., e. and j. shall be
23 deleted and replaced with the following:

24 A. The height of buildings shall not exceed forty-five feet (45').

25 B. The distance between buildings shall be no less than six feet (6').

26 C. The minimum building setbacks from a project's exterior streets and
27 boundary lines shall be two and one-half feet (2.5'). The minimum
28 building setback from interior drives shall be three feet (3'), except that

1 second floor living space and balconies located in the rear yard shall be
2 permitted within one foot (1') of the rear property line.

3 D. The number of dwelling units in one building shall not exceed eighteen
4 (18) units.

5 E. Pedestrian walkways with a minimum width of four feet (4') shall be
6 installed between the dwelling units and the recreational areas of the
7 project.

8 F. No dwelling shall be constructed unless it has a minimum floor living area
9 of not less than 750 square feet. Porches, garages, patios and similar
10 features, whether attached or detached to a dwelling, shall not be included
11 when calculating the floor living area.

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

14 e. Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36.

15 (1) The uses permitted included in Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35,
16 and 36 of Specific Plan No. 342 shall be the same as those uses permitted in Article
17 VIII, Section 8.1 of Ordinance No. 348 except that the uses permitted pursuant to
18 Section 8.1.a. (2), (3), (4), (6), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18),
19 (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and (4); and 8.1.c.
20 shall not be permitted. In addition, the permitted uses identified under Section
21 8.1.a shall also include: amphitheaters; antique shops; art gallery; museum; library;
22 assisted living facilities; bakery shops; financial institutions; beauty shops; bicycle
23 sales and rentals; blueprint and duplicating services; ceramic sales / manufacturing;
24 coffee shops; community gardening activities; community recreation facilities;
25 confectionary stores; delicatessens; flood control drainage basins and facilities;
26 florist shops; gift shops; growing produce for non-commercial use; health centers;
27 hobby shops; household goods sales and repair; ice cream shops; interior
28 decorating shops; jewelry stores; lakes, including noncommercial fishing;

1 locksmith shops; manufacturer's agent; multi-family dwelling units; news stores;
2
3 noncommercial community assembly facilities; nursery schools / preschool day
4 care; on-site identification signs, max size – 10 square feet; Parcel/ postal store;
5 parking lots and structures; parks; swimming pools; community gardening;
6 permanent rock climbing walls; photography shops and studios; refreshment
7 stands; restaurants, NOT including drive-in or take-out; shoe stores / repair shops;
8 Studios for fine arts; tailor shops; temporary real estate tract offices (for 5 years);
9 toy shops; trails / paseos; travel agencies; watch repair shops; temporary uses
10 (those lasting less than 3 months) provided the procedures outlined in Section
11 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs
12 and carnivals; and accessory buildings to a specific use, provided that the accessory
13 building is established as an incident to a principal use and does not change the
14 character of that use. In addition, the permitted uses identified under Section 8.1.b
15 shall also include: art supply shops; auditoriums/conference rooms; auto parts and
16 supply; bakery goods distributor; book stores; car washes; catering services;
17 convenience stores - no gas sales; dance halls; drug stores; dry goods stores;
18 employment agencies; equipment rental services; feed & grain stores; gasoline
19 service stations; golf cart sales and service; hardware stores; leather goods; food
20 market, retail or wholesale; and accessory buildings to a specific use, provided that
21 the accessory building is established as an incident to a principal use and does not
22 change the character of that use. Any use that is not specifically listed herein may
23 be considered a permitted or conditionally permitted use provided that the Planning
24 Director finds that the proposed use is substantially the same in character and
25 intensity as those listed in the designated subsections. Such a use is subject to the
26 permit process which governs the category in which it falls.

27 (2) Unless one of the overlay zones as outlined in Section 3 of this ordinance is
28 utilized, the development standards for the base zone classification of Planning

1 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be
2 the same as those standards identified in Article VIII, Section 8.2 and Article
3 XVIII, Section 18.5 except that the development standards set forth in Article
4 VIII, Section 8.2 a, b, c, d, f and h; and those development standards set forth in
5 Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be deleted and replaced
6 by the following:

- 7 A. Detached single-family (cluster) homes shall not exceed 40
8 feet in height, and attached multi-family structures shall not exceed
9 55 feet in height.
- 10 B. All residential uses shall incorporate at least 50 square
11 feet/dwelling unit of open space. Private usable open space shall
12 have a minimum dimension on any one side of 6 feet.
- 13 C. Rooftop open space may be used as private open space when
14 directly accessible to the unit(s) it serves.
- 15 D. The minimum setback between buildings shall be 6 feet for
16 clustered single family units, and 10 feet for attached multi-family
17 units.
- 18 E. Multi Family Residential building setbacks from a project's exterior
19 streets and boundary lines shall be 10 feet. Detached Single Family
20 Residential or Multi-Family Residential arranged in a Row House
21 fashion shall be no less than 3 feet from the exterior street right of
22 ways and primary access shall be located along the exterior streets.
- 23 F. The minimum block length shall be 700 feet, the maximum
24 shall be 1,320 feet.
- 25 G. A maximum of 25% of any project area may be utilized for
26 commercial purposes.

27 f. Planning Areas 37, 48, and 49.

- 28 (1) The uses permitted in Planning Areas 37, 48, and 49 of Specific Plan No. 342 shall

1 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
2 No. 348, except that the uses permitted pursuant to Article VIIIe, Section 8.100.a
3 (8) and Section 8.100.b.(1) shall not be permitted. In addition, the uses permitted
4 under Article VIIIe, Section 8.100.a. shall include unlighted parks; swimming
5 pools; community gardening activities; trails; paseos; hiking areas; driving ranges
6 not associated with a golf course; miniature golf facilities; amphitheaters with non
7 acoustic lighting amplifications; temporary real estate tract offices located within a
8 subdivision; to be used only for and during the original sale of the subdivision, but
9 not to exceed a period of five (5) years in any event. In addition, the uses permitted
10 under Article VIIIe, Section 8.100.a. shall also include these temporary uses (those
11 lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1)
12 are met: food stands; Christmas tree farms, pumpkin patches, and fairs and
13 carnivals; and accessory buildings to a specific use, provided that the accessory
14 building is established as an incident to a principal use and does not change the
15 character of that use. Any use that is not specifically listed herein may be
16 considered a permitted or conditionally permitted use provided that the Planning
17 Director finds that the proposed use is substantially the same in character and
18 intensity as those listed in the designated subsections. Such a use is subject to the
19 permit process which governs the category in which it falls.

20 (2) The development standards for Planning Areas 37, 48, and 49 of Specific Plan No.
21 342 shall be the same standards as those identified in Article VIIIe, Section 8.101
22 of Ordinance No. 348.

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

25 g. Planning Area 39.

26 (1) The uses permitted in Planning Area 39 of Specific Plan No. 342 shall be the same
27 as those permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
28 that the uses permitted pursuant to Article VIIIe, Sections 8.100.a.(8),8.100.b.(1),

1 and 8.100.c.(1) shall not be permitted. In addition, the permitted uses identified
2 under Section 8.100.a shall include parks; schools; libraries; publically owned
3 museums; non-commercial community centers and recreation facilities; day care
4 facilities; community theater and arboretum; swimming pools; community
5 gardening activities; trails; paseos; hiking areas; permanent rock climbing walls;
6 driving ranges not associated with a golf course; miniature golf facilities;
7 temporary real estate tract offices not to exceed a period of five (5) years in any
8 event. In addition, the uses permitted under Article VIIIe, Section 8.100.a. shall
9 also include these temporary uses (those lasting less than 3 months) provided the
10 procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree
11 farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a
12 specific use, provided that the accessory building is established as an incident to a
13 principal use and does not change the character of that use. Any use that is not
14 specifically listed herein may be considered a permitted or conditionally permitted
15 use provided that the Planning Director finds that the proposed use is substantially
16 the same in character and intensity as those listed in the designated subsections.
17 Such a use is subject to the permit process which governs the category in which it
18 falls.

19 (2) The uses identified under Section 8.100.a. shall also include the following uses, so
20 long as the use does not exceed 5,000 square feet, or the total commercial uses do
21 not exceed 25,000 square feet: art supply stores; auditoriums and conference
22 rooms; bakery shops; financial institutions; barber and beauty shops; bicycle sales
23 and repair shops; book stores; ceramic sales and manufacturing; confectionary or
24 candy stores; coffee shops; delicatessens; florist shops; food markets; gift shops;
25 hardware stores; hobby shops; jewelry stores; ice cream shops; news stores;
26 parking lots and structures; refreshment stands; restaurants and other eating
27 establishments; shoeshine stands; signs for on-site advertising; watch repair shops,
28 golf cart sales and service; churches; wedding chapels; health centers. In addition,

1 the permitted uses identified under Section 8.100.b shall include: bars and dry
2 cleaners.

3 (3) The development standards for Planning Areas 39 of Specific Plan No. 342 shall be
4 the same standards as those identified in Article VIIIe, Section 8.101 of Ordinance
5 No. 348, except that the standards identified in Article VIIIe, Section 8.101(a), (b),
6 and (e) shall be deleted and replaced with the following:

7 A. There is no minimum lot area requirement.

8 B. There are no yard requirements.

9 C. No building or structure shall exceed fifty (50') feet in height, unless a
10 greater height is approved pursuant to Section 18.34 of Ordinance 348. In
11 no event, however, shall a building or structure exceed seventy-five (75')
12 feet in height, unless a variance is approved pursuant to Section 18.27 of
13 Ordinance 348.

14 D. All roof mounted mechanical equipment shall be screened from the ground
15 elevation view to a minimum sight distance of 1,320 feet.

16 h. Planning Areas 60 and 70.

17 (1) The uses permitted in Planning Areas 60 and 70 of Specific Plan No. 342 shall be
18 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
19 348, except that the uses permitted pursuant to Article VIIIe, Section 8.100.a.(1),
20 (2), (3), (4), (5) and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be
21 permitted. In addition, the uses permitted under Section 8.100.a. shall include fire
22 fuel modification areas; trails; paseos; on-site directional or instructional signs;
23 kiosks; hiking areas; and accessory buildings to a specific use, provided that the
24 accessory building is established as an incident to a principal use and does not
25 change the character of that use. Any use that is not specifically listed herein may
26 be considered a permitted or conditionally permitted use provided that the Planning
27 Director finds that the proposed use is substantially the same in character and
28 intensity as those listed in the designated subsections. Such a use is subject to the

1 permit process which governs the category in which it falls.

- 2 (2) The development standards for Planning Areas 60 and 70 of Specific Plan No. 342
3 shall be the same standards as those identified in Article VIIIe, Section 8.101 of
4 Ordinance No. 348.
- 5 (3) Except as provided above, all other zoning requirements shall be the same as those
6 requirements identified in Article VIIIe of Ordinance No. 348.

7 i. Planning Area 77.

- 8 (1) The uses permitted in Planning Area 77 of Specific Plan No. 342 shall be the same
9 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
10 the uses permitted pursuant to Article VI, Section 6.1.a. (3), (5), (6), (7) and (8);
11 Section 6.1.b.(1), (2), (4) and (5); and Section 6.1.c.(1) shall not be permitted. In
12 addition, the uses permitted under Article VI, Section 6.1.a. shall include two-
13 family dwellings; multiple family dwellings; parks; pedestrian paseos; and
14 accessory buildings to a specific use, provided that the accessory building is
15 established as an incident to a principal use and does not change the character of
16 that use. In addition, the uses permitted in Article VI, Section 6.1.b shall include
17 the following: community recreation facilities; swimming pools; nursery schools /
18 preschool day care with off-street parking and on a minimum ½ acre lot; offices,
19 including business, law, medical, dental, chiropractic, architectural, engineering,
20 community planning; restaurants and other eating establishments; financial
21 institutions; office equipment sales and service; barber and beauty shops; health
22 and exercise centers; feed and grain sales; churches; schools; community centers;
23 monuments; boat and RV storage; mini storage; and temporary real estate tract
24 offices located within a subdivision, to be used only for and during the original sale
25 of the subdivision, but not to exceed a period of five (5) years in any event; and
26 temporary uses (those lasting less than 3 months) provided the procedures outlined
27 in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches,
28 and fairs and carnivals, and accessory buildings to a specific use, provided that the

1 accessory building is established as an incident to a principal use and does not
2 change the character of that use. In addition, the uses permitted under Article VI,
3 Section 6.1.c shall include the following: commercial fertilizer operations-the
4 stockpiling, drying, mechanical processing and sale of farm animal manure
5 produced on and off the premises. Any use that is not specifically listed herein may
6 be considered a permitted or conditionally permitted use provided that the Planning
7 Director finds that the proposed use is substantially the same in character and
8 intensity as those listed in the designated subsections. Such a use is subject to the
9 permit process which governs the category in which it falls.

10 (2) The development standards for detached single-family residential lots within
11 Planning Area 77 of Specific Plan No. 342 shall be the same standards as those
12 identified in Article VI, Section 6.2 of Ordinance No. 348 except that the
13 development standards set forth in Article VI, Section 6.2.b., c., d., e.(1), (2), (3),
14 and (4) and g. shall be deleted and replaced with the following:

- 15 A. Lot area shall be not less than two thousand eight hundred (2,800) square
16 feet.
- 17 B. The minimum average width of each lot shall be forty feet (40') and the
18 minimum average depth shall be seventy feet (70').
- 19 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that
20 lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of
21 thirty feet (30'). Lot frontage along curvilinear streets shall be measured
22 at the building setback in accordance with zone development standards.
- 23 D. The front yard shall be not less than ten feet (10'), measured from the
24 existing street right of way or from any future street right of way as shown
25 on any specific plan of highways, whichever is nearer to the proposed
26 structure. Porches in the front of the structure may encroach five feet (5')
27 into the front yard setback.
- 28 E. Side yards on interior and through lots shall be not less than five feet (5').

1 Side yards on corner and reverse corner lots shall not be less than five feet
2 (5') from the existing street right of way or from any future street right of
3 way as shown on any specific plan of highways, whichever is nearer to the
4 proposed structure, upon which the main building sides.

5 F. The rear yard shall be not less than ten feet (10'), except that second floor
6 living space and balconies located in the rear yard shall be permitted
7 within one foot (1') of the rear property line, and garages shall be
8 permitted within five feet (5') of the rear property line.

9 G. Fireplaces, media niches, bay windows, porches, window boxes, and
10 similar architectural features shall be allowed to encroach a maximum of
11 two feet and one-half (2.5') into setbacks. At least one side of the
12 structure shall maintain a four foot (4') setback regardless of
13 encroachments. Media niches shall be a maximum of eight feet (8') in
14 width. No second floor structural encroachments shall be permitted within
15 one foot (1') of the rear property line. No other structural encroachments
16 shall be permitted in the front, rear or side yard setback except as provided
17 for in Section 18.19 of Ordinance No. 348.

18 H. In no case shall more than fifty percent (60%) of any lot be covered by a
19 dwelling footprint.

20 I. All residential development that contains non fee-simple lots as defined at
21 Article XVIII, section 18.5 of Ord. 348 shall submit a Planned Residential
22 Development application in conjunction with a land subdivision
23 application.

24 (3) The development standards for detached high density single family home products
25 as defined by Section 21.59a of Ordinance 348 within Planning Area 77 of Specific
26 Plan No. 342 shall be the same standards as those identified in Article XVIII,
27 Section 18.5 of Ordinance No. 348 except that the development standards set forth
28 in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced with the

1 following:

- 2 A. Lot area shall be not less than two thousand (2,000) square feet.
- 3 B. The minimum average width of each lot shall be thirty-five feet (35') and
4 the minimum average depth shall be fifty-eight feet (58').
- 5 C. The minimum frontage of a lot shall be thirty-five feet (35'), except that
6 lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of
7 thirty feet (30'). Lot frontage along curvilinear streets shall be measured
8 at the building setback in accordance with zone development standards.
- 9 D. The front yard shall be not less than three feet (3'), measured from the
10 existing street right of way or from any future street right of way as shown
11 on any specific plan of highways, whichever is nearer to the proposed
12 structure.
- 13 E. Side yards on interior and through lots shall be not less than three feet (3').
14 Side yards on corner and reverse corner lots shall not be less than five feet
15 (5') from the existing street right of way or from any future street right of
16 way as shown on any specific plan of highways, whichever is nearer to the
17 proposed structure, upon which the main building sides.
- 18 F. The rear yard shall be not less than three feet (3'), except that second floor
19 living space and balconies located in the rear yard shall be permitted
20 within one foot (1') of the rear property line.
- 21 G. Fireplaces, media niches, bay windows, porches, window boxes, and
22 similar architectural features shall be allowed to encroach a maximum of
23 two feet and one-half (2.5') into setbacks. At least one side of the
24 structure shall maintain a four foot (4') setback regardless of
25 encroachments. Media niches shall be a maximum of eight feet (8') in
26 width. No second floor structural encroachments shall be permitted within
27 one foot (1') of the rear property line. No other structural encroachments
28 shall be permitted in the front, rear or side yard setback except as provided

1 for in Section 18.19 of Ordinance No. 348.

2 H. In no case shall more than sixty percent (60%) of any lot be covered by a
3 dwelling.

4 (4) Attached two-family and multi-family residential uses homes as defined by Section
5 21.59a of Ordinance 348 permitted in Planning Area 77 of Specific Plan No. 342
6 shall be subject to the standards for Planned Residential Developments set forth in
7 Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set
8 forth in Section 18.5.b., c., e. and j. shall be deleted and replaced with the
9 following:

10 A. The height of buildings shall not exceed forty-five feet (45'). The distance
11 between buildings shall be no less than six feet (6').

12 B. The minimum building setbacks from a project's exterior streets and
13 boundary lines shall be two and one-half feet (2.5'). The minimum
14 building setback from interior drives shall be three feet (3'), except that
15 second floor living space and balconies located in the rear yard shall be
16 permitted within one foot (1') of the rear property line.

17 C. The number of dwelling units in one building shall not exceed eighteen
18 (18) units.

19 D. Pedestrian walkways with a minimum width of four feet (4') shall be
20 installed between the dwelling units and the recreational areas of the
21 project.

22 E. No dwelling shall be constructed unless it has a minimum floor living area
23 of not less than 750 square feet. Porches, garages, patios and similar
24 features, whether attached or detached to a dwelling, shall not be included
25 when calculating the floor living area.

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

28 j. Planning Areas 59 and 71.

1 (1) The uses permitted in Planning Areas 59 and 71 of Specific Plan No. 342 shall be
2 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
3 348, except that the uses permitted pursuant to Section 8.100.a.(1), (3), and (8);
4 Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the
5 uses permitted under Article VIIIe, Section 8.100.a. shall include trails; paseos;
6 hiking areas; kiosks; instructional signs; parking lots; riding academies and stables;
7 unlighted parks; and accessory buildings to a specific use, provided that the
8 accessory building is established as an incident to a principal use and does not
9 change the character of that use; swimming pools; community gardening activities;
10 permanent rock climbing walls; skateboard parks and other similar facilities;
11 driving ranges not associated with a golf course; miniature golf facilities;
12 amphitheaters with non acoustic lighting amplifications; temporary Christmas tree
13 sales and uses (those lasting less than 3 months) provided the procedures outlined
14 in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches,
15 and fairs and carnivals; and accessory buildings to a specific use, provided that the
16 accessory building is established as an incident to a principal use and does not
17 change the character of that use. Any use that is not specifically listed herein may
18 be considered a permitted or conditionally permitted use provided that the Planning
19 Director finds that the proposed use is substantially the same in character and
20 intensity as those listed in the designated subsections. Such a use is subject to the
21 permit process which governs the category in which it falls.

22 (2) The development standards for Planning Areas 59 and 71 of Specific Plan No. 342
23 shall be the same standards as those identified in Article VIIIe, Section 8.101 of
24 Ordinance No. 348.

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

27 k. Planning Areas 78 and 84.

28 (1) The uses permitted in Planning Areas 78 and 84 of Specific Plan No. 342 shall be

1 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No.
2 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (6),
3 and (8); Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In
4 addition, the uses permitted under Article VIIIe, Section 8.100.a. shall include
5 trails; paseos; hiking areas; kiosks; instructional signs; and accessory buildings to a
6 specific use, provided that the accessory building is established as an incident to a
7 principal use and does not change the character of that use. Any use that is not
8 specifically listed herein may be considered a permitted or conditionally permitted
9 use provided that the Planning Director finds that the proposed use is substantially
10 the same in character and intensity as those listed in the designated subsections.
11 Such a use is subject to the permit process which governs the category in which it
12 falls.

13 (2) The development standards for Planning Areas 78 and 84 of Specific Plan No. 342
14 shall be the same standards as those identified in Article VIIIe, Section 8.101 of
15 Ordinance No. 348.

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

18 1. Planning Area 81.

19 (1) The uses permitted in Planning Area 81 of Specific Plan No. 342 shall be the same
20 as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,
21 except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (8),
22 8.100.b.(1), and 8.100.c.(1) shall not be permitted. In addition, those uses
23 permitted pursuant to Article VIIIe, Section 8.100.a shall include on-site directional
24 or instructional signs; kiosks; trails; paseos; and hiking areas; and accessory
25 buildings to a specific use, provided that the accessory building is established as an
26 incident to a principal use and does not change the character of that use. Any use
27 that is not specifically listed herein may be considered a permitted or conditionally
28 permitted use provided that the Planning Director finds that the proposed use is

1 substantially the same in character and intensity as those listed in the designated
2 subsections. Such a use is subject to the permit process which governs the category
3 in which it falls.

4 (2) The development standards for Planning Areas 81 of Specific Plan No. 342 shall be
5 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance
6 No. 348.

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

9 Section 3. Mixed Use Overlays

10 (1) INTENT. This section of the ordinance hereby creates three Mixed Use Overlay
11 Zones (MUOZ) for Specific Plan 342. Although the allowable uses as listed in
12 Section 2.f.1 of this ordinance are applicable over all three MUOZ, the
13 development standards and required findings are unique to each MUOZ. The
14 developer of a project may decide to apply the development standards of the
15 Section 2.f., or use an Overlay Zone, but may not use both. The MUOZ are
16 intended to encourage a mixture of compatible and synergistic land uses, such as
17 residential with compatible non-residential uses including office, retail, personal
18 services, public spaces and other community amenities with a particular focus on
19 fostering pedestrian activity. Each of the three distinct Overlays are described
20 below. The intent of the individual MUOZ are as follows:

21 A. MUOZ-1 provides uses and standards for areas appropriate for the
22 development of traditional commercial development with the possibility of
23 office uses combined with retail. Development may be developed as
24 vertically or horizontal mixed use. All development shall maintain strong
25 pedestrian integration with neighboring Planning Areas and schools.
26 Singular use structures in this overlay are acceptable. It is envisioned that
27 this overlay will permit primarily traditional retail, restaurant and
28 commercial services intended to develop early in the Specific Plan and

1 provide basic services.

2 B. MUOZ-2 provides uses and standards for areas appropriate for the
3 development of the highest density residential development with strong
4 retail and office use integration. Development will be vertical or very high
5 density horizontal with the intent of creating a pedestrian focused core with
6 residential uses coupled with retail and/or office uses. Limited singular use
7 structures are acceptable. It is envisioned that most, if not all, of the
8 MUOZ-2 will be mixed uses.

9 C. MUOZ-3 provides uses and standards for areas appropriate for the
10 development of the office uses with limited retail and residential use
11 integration. Development will be horizontally or vertically mixed use with
12 strong pedestrian and vehicular integration with neighboring Planning
13 Areas. Residential uses in this Overlay are not a requirement of the Overlay
14 but are provided as an option. It is envisioned, though not required, that
15 about thirty percent (30%) of the overlay will be mixed use.

16 (2) APPLICABILITY.

17 A. The MUOZ zones shall only be used with the Town Center Village of
18 Specific Plan 342 as defined by Specific Plan. The boundary of the Town
19 Center Village shall be legally defined by zoning ordinance in conjunction
20 with approval of the Village Refinement Plan (VRP) for the Town Center
21 Village as outlined in Specific Plan No. 342.

22 B. The boundaries of the individual MUOZ to be used in the Town Center
23 Village must be legally defined by a change of zone in conjunction with
24 approval of the Village Refinement Plan (VRP) for the Town Center
25 Village as outlined in Specific Plan No. 342. All overlays within the
26 Village must be mapped at the time that the Village Refinement Plan is
27 approved if an overlay is to be employed within the Village. Changes to the
28 boundaries of the overlays shall require a change of zone application to be

1 approved.

2 C. The provisions of the MUOZ zones shall further apply to all currently
3 approved, and future developments for individual parcels, tracts and parcel
4 maps, and use plans within the Town Center Village unless it is otherwise
5 specified in this section.

6 (3) DEFINITIONS. As used in this section, the following terms shall have the
7 following meanings:

- 8 A. Base Zone. The set of allowable uses and zoning standards that are
9 applicable over the entire Town Center Village found in Section 2.f.1 of
10 this Ordinance.
- 11 B. Mixed Use Structure. A building or structure that contains at least one floor
12 devoted to allowed nonresidential uses and at least one devoted to allowed
13 residential uses.
- 14 C. Block. Traditional grid pattern development with street length limitations,
15 defined within each village, to foster a pedestrian friendly environment.
16 The grid pattern is required to have at least one of the streets defining such
17 a grid be a public street.
- 18 D. Mixed Use Dwelling. A dwelling located above the ground floor of a
19 permitted commercial, retail, office or institutional use permitted by a
20 MUOZ.
- 21 E. Horizontal Mixed Use. A mixing of uses in a development project or with
22 neighboring structures, though not necessarily in the same building.
- 23 F. Vertical Mixed Use. A mixing of uses within the same structure, usually
24 with residential over commercial though this is not required to meet the
25 definition.
- 26 G. Pedestrian Friendly. Landscaping, amenities, sidewalk design, structure
27 placement, all designed with an emphasis on creating a lively, walkable,
28 and comfortable environment.

- 1 H. Covenants, Conditions and Restrictions (CC &Rs). A document used to
2 describe restrictive limitations placed on real property and its uses, and
3 which usually are made a condition of holding legal title to, or leasehold
4 interest in, the real property in question.
- 5 I. Overlay Zone. A set of zoning requirements that are superimposed upon an
6 underlying zone. Overlay zones are generally used when a particular area
7 requires special protection or has a special neighborhood concern.
8 Development of land subject to overlay zoning requires compliance with
9 the regulations of both the underlying zone and overlay zone.
- 10 J. Human Scale. The design of neighborhoods, buildings, and recreational
11 spaces that are welcoming and inviting to pedestrian uses, and also
12 encourage the reduced use of automobiles. Density of the neighborhoods
13 and the heights of the buildings are not restricted in this definition.
- 14 K. Conventional Shopping Center. A development of retail and/or other
15 commercial establishments that are planned, developed, owned and
16 managed as a single property, typically with on-site parking provided. The
17 center's size and orientation will be generally determined by the market
18 characteristics of the trade area served by the center.
- 19 L. Project. A development proposal by one or more applicants proposing a
20 single structure or series of structures, under one development application.

21 (4) **REQUIRED FINDINGS.** In order for the applicable hearing body to approve a
22 project in Town Center Village, the following findings must be made-

- 23 A. The project is consistent with the Village Refinement Program for the
24 Town Center Village.
- 25 B. The project integrates with neighboring uses in vehicular connection,
26 pedestrian connection on and off street, architectural styles and landscaping.
- 27 C. The development is designed to a human scale.
- 28 D. Efforts have been adequately made so that parking areas have been located

1 where they can be conveniently and safely accessed and not interfere with
2 pedestrian activity.

3 E. Parking does not dominate street frontage and is screened appropriately.

4 F. The project is complimentary to a mix of uses and blends with surrounding
5 development.

6 G. Uses and structures are sited and designed to complement one another.

7 (5) Mixed Use Overlay Zone 1

8 A. The uses permitted in Mixed Use Overlay Zone 1 (MUOZ-1) of Planning
9 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342
10 shall be the same as those uses permitted in Article VIII, Section 8.1 of
11 Ordinance No. 348 except that the uses permitted pursuant to Section 8.1.a.
12 (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17),
13 (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and
14 (4); and 8.1.c. shall not be permitted. In addition, the following permitted
15 uses identified under Article VIII, Section 8.1.a shall also include:
16 amphitheatres; antique shops; art gallery; library; museum; art supply shops
17 and studios; assisted living facilities; auto parts and supply; bakery shops;
18 financial institutions; barber / beauty shops; bicycle sales and rentals;
19 blueprint and duplicating services; book stores; bowling alleys; car washes;
20 catering services; ceramic sales / manufacturing; churches;
21 clinics; coffee shops; community recreation facilities; confectionary / candy
22 stores; costume design studios; dance halls; delicatessens; department
23 stores; drug stores; employment agencies; equipment rental services; feed &
24 grain stores; fishing and casting pools; flood control drainage facilities;
25 florist shops; food markets / frozen food lockers; gift shops; golf cart sales
26 and service; growing of produce for non-commercial use; hardware stores;
27 health centers; hobby shops; hotels / motels; household goods sales and
28 repair; ice cream shops; interior decorating shops; jewelry stores; lakes,

1 including noncommercial fishing; leather goods; locksmith shops;
2 manufacturer's agent; market, retail or wholesale; meat markets, but no
3 slaughtering; mortuaries; music stores; noncommercial community
4 association facilities; nurseries / garden supply; offices, including business,
5 law, medical, dental, chiropractic, architectural, engineering, community
6 planning, and real estate; on-site identification signs, max size – 10 square
7 feet; outdoor storage of materials; paint and wall paper stores; parcel, postal
8 store; parking lots and structures; parks; swimming pools; party supply
9 stores; pet shops and pet supply; pharmacy, incidental to office use on site;
10 photography shops and studios; plumbing shops, not including contractors;
11 radio / television studios; recycling facilities; refreshment stands;
12 restaurants, NOT including drive-in or take-out; schools, business and
13 professional; shoe stores / repair shops; sporting goods stores; sports and
14 recreational facilities; stained glass assembly; stationary stores; studios for
15 fine arts; tailor shops; temporary uses (those lasting less than 3 months)
16 provided the procedures outlined in Section 18.30.d.(1) are met: food
17 stands; Christmas tree farms, pumpkin patches, and fairs and carnivals;
18 temporary real estate tract offices located within a subdivision to be used
19 only for and during the original sale of the subdivision, but not to exceed a
20 period of five (5) years in any event; theaters, not drive-in; tire sales and
21 service, no recapping; tobacco shops; toy shops; trails / paseos; travel
22 agencies; watch repair shops; wholesale businesses. In addition, the
23 following permitted uses identified under Article VIII, Section 8.1.b shall
24 also include: animal hospitals; auto repair garages, not including body and
25 fender shops or spray painting; automobile sales and rental agencies; bars /
26 cocktail lounges; billiard and pool halls; boat/marine sales, parking and
27 storage; cleaning and dyeing shops; convenience stores - no gas sales;
28 gasoline service stations; labs; film, dental, medical, research, or testing;

1 laundromats; miniature golf facilities; multi-family dwelling units;
2 restaurants; single family dwelling units; stations: bus, railroad, taxi. Any
3 use that is not specifically listed herein may be considered a permitted or
4 conditionally permitted use provided that the Planning Director finds that
5 the proposed use is substantially the same in character and intensity as those
6 listed in the designated subsections. Such a use is subject to the permit
7 process which governs the category in which it falls.

8 B. The development standards for Mixed Use Overlay Zone 1 of Planning
9 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342
10 shall be the same as those standards identified in Article IX, Section 9.4 and
11 Article XVIII, Section 18.5, except that the development standards set forth
12 in Article IX, Section 9.4 b, c, d, and e; and those development standards
13 set for in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be
14 deleted and replaced by the following:

- 15 1. Attached multi-family structures shall not exceed 55 feet in height.
16 All other buildings shall not exceed 55 feet in height, with
17 architectural projections adding 2% to the height of the building.
- 18 2. All residential uses shall incorporate at least 50 square
19 feet/dwelling unit of open space. Private usable open space shall
20 have a minimum dimension on any one side of 6 feet.
- 21 3. The minimum setback between buildings shall be 10 feet for
22 attached multi-family units. No setback is required between
23 commercial structures.
- 24 5. Building setbacks from a project's exterior streets and boundary
25 lines shall be 10 feet.
- 26 6. A maximum of 30% of any project area may be utilized for
27 residential purposes unless residential units are placed above
28 commercial uses in which case there are no limits.

1 C. This finding must be made for all projects within MUOZ-1, in addition to
2 those referenced in Section 3(4) of this Ordinance:

3 1. The project maintains a strong pedestrian integration to neighboring
4 areas and schools intended to ensure a strong pedestrian
5 environment.

6 (6) Mixed Use Overlay Zone 2

7 A. The uses permitted in Mixed Use Overlay Zone 2 (MUOZ-2) of Planning
8 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342
9 shall be the same as those uses permitted in Article VIII, Section 8.1 of
10 Ordinance No. 348 except that the uses permitted pursuant to Section 8.1.a.
11 (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17),
12 (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and
13 (4); and 8.1.c. shall not be permitted. In addition, the following permitted
14 uses identified under Article VIII, Section 8.1.a shall also include: antique
15 shops; art gallery; library; museum; art supply shops and studios;
16 auditoriums/conference rooms; auto parts, supply, repair, not including
17 body and fender shops or spray painting; bakery shops; financial
18 institutions; barber / beauty shops; bicycle sales and rentals; blueprint and
19 duplicating services; book stores; bowling alleys; catering services; ceramic
20 sales / manufacturing; cleaning and dyeing shops; clinics; coffee shops;
21 community recreation facilities; confectionary / candy stores; costume
22 design studios; dance halls; delicatessens; department stores;
23 drug stores; employment agencies; equipment rental services; feed & grain
24 stores; fishing and casting pools; flood control drainage facilities; florist
25 shops; food markets / frozen food lockers; gift shops; golf cart sales and
26 service; growing of produce for non-commercial use; hardware stores;
27 hobby shops; hotels / motels; household goods sales and repair; ice cream
28 shops; interior decorating shops; jewelry stores; labs: film, dental, medical,

1 research, or testing; lakes, including noncommercial fishing; laundromats;
2 leather goods; locksmith shops; manufacturer's agent; market, retail or
3 wholesale; meat markets, but no slaughtering; mortuaries; multi-family
4 dwelling units; music stores; noncommercial community association
5 facilities; nursery schools / preschool day care; offices, including business,
6 law, medical, dental, chiropractic, architectural, engineering, community
7 planning, and real estate; on-site identification signs, max size – 10 square
8 feet; paint and wall paper stores; parcel, postal store; parking lots and
9 structures; parks; swimming pools; party supply stores; pet shops and
10 supply; pharmacy, incidental to office use on site; photography shops and
11 studios; plumbing shops, not including contractors; printers and publishers;
12 radio / television studios; recording studios; recycling facilities; refreshment
13 stands; restaurants, not including drive-in or take-out; schools, business and
14 professional; shoe stores / repair shops; signs, on-site advertising; sporting
15 goods stores; stained glass assembly; stationary stores; stations: bus,
16 railroad, taxi; studios for fine arts; tailor shops; theaters, not drive-in; tire
17 sales and service, no recapping; tobacco shops; toy shops; trails / paseos;
18 travel agencies; watch repair shops; temporary real estate tract offices
19 located within a subdivision to be used only for and during the original sale
20 of the subdivision, but not to exceed a period of five (5) years in any event;
21 temporary uses (those lasting less than 3 months) provided the procedures
22 outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms,
23 pumpkin patches, and fairs and carnivals. In addition, the following
24 permitted uses identified under Article VIII, Section 8.1.b shall also
25 include: auto repair garages, not including body and fender shops or spray
26 painting; bakery goods distributor; bars / cocktail lounges; billiard and pool
27 halls; convenience stores - no gas sales; gasoline service stations; nurseries /
28 garden supply; pawn shops; restaurant; bars; sports and recreational

1 facilities. Any use that is not specifically listed herein may be considered a
2 permitted or conditionally permitted use provided that the Planning Director
3 finds that the proposed use is substantially the same in character and
4 intensity as those listed in the designated subsections. Such a use is subject
5 to the permit process which governs the category in which it falls.

6 B. The development standards for Mixed Use Overlay Zone 2 of Planning
7 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342
8 shall be the same as those standards identified in Article IX, Section 9.4 and
9 Article XVIII, Section 18.5, except that the development standards set forth
10 in Article IX, Section 9.4 b, c, d, and e; and those development standards set
11 for in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be
12 deleted and replaced by the following:

- 13 1. Attached multi-family structures shall not exceed 55 feet in height.
14 All other buildings shall not exceed 55 feet in height. At least one
15 architectural projection shall be required and shall be at least 2%
16 higher than the primary structure however at no time shall any
17 architectural projection over 20 feet be permitted on any structure.
- 18 2. The maximum floor to area ratio for mixed-use projects is 3.0. All
19 other projects cannot exceed a floor area ratio of 1.0.
- 20 3. All residential uses shall incorporate at least 50 square
21 feet/dwelling unit of open space. Private usable open space shall
22 have a minimum dimension on any one side of 50 feet.
- 23 4. Rooftop open space may be used as private open space when
24 directly accessible to the unit(s) it serves.
- 25 5. The minimum setback between buildings shall be, 10 feet between
26 residential units, and 10 feet between all residential structures and
27 commercial structures if structures do not exceed three (3) stories,
28 otherwise no setback is required. No setback is required between

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commercial uses.

6. Building setbacks from a project's exterior streets and boundary lines shall be 10 feet.
7. The minimum block length shall be 200 feet and the maximum shall be 700 feet.
8. At least one structure on each block will be required to use a design related architectural projection.
9. All ground floor nonresidential uses shall be less than 7,500 square feet unless residential uses are located above the non-residential use. A 20% increase can be granted by the Planning Director. All office or commercial uses above the ground floor have no limit.
10. If residential uses are located above nonresidential uses then the ground floor use shall be less than 50,000 square feet. A 20% increase can be granted by the Planning Director. All office or commercial uses above the ground floor have no limit.
11. All singular use nonresidential structures shall be less than 5,000 square feet.
12. A minimum of sixty percent (60%) of non-residential street-facing building façades between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas.
13. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
14. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.
15. No curb cuts are allowed for lots that abut alleys.

1 16. Residential structures may place residential uses on the ground
2 floor of a structure provided said structure is contiguous to a non-
3 residential ground floor use.

4 C. These findings must be made for all projects within MUOZ-2, in addition
5 to those referenced in Section 3.4 of this Ordinance:

6 1. The project integrates residential and nonresidential uses with a
7 pedestrian focused core or if the project is a single use
8 structure/project it is contiguous (less than ten feet (10')) to a
9 differing use.

10 2. The project provides usable public and private open spaces,
11 including but not limited to plazas in commercial areas that enhance
12 commercial activity.

13 (7) Mixed Use Overlay Zone 3

14 A. The uses permitted in Mixed Use Overlay Zone 3 (MUOA-3) of Planning
15 Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342
16 shall be the same as those uses permitted in Article VIII, Section 8.1 of
17 Ordinance No. 348 except that the uses permitted pursuant to Section 8.1.a.
18 (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17),
19 (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and
20 (4); and 8.1.c. shall not be permitted. In addition, the following permitted
21 uses identified under Article VIII, Section 8.1.a shall also include:
22 ambulance services; art gallery; library; museum; art supply shops and
23 studios; auditoriums / conference rooms; auto parts, supply and repair
24 garages, not including body and fender shops or spray painting; bakery
25 goods distribution and shops; financial institutions; barber / beauty shops;
26 bicycle sales and rentals; blueprint and duplicating services; book stores;
27 bowling alleys; car washes; catering services; ceramic sales /
28 manufacturing; cleaning and dyeing shops; coffee shops; community

1 recreation facilities; confectionary / candy stores; delicatessens; department
2 stores; drug stores; employment agencies; equipment rental services; feed &
3 grain stores; fishing and casting pools; flood control drainage basins and
4 facilities; florist shops; gift shops; golf cart sales and service; growing of
5 produce for non-commercial use; hardware stores; hobby shops; hotels /
6 motels; household goods sales and repair; ice cream shops; interior
7 decorating shops; jewelry stores; labs: film, dental, medical, research, or
8 testing; lakes, including noncommercial fishing; laundromats; leather
9 goods; locksmith shops; manufacturer's agent; market, retail or wholesale;
10 meat markets, but no slaughtering; mortuaries; multi-family dwelling units;
11 music stores; noncommercial community assembly facilities; nurseries /
12 garden supply; offices, including business, law, medical, dental,
13 chiropractic, architectural, engineering, community planning, and real
14 estate; on-site identification signs, max size – 10 square feet; outdoor
15 storage of materials; paint and wall paper stores; parcel, postal store;
16 parking lots and structures; parks; swimming pools; party supply stores; pet
17 shops and supply; pharmacy, incidental to office use on site; photography
18 shops and studios; plumbing shops, not including contractors; printers and
19 publishers; radio / television studios; recording studios; recycling facilities;
20 refreshment stands; schools, business and professional; senior housing; shoe
21 stores / repair shops; signs, on-site advertising; sporting goods stores;
22 stained glass assembly; stationary stores; stations: bus, railroad, taxi; tailor
23 shops; theaters, not drive-in; tire sales and service, no recapping; tobacco
24 shops; toy shops; trailer and boat storage; trails / paseos; travel agencies;
25 watch repair shops; wholesale businesses; temporary real estate tract offices
26 located within a subdivision to be used only for and during the original sale
27 of the subdivision, but not to exceed a period of five (5) years in any event;
28 temporary uses (those lasting less than 3 months) provided the procedures

1 outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms,
2 pumpkin patches, and fairs and carnivals. In addition, the following
3 permitted uses identified under Article VIII, Section 8.1.b shall also
4 include: animal hospitals; automobile sales and rental agencies; bars /
5 cocktail lounges; billiard and pool halls; boat/marine sales, parking and
6 storage; clinics; convenience stores - no gas sales; gasoline service stations;
7 miniature golf facilities; pawn shops; restaurants; sports and recreational
8 facilities; studios for fine arts; truck and trailer rental; and truck sales and
9 service. Any use that is not specifically listed herein may be considered a
10 permitted or conditionally permitted use provided that the Planning Director
11 finds that the proposed use is substantially the same in character and
12 intensity as those listed in the designated subsections. Such a use is subject
13 to the permit process which governs the category in which it falls.

14 B. The development standards of MUOZ-3 of Planning Areas 26, 27, 28, 29,
15 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be the same as
16 those identified in Article IXd, Section 9.73 of Ordinance No. 348 and
17 Article XVIII, Section 18.5, except that the development standards set
18 forth in Article IXd, Section 9.73 b, c, d, e, and m; and those development
19 standards set for in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k,
20 shall be deleted and replaced by the following:

- 21 1. Attached multi-family structures shall not exceed 55 feet in height.
22 All other buildings shall not exceed 55 feet in height, with
23 at least one architectural projection shall be at least 2% higher
24 than the primary structure however at no time shall any architectural
25 projection over 20 feet be permitted on any structure.
- 26 2. The maximum floor to area ratio for mixed-use projects is 3.0. All
27 other projects have a floor area ratio of 1.0.
- 28 3. All residential uses shall incorporate at least 50 square

1 feet/dwelling unit of open space. Private usable open space shall
2 have a minimum dimension on any one side of 50 feet.

- 3 4. Rooftop open space may be used as private open space when
4 directly accessible to the unit(s) it serves.
- 5 5. The minimum setback between buildings shall be 6 feet between
6 clustered single family units and other clustered single family units,
7 10 feet between attached multi-family units and other residential
8 units, and 10 feet between all residential structures and commercial
9 structures. No setback is required between non-residential uses.
- 10 6. Building setbacks from a project's exterior streets and boundary
11 lines shall be 10 feet.
- 12 7. The minimum block length shall be 200 feet and the maximum shall
13 be 1,320 feet. At least one structure on each block will be required
14 to use a design related architectural projection.

15 Section 4. Conflict between ordinance requirements. If there is any conflict between the
16 requirements of this and any other ordinance, the more stringent requirements shall apply.

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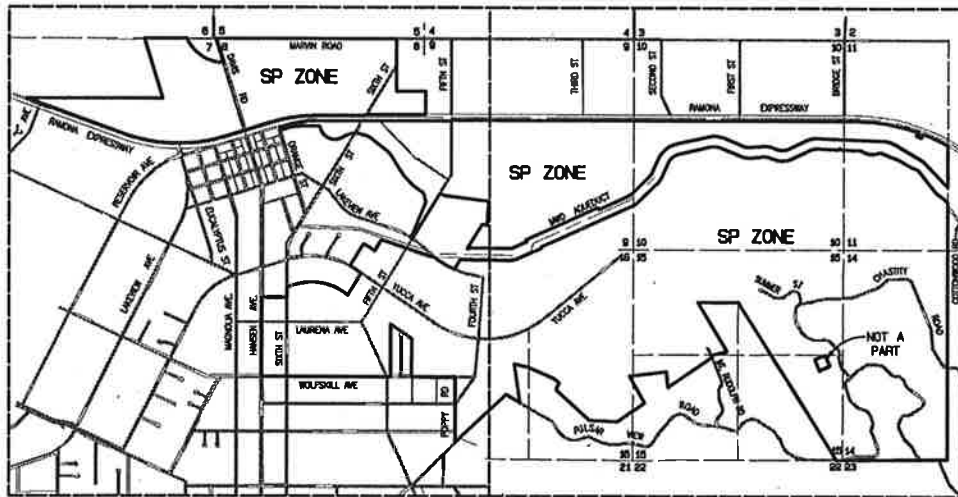
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28 ///

LAKEVIEW, SHEET 1 OF 4
 NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS
 SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.
 RANCHO SAN JACINTO NUEVO

SHEET 2

SHEET 3



INDEX MAP
 SCALE: 1"=2000'

LEGEND

ASSESSOR'S PARCEL NUMBERS

425-100-002, 425-120-002, 425-120-005,
 425-120-009 thru 011, 425-140-001 & 002,
 425-140-006 & 007, 425-140-009 thru
 012, 425-160-001 thru 007, 425-170-001
 thru 005, 425-170-011 thru 022, 425-170-031,
 425-170-033, 425-170-036, 425-180-001 & 002,
 425-190-001 & 002, 425-190-009, 425-190-012,
 425-190-016, 425-230-004 thru 014,
 425-230-017 & 018, 425-230-020 & 021,
 425-240-001 thru 005, 425-240-030,
 425-240-012 thru 013, 425-240-035
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 & 018, 425-250-002 thru 005, 425-020-009,
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 thru 036, 425-200-052 & 053, 425-350-009,
 425-390-001 & 002, 425-400-035.

SP ZONE

SPECIFIC PLAN (SP 342)

MAP NO. 2.2321
 MAP NO. 17.102
 MAP NO. 55.038

CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2, ORDINANCE NO. 348

HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

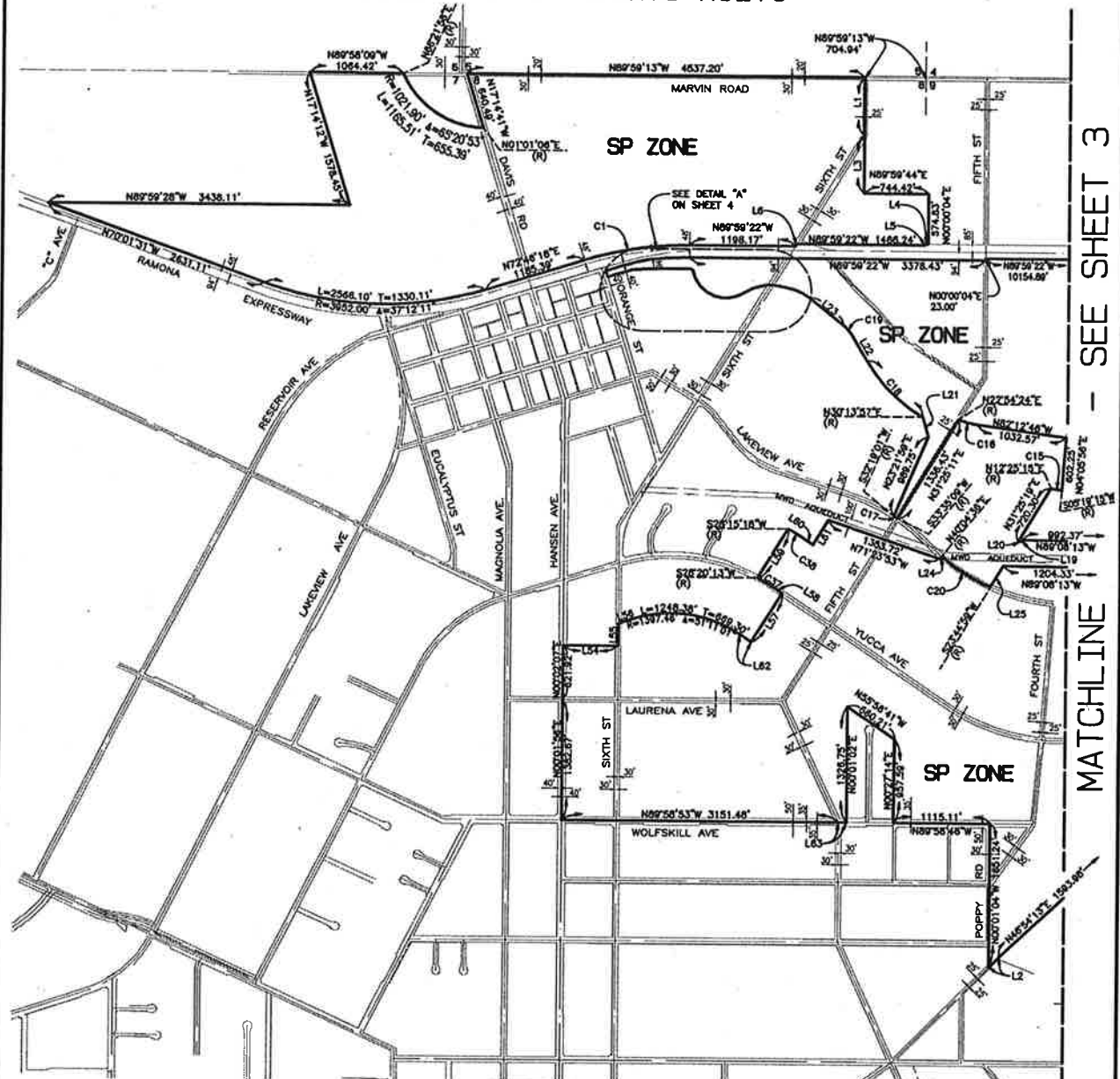
ADOPTION DATE: MARCH 23, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET
 0 2000

LAKEVIEW,
 NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS
 SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.
 RANCHO SAN JACINTO NUEVO



MATCHLINE - SEE SHEET 3

LEGEND

ASSESSOR'S PARCEL NUMBERS

- 425-100-002, 425-120-002, 425-120-005,
- 425-120-009 thru 011, 425-140-001 & 002,
- 425-140-006 & 007, 425-140-009 thru
- 012, 425-160-001 thru 007, 425-170-001
- thru 005, 425-170-011 thru 022, 425-170-031,
- 425-170-033, 425-170-035, 425-180-001 & 002,
- 425-190-001 & 002, 425-190-009, 425-190-012,
- 425-190-016, 425-230-004 thru 014,
- 425-230-017 & 018, 425-230-020 & 021,
- 425-240-001 thru 005, 425-240-030,
- 425-240-012 thru 013, 425-240-015
- thru 017, 425-250-012, 425-250-017
- & 018, 425-260-002 thru 005, 425-020-009,
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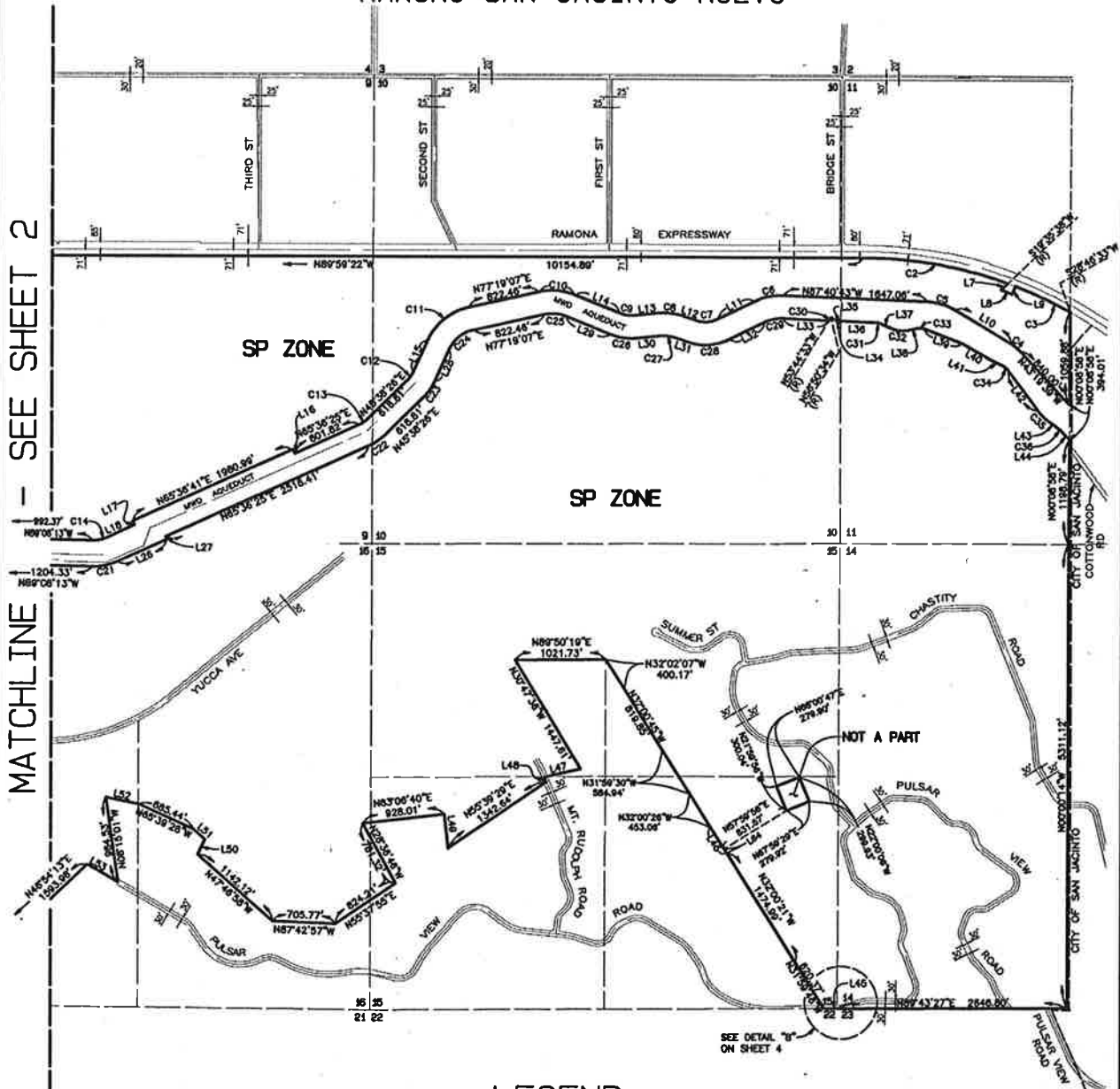
SCALE IN FEET



RIVERSIDE COUNTY BOARD OF SUPERVISORS

LAKEVIEW,
 NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS
 SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.
 RANCHO SAN JACINTO NUEVO

MATCHLINE - SEE SHEET 2



LEGEND

ASSESSOR'S PARCEL NUMBERS

- 425-100-002, 425-120-002, 425-120-005,
- 425-120-009 thru 011, 425-140-001 & 002,
- 425-140-006 & 007, 425-140-009 thru
- 012, 425-160-001 thru 007, 425-170-001
- thru 005, 425-170-011 thru 022, 425-170-031,
- 425-170-033, 425-170-035, 425-180-001 & 002,
- 425-190-001 & 002, 425-190-008, 425-190-012,
- 425-190-016, 425-230-004 thru 014,
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- 425-240-001 thru 005, 425-240-010,
- 425-240-012 thru 013, 425-240-025
- thru 017, 425-250-012, 425-250-017
- & 018, 425-260-002 thru 005, 425-020-009,
- 425-020-013, 425-030-002 thru 007,
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SP ZONE

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**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING**

MAP NO. 2, ORDINANCE NO. 348

HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. 7055

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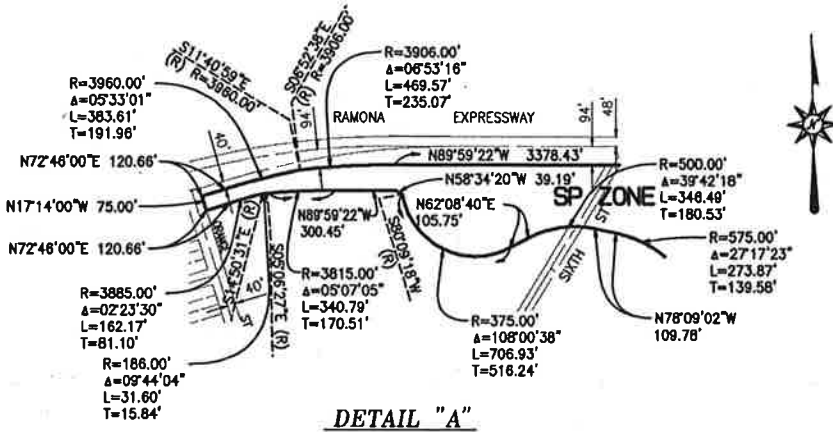
ADOPTION DATE: MARCH 23, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

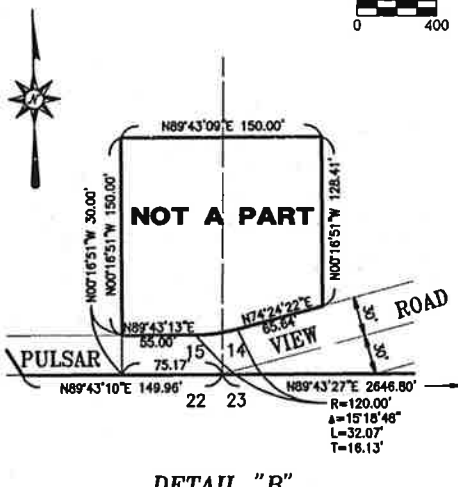


ENCLOSURE - CHANGE OF ZONING PLAN, CHMELI, DATE 03/23/10

LAKEVIEW,
NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS
 SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.
 RANCHO SAN JACINTO NUEVO



DETAIL "A"
 1" = 400'
 SCALE IN FEET
 0 400



DETAIL "B"
 1" = 60'
 SCALE IN FEET
 0 60

LINE DATA TABLE

LINE	BEARING	DISTANCE
L1	N00°00'47"E	660.05'
L2	S45°01'17"W	199.03'
L3	N00°03'23"E	660.26'
L4	N89°59'22"W	40.06'
L5	N00°00'38"E	14.00'
L6	N31°24'36"E	26.95'
L7	N48°28'01"E	110.15'
L8	N69°21'36"W	137.92'
L9	N60°38'24"E	100.00'
L10	N59°15'11"W	762.02'
L11	N63°48'11"E	465.24'
L12	N71°08'36"W	150.93'
L13	N84°18'01"E	275.81'
L14	N67°40'25"W	551.21'
L15	N24°19'03"E	399.13'
L16	N24°03'39"W	49.85'
L17	N24°05'00"W	90.00'
L18	N65°36'25"E	356.77'
L19	N31°25'19"E	23.23'
L20	N69°08'13"W	34.84'
L21	N18°06'28"W	234.87'
L22	N30°52'54"W	333.03'
L23	N50°51'39"W	488.72'
L24	N31°25'04"E	36.80'
L25	N31°25'19"E	266.97'
L26	N69°36'25"E	621.15'
L27	N24°23'36"W	36.00'
L28	N24°19'03"E	399.13'
L29	N67°40'25"W	551.21'
L30	N84°18'01"E	275.81'
L31	N71°08'36"W	150.93'
L32	N63°48'11"E	465.24'
L33	N67°40'43"W	530.42'
L34	N69°47'19"W	114.76'
L35	N31°12'31"E	25.00'
L36	N67°40'43"W	399.70'
L37	N65°15'22"W	124.65'
L38	N77°44'29"E	93.91'
L39	N69°16'24"W	464.27'
L40	N69°23'42"W	378.00'
L41	N64°50'33"W	141.47'
L42	N37°02'28"W	670.79'
L43	N54°30'09"W	127.30'
L44	N44°00'09"W	111.33'
L45	N69°43'10"E	149.95'
L46	N32°00'04"W	341.93'
L47	N77°07'31"E	417.54'
L48	N22°48'54"W	56.36'
L49	N07°02'23"W	302.87'
L50	N24°56'46"E	198.50'
L51	N47°48'56"W	179.07'
L52	N77°59'45"W	373.81'
L53	N59°48'51"W	404.99'
L54	N69°58'55"W	630.65'
L55	N00°02'37"E	284.93'
L56	N72°40'19"E	200.41'
L57	N31°23'19"E	662.09'
L58	N65°57'10"W	125.51'
L59	N31°28'03"E	699.62'
L60	N65°58'38"W	121.54'
L61	N31°26'59"E	331.99'
L62	S55°09'40"E	195.85'
L63	N69°58'46"W	90.13'
L64	N32°00'04"W	97.05'

CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	4048.00'	17°14'20"	1217.95'	613.81'
C2	4929.00'	10°25'00"	6894.70'	890.85'
C3	4929.00'	68°08'09"	6894.70'	350.54'
C4	440.00'	15°25'32"	122.30'	81.55'
C5	665.00'	28°25'23"	329.92'	169.43'
C6	665.00'	28°31'06"	331.00'	169.00'
C7	335.00'	45°03'11"	263.42'	138.94'
C8	665.00'	24°33'21"	265.01'	144.72'
C9	335.00'	28°01'34"	153.86'	83.61'
C10	665.00'	36°00'28"	406.32'	209.72'
C11	665.00'	53°00'04"	615.15'	331.95'
C12	335.00'	21°19'22"	124.67'	63.07'
C13	335.00'	19°57'59"	115.74'	58.97'
C14	335.00'	25°15'22"	147.67'	75.05'
C15	1006.84'	07°06'00"	124.76'	62.45'
C16	840.00'	15°07'10"	221.66'	111.49'
C17	2262.01'	01°16'08"	60.10'	25.05'
C18	1831.00'	28°53'09"	923.10'	471.99'
C19	450.00'	19°58'45"	156.92'	79.26'
C20	2322.01'	16°19'37"	661.68'	333.10'
C21	639.00'	25°15'22"	279.91'	142.27'
C22	600.00'	19°57'59"	209.69'	105.62'
C23	600.00'	21°19'22"	223.29'	112.95'
C24	400.00'	53°00'04"	370.82'	199.44'
C25	400.00'	36°00'28"	244.40'	126.15'
C26	600.00'	28°01'34"	293.49'	149.74'
C27	400.00'	24°33'21"	171.43'	87.05'
C28	600.00'	45°03'11"	471.79'	248.95'
C29	400.00'	28°31'06"	199.10'	101.66'
C30	733.78'	03°06'00"	39.70'	19.86'
C31	150.00'	21°24'21"	56.04'	28.35'
C32	350.00'	30°59'09"	219.82'	113.67'
C33	150.00'	32°59'07"	86.36'	44.41'
C34	200.00'	27°48'25"	97.05'	49.51'
C35	550.00'	17°27'41"	167.62'	84.46'
C36	450.00'	10°30'00"	82.47'	41.35'
C37	2053.68'	05°42'37"	204.68'	102.42'
C38	2058.73'	05°48'04"	209.44'	104.31'

LEGEND

SP ZONE SPECIFIC PLAN (SP 342)

MAP NO. 2.2321
 MAP NO. 17.102
 MAP NO. 55.038

**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING**

MAP NO. 2, ORDINANCE NO. 348

HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

ADOPTION DATE: MARCH 23, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

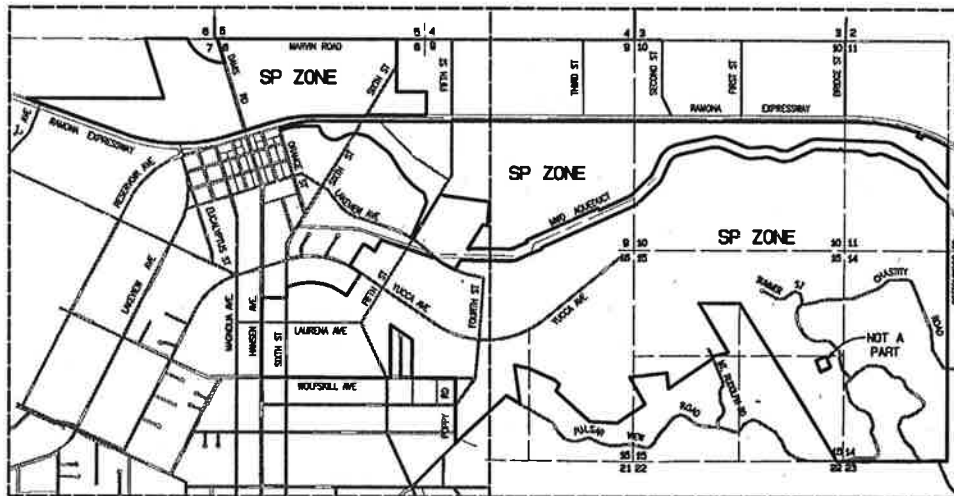
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 425-100-002, 425-120-002, 425-120-005,
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 425-140-005 & 007, 425-140-009 thru
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 thru 005, 425-170-011 thru 022, 425-170-031,
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 425-230-017 & 018, 425-230-020 & 021,
 425-240-001 thru 005, 425-240-030,
 425-240-032 thru 033, 425-240-035
 thru 037, 425-250-012, 425-250-017
 & 018, 425-260-002 thru 005, 425-260-009,
 425-260-013, 425-330-002 thru 007,
 425-330-009 thru 013, 425-330-017 & 018,
 425-040-001 thru 004, 425-040-007,
 425-050-001 thru 004, 425-050-009,
 425-071-001 thru 003, 425-081-001 &
 002, 425-082-002 & 003, 425-150-001,
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10/20/2010 10:00 AM 10/20/2010 10:00 AM

LAKEVIEW, SHEET 1 OF 4
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 RANCHO SAN JACINTO NUEVO

SHEET 2

SHEET 3



INDEX MAP
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 425-190-001 & 002, 425-190-009, 425-190-012,
 425-190-016, 425-230-004 thru 014,
 425-230-017 & 018, 425-230-020 & 021,
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 thru 017, 425-250-012, 425-250-017
 & 018, 425-260-002 thru 005, 425-020-009,
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CHANGE OF OFFICIAL ZONING PLAN
 AMENDING

MAP NO. 2, ORDINANCE NO. 348

HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

ADOPTION DATE: MARCH 23, 2010

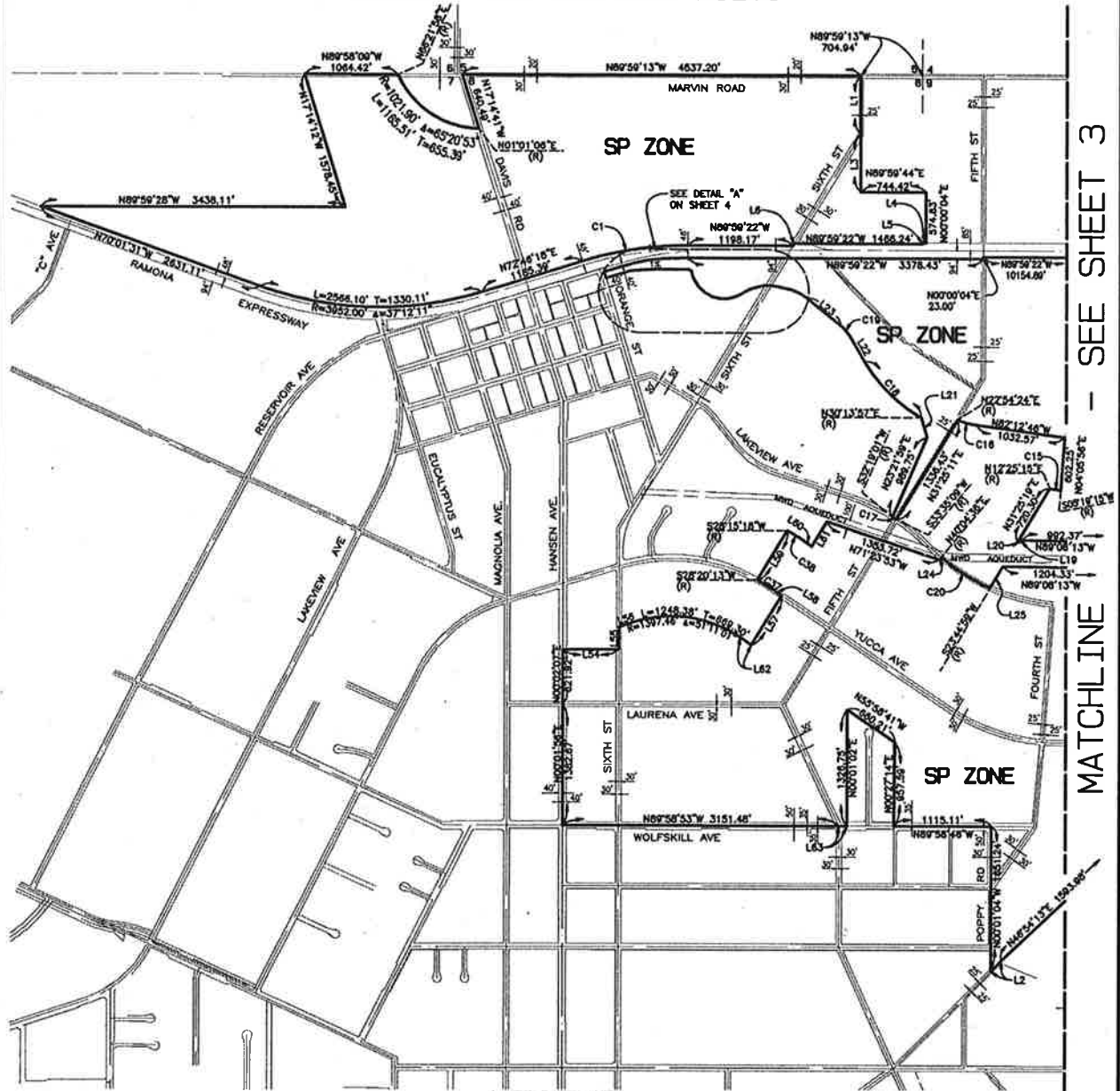
RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET
 0 2000

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LAKEVIEW, SHEET 2 OF 4
NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS
 SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.
 RANCHO SAN JACINTO NUEVO



LEGEND

ASSESSOR'S PARCEL NUMBERS

- 425-100-002, 425-120-002, 425-120-005,
- 425-120-009 thru 011, 425-140-001 & 002,
- 425-140-006 & 007, 425-140-009 thru
- 012, 425-150-001 thru 007, 425-170-001
- thru 003, 425-170-011 thru 022, 425-170-031,
- 425-170-033, 425-170-035, 425-180-001 & 002,
- 425-190-001 & 002, 425-190-003, 425-190-012,
- 425-190-016, 425-230-004 thru 014,
- 425-230-017 & 018, 425-230-020 & 021,
- 425-240-001 thru 005, 425-240-010,
- 425-240-012 thru 013, 425-240-015
- thru 017, 425-250-012, 425-250-017
- & 018, 425-260-002 thru 005, 425-020-009,
- 425-020-013, 425-030-002 thru 007,
- 425-030-009 thru 013, 425-030-017 & 018,
- 425-040-001 thru 004, 425-040-007,
- 425-050-001 thru 004, 425-050-009,
- 425-071-001 thru 003, 425-081-001 &
- 002, 425-082-002 & 003, 425-150-001,
- 425-150-004, 425-160-003, 425-160-007,
- 425-160-018, 425-160-021 & 022, 425-160-024
- thru 030, 425-160-054 & 055, 425-200-016 thru
- 018, 425-200-022 thru 032, 425-200-034
- thru 036, 425-200-052 & 053, 425-350-009,
- 425-390-001 & 002, 425-400-015.

SP ZONE

SPECIFIC PLAN (SP 342)

- MAP NO. 2.2321
- MAP NO. 17.102
- MAP NO. 55.038

**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING**

MAP NO. 2, ORDINANCE NO. 348

HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS

CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

ADOPTION DATE: MARCH 23, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS

MATCHLINE - SEE SHEET 3



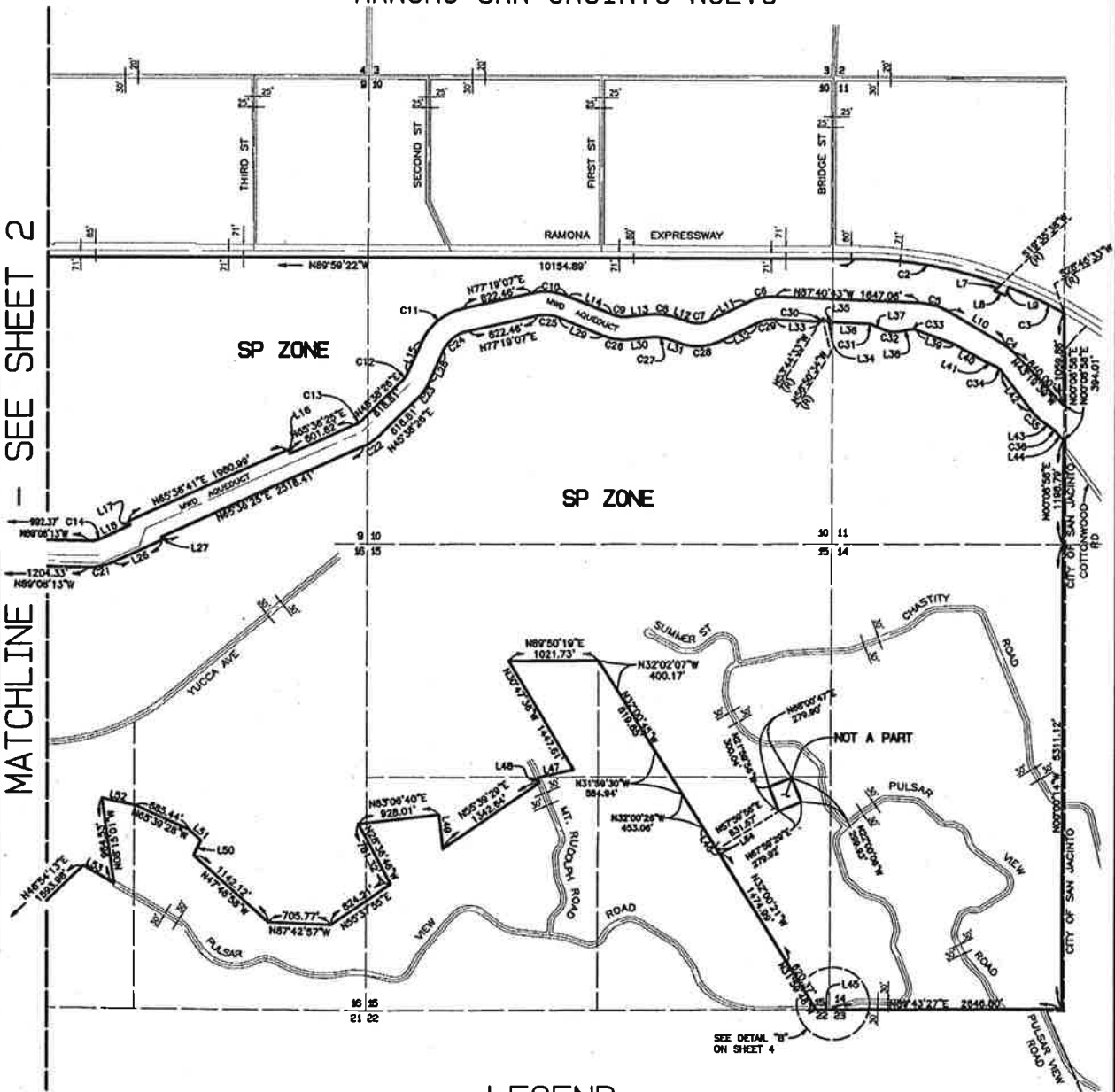
SCALE IN FEET



RIVERSIDE COUNTY BOARD OF SUPERVISORS

LAKEVIEW, SHEET 3 OF 4
 NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS
 SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T.4S., R.2W.
 RANCHO SAN JACINTO NUEVO

MATCHLINE -- SEE SHEET 2



LEGEND

ASSESSOR'S PARCEL NUMBERS

425-100-002, 425-120-002, 425-120-005,
 425-120-009 thru 011, 425-140-001 & 002,
 425-140-006 & 007, 425-140-009 thru
 012, 425-160-001 thru 007, 425-170-001
 thru 005, 425-170-011 thru 022, 425-170-031,
 425-170-033, 425-170-035, 425-180-001 & 002,
 425-190-001 & 002, 425-190-009, 425-190-012,
 425-190-016, 425-230-004 thru 014,
 425-230-017 & 018, 425-230-020 & 021,
 425-240-001 thru 005, 425-240-010,
 425-240-012 thru 013, 425-240-015
 thru 017, 425-250-012, 425-250-017
 & 018, 425-250-002 thru 005, 425-020-009,
 425-020-013, 425-030-002 thru 007,
 425-030-009 thru 013, 425-030-017 & 018,
 425-040-001 thru 004, 425-040-007,
 425-050-001 thru 004, 425-050-009,
 425-071-001 thru 003, 425-081-001 &
 002, 425-082-002 & 003, 425-150-001,
 425-150-004, 425-160-003, 425-160-007,
 425-160-019, 425-160-021 & 022, 425-160-024
 thru 030, 425-160-054 & 055, 425-200-016 thru
 018, 425-200-022 thru 032, 425-200-034
 thru 036, 425-200-052 & 053, 425-350-009,
 425-390-001 & 002, 425-400-015.

SP ZONE

SPECIFIC PLAN (SP 342)

MAP NO. 2.2321
 MAP NO. 17.102
 MAP NO. 55.038

**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING**

MAP NO. 2, ORDINANCE NO. 348

Hemet-San Jacinto and Perris Reservoir Districts

CHANGE OF ZONE CASE NO. 7055

ADOPTED BY ORDINANCE NO. 348.4679

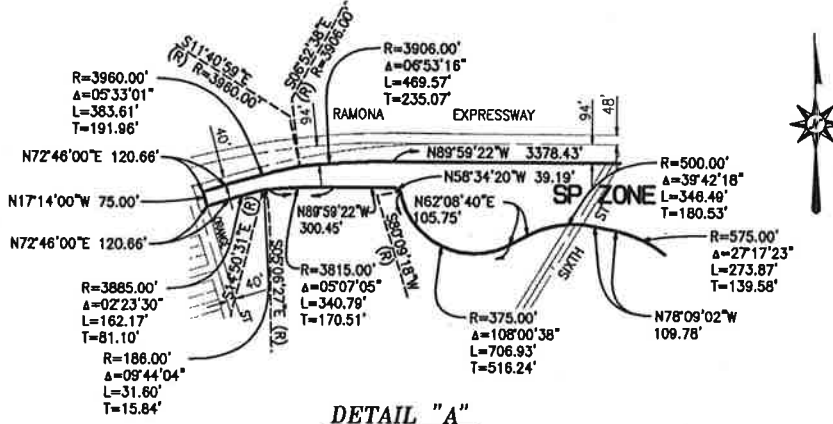
ADOPTION DATE: MARCH 23, 2010

RIVERSIDE COUNTY BOARD OF SUPERVISORS



SCALE IN FEET
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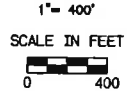
LAKEVIEW,
 NUEVO, HOMELAND, JUNIPER FLATS AND NORTH PERRIS ZONING AREAS
 SECTIONS 7, 8, 9, 10, 11, 14, 15, 16 & 17, T. 4S., R. 2W.
 RANCHO SAN JACINTO NUEVO



LINE DATA TABLE

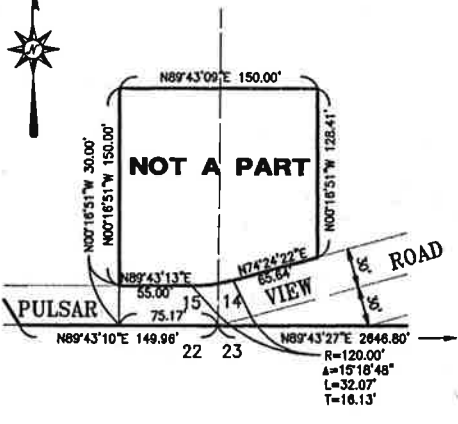
LINE	BEARING	DISTANCE
L1	N00°00'47"E	660.05
L2	S45°01'17"W	128.03
L3	N00°03'23"E	660.26
L4	N89°59'22"W	40.06
L5	N00°00'36"E	14.00
L6	N31°24'36"E	26.95
L7	N46°26'01"E	110.15
L8	N89°21'36"W	137.92
L9	N30°26'24"E	100.00
L10	N59°15'11"W	762.02
L11	N63°48'11"E	465.24
L12	N71°08'38"W	150.93
L13	N84°18'01"E	275.81
L14	N67°40'25"W	561.21
L15	N24°19'03"E	399.13
L16	N24°53'29"W	49.85
L17	N24°55'00"W	50.00
L18	N65°26'25"E	366.77
L19	N31°28'19"E	23.23
L20	N89°08'13"W	34.84
L21	N16°06'28"W	234.87
L22	N30°52'54"W	333.03
L23	N50°51'39"W	488.72
L24	N31°25'04"E	36.00
L25	N31°25'19"E	206.97
L26	N65°26'25"E	621.15
L27	N24°23'36"W	35.00
L28	N24°19'03"E	399.13
L29	N67°40'25"W	561.21
L30	N84°18'01"E	275.81
L31	N71°08'38"W	150.93
L32	N63°48'11"E	465.24
L33	N87°40'43"W	530.42
L34	N58°47'19"W	114.76
L35	N31°12'31"E	25.00
L36	N87°40'43"W	398.70
L37	N65°16'22"W	124.65
L38	N77°44'29"E	93.91
L39	N69°16'24"W	464.27
L40	N50°20'42"W	370.08
L41	N64°50'53"W	141.47
L42	N37°02'28"W	570.75
L43	N54°30'09"W	127.39
L44	N44°00'09"W	111.33
L45	N89°43'10"E	149.05
L46	N32°00'04"W	341.93
L47	N77°07'31"E	417.54
L48	N22°48'04"W	95.36
L49	N07°02'23"W	392.87
L50	N24°56'46"E	188.50
L51	N47°46'58"W	179.97
L52	N77°59'45"W	373.81
L53	N69°46'51"W	404.58
L54	N89°58'55"W	630.65
L55	N00°02'37"E	264.93
L56	N72°49'19"E	200.41
L57	N31°23'19"E	662.09
L58	N65°27'10"W	125.51
L59	N31°28'03"E	699.62
L60	N58°56'38"W	121.54
L61	N31°28'59"E	331.59
L62	S58°09'40"E	166.86
L63	N89°28'46"W	90.13
L64	N32°00'04"W	57.05

DETAIL "A"

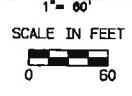


CURVE DATA TABLE

CURVE	RADIUS	DELTA	LENGTH	TANGENT
C1	4048.00'	17°14'20"	1217.95'	613.61'
C2	4929.00'	19°35'00"	1684.70'	850.85'
C3	4929.00'	08°08'09"	699.50'	350.54'
C4	440.00'	15°55'32"	122.30'	61.25'
C5	665.00'	26°25'32"	329.92'	168.43'
C6	665.00'	28°31'06"	331.00'	169.00'
C7	335.00'	45°03'11"	263.42'	138.94'
C8	665.00'	24°33'21"	205.01'	144.72'
C9	335.00'	28°01'34"	163.86'	83.61'
C10	665.00'	35°00'28"	406.32'	209.72'
C11	665.00'	53°00'04"	615.15'	331.56'
C12	335.00'	21°19'22"	124.67'	63.07'
C13	335.00'	19°57'59"	116.74'	58.97'
C14	335.00'	25°19'22"	147.67'	75.05'
C15	1006.84'	07°06'00"	124.75'	62.46'
C16	840.00'	15°07'10"	221.66'	111.48'
C17	2262.01'	01°16'08"	90.10'	25.05'
C18	1831.00'	28°03'09"	923.10'	471.58'
C19	400.00'	19°58'45"	156.92'	79.25'
C20	2322.01'	16°19'37"	661.68'	333.10'
C21	635.00'	25°19'22"	279.91'	142.27'
C22	600.00'	19°57'59"	209.09'	105.62'
C23	600.00'	21°19'22"	223.29'	112.55'
C24	400.00'	53°00'04"	370.02'	199.44'
C25	400.00'	30°00'28"	244.40'	126.15'
C26	600.00'	28°01'34"	293.49'	149.74'
C27	400.00'	24°33'21"	173.43'	87.05'
C28	600.00'	45°03'11"	471.79'	248.85'
C29	400.00'	28°31'06"	199.10'	101.66'
C30	733.78'	03°06'00"	39.70'	19.65'
C31	150.00'	21°24'21"	56.84'	28.35'
C32	350.00'	35°59'09"	219.82'	113.67'
C33	150.00'	32°59'07"	86.36'	44.41'
C34	200.00'	27°48'25"	97.06'	49.51'
C35	950.00'	17°27'41"	167.62'	84.46'
C36	450.00'	10°30'00"	82.47'	41.35'
C37	8053.68'	05°42'37"	204.68'	102.42'
C38	2058.73'	05°48'04"	208.44'	104.31'



DETAIL "B"



LEGEND

SP ZONE SPECIFIC PLAN (SP 342)

ASSESSOR'S PARCEL NUMBERS
 425-100-002, 425-120-002, 425-120-005,
 425-120-009 thru 011, 425-140-001 & 002,
 425-140-006 & 007, 425-140-009 thru
 012, 425-150-001 thru 007, 425-170-001
 thru 005, 425-170-011 thru 022, 425-170-031,
 425-170-033, 425-170-036, 425-180-001 & 002,
 425-190-001 & 002, 425-190-009, 425-190-012,
 425-190-016, 425-230-004 thru 014,
 425-230-017 & 018, 425-230-020 & 021,
 425-240-001 thru 005, 425-240-030,
 425-240-012 thru 013, 425-240-025
 thru 017, 425-250-012, 425-250-017
 & 018, 425-260-002 thru 005, 425-020-005,
 425-020-013, 425-030-002 thru 007,
 425-030-009 thru 013, 425-030-017 & 018,
 425-040-001 thru 004, 425-040-007,
 425-050-001 thru 004, 425-050-003,
 425-071-001 thru 003, 425-081-001 &
 002, 425-082-002 & 003, 425-150-001,
 425-150-004, 425-160-003, 425-160-007,
 425-160-019, 425-160-021 & 022, 425-160-024
 thru 030, 425-160-054 & 055, 425-200-016 thru
 018, 425-200-022 thru 032, 425-200-034
 thru 036, 425-200-052 & 053, 425-350-009,
 425-390-001 & 002, 425-400-015.

**CHANGE OF OFFICIAL ZONING PLAN
 AMENDING**

MAP NO. 2, ORDINANCE NO. 348
 HEMET-SAN JACINTO AND PERRIS RESERVOIR DISTRICTS
 CHANGE OF ZONE CASE NO. 7055
 ADOPTED BY ORDINANCE NO. 348.4679
 ADOPTION DATE: MARCH 23, 2010
 RIVERSIDE COUNTY BOARD OF SUPERVISORS

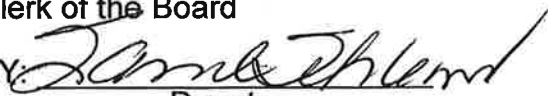
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STATE OF CALIFORNIA)
)
COUNTY OF RIVERSIDE) ss

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on March 23, 2010, the foregoing ordinance consisting of 5 Sections was adopted by the following vote:

AYES: Tavaglione, Stone, Benoit, and Ashley
NAYS: Buster
ABSENT: None

DATE: March 23, 2010

KECIA HARPER-IHEM
Clerk of the Board
BY: 
Deputy

SEAL

2
3 **RESOLUTION NO. 2010-89**
4 **AMENDING THE RIVERSIDE COUNTY**
5 **GENERAL PLAN**
6 **(First Cycle General Plan Amendments for 2010)**

7 **WHEREAS**, pursuant to the provisions of Government Code Sections 65090 and 65350 et seq.,
8 notice was given and public hearings were held before the Riverside County Board of Supervisors in
9 Riverside, California on December 15, 2009, the public hearing was closed on December 15, 2009, the
10 decision and deliberation were deferred to January 26, 2010, then deferred once more to February 23,
11 2010; and a public hearing was held before the Riverside County Planning Commission in Riverside,
12 California on September 16, 2009, October 21, 2009, November 4, 2009, November 18, 2009, and
13 December 2, 2009 to consider proposed amendments to the Land Use and Circulation Elements of the
14 Lakeview / Nuevo Area Plan of the Riverside County General Plan; and,

15 **WHEREAS**, all provisions of the California Environmental Quality Act ("CEQA") and Riverside
16 County CEQA implementing procedures have been satisfied; and,

17 **WHEREAS**, the proposed general plan amendments were discussed fully with testimony and
18 documentation presented by the public and affected government agencies; and

19 **WHEREAS**, the proposed general plan amendments are hereby declared to be severable and if
20 any proposed amendment is adjudged unconstitutional or otherwise invalid, the remaining proposed
21 amendments shall not be affected thereby; now, therefore,

22 **NOW, THEREFORE, BE IT RESOLVED, FOUND, DETERMINED, AND ORDERED** by
23 the Board of Supervisors of the County of Riverside, in regular session assembled on March 23, 2010,
24 that:

25 **A. General Plan Amendment No. 720 (GPA00720)** is a proposal to amend the Land Use
26 Element by amending the Lakeview/Nuevo Area Plan Land Use Map designation for the project site.
27 General Plan Amendment No. 720 is comprised of several components. The first component of General
28 Plan Amendment No. 720 is a Technical Amendment to rectify errors related to mapping as part of the
2003 County General Plan process with respect to areas in the Lakeview Mountains, and the remainder of

BY:  DATE 3/23/10
TIFFANY N. NORTH

1 the project site. The corrected map is attached hereto as EXHIBIT A and incorporated herein by
2 reference. The second component of General Plan Amendment No. 720 is an Entitlement/Policy
3 Amendment, which would allow the development of the Specific Plan as described below in more detail.
4 The third component is a Foundation Component Amendment to change underlying designations
5 generally within the Rural Community Foundation to the Community Development Foundation. The
6 fourth component of General Plan Amendment No. 720 is an Agricultural Foundation Component
7 Amendment utilizing the County's 7% conversion allowed under the Administration Element of the
8 General Plan (Chapter 10).

9 Specifically, General Plan Amendment No. 720 would amend the Land Use Map designation from
10 Agriculture (10 acre minimum lot size) within the Agriculture Foundation Component; Commercial
11 Retail (0.20 to 0.35 Floor Area Ratio), Low Density Residential (1/2 acre minimum lot size), Light
12 Industrial (0.25 to 0.60 Floor Area Ratio), Very Low Density Residential (1 acre minimum lot size)
13 within the Community Development Foundation Component; Agriculture with a Community
14 Development Overlay (10 acre minimum lot size), Rural Residential with a Community Development
15 Overlay (5 acre minimum lot size); Low Density Residential (1/2 acre minimum lot size) and Very Low
16 Density Residential (1 acre minimum lot size) within the Rural Community Foundation Component;
17 Rural Residential (5 acre minimum lot size) and Rural Mountainous (10 acre minimum lot size) within
18 the Rural Foundation Component; Conservation and Conservation Habitat within the Open Space
19 Foundation Component to Specific Plan No. 342 – The Villages of Lakeview on approximately 2,786
20 acres generally located south of Marvin Road, east of the San Jacinto River, west of the City limits of the
21 City of San Jacinto, and north of the San Jacinto Mountains in the Lakeview Zoning Area, Nuevo Zoning
22 Area, Juniper Flats Zoning Area, Homeland Zoning Area, North Perris Zoning Area, the Hemet-San
23 Jacinto Zoning District and the Perris Reservoir Zoning District of the Fifth Supervisorial District, as
24 shown on EXHIBIT B, attached hereto and incorporated herein by reference.

25 General Plan Amendment No. 720 also proposes to amend Figure 4 of the Lakeview/Nuevo Plan
26 to show the boundary of Specific Plan No. 342 – The Villages of Lakeview and to amend Table 3 of the
27 Lakeview/Nuevo Area Plan to list Specific Plan No. 342 – The Villages of Lakeview. This amendment is
28 associated with General Plan Amendment No. 721, Specific Plan No. 342 (SP 342) and Change of Zone

1 No. 7055 (CZ 7055), which are considered concurrently with this amendment at the public hearings
2 before the Planning Commission and the Board of Supervisors. Resolution No. 2010-88 Certifying
3 Environmental Impact Report No. 471 and Adopting Specific Plan No. 342, a copy of which is attached
4 hereto and incorporated herein by reference, was adopted by the Board of Supervisors on March 23, 2010.
5 Specific Plan No. 342 proposes a land use plan, development standards, design and landscaping
6 guidelines and designation of seven villages plus one conservation area on the proposed amendment site
7 (“the project site”) that generally includes 11,150 residential dwelling units, 288 acres of mixed use, 1,248
8 acres of open space, and 147 acres of road right of way. Change of Zone Case No. 7055 proposes to
9 change the existing zoning classifications of A-1-10 (Light Agriculture with a 10-acre minimum lot size),
10 A-2-10 (Heavy Agriculture with a 10-acre minimum lot size), A-P (Light Agriculture with Poultry), C-R
11 (Commercial Retail), M-SC (Manufacturing – Service Commercial), R-A (Residential Agriculture), R-A-
12 2 ½ (Residential Agriculture with 2 ½ acre minimum lot size), R-A-1 (Residential Agricultural with a 1-
13 acre minimum lot size), R-A-10 (Residential Agricultural with a 10-acre minimum lot size), R-R (Rural
14 Residential), and N-A-640 (Natural Assets with a 640-acre minimum lot size) to SP (Specific Plan). The
15 SP zoning classification would establish those development standards required to implement Specific
16 Plan No. 342.

17 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
18 on this matter, both written and oral, including Environmental Impact Report No. 471, that:

- 19 1. The site is located in the Lakeview/Nuevo Area Plan (LNAP).
- 20 2. The Lakeview/Nuevo Area Plan Land Use Map determines the extent, intensity, and
21 locations of land uses within the LNAP.
- 22 3. The site currently has the following land use designations on the subject site within the
23 Community Development Foundation Component: Commercial Retail (0.20 to 0.35 Floor
24 Area Ratio), Low Density Residential (1/2 acre minimum lot size), Light Industrial (0.25 to
25 0.60 Floor Area Ratio), and Very Low Density Residential (1 acre minimum lot size).
- 26 4. The site currently has the following land use designations on the subject site that are within
27 a Community Development Overlay: Agriculture with a Community Development Overlay
28

1 (10 acre minimum lot size), and Rural Residential with a Community Development
2 Overlay (5 acre minimum lot size).

3 5. The site currently has the following land use designations on the subject site within the
4 Rural Community Foundation Component: Low Density Residential (1/2 acre minimum lot
5 size), and Very Low Density Residential (1 acre minimum lot size).

6 6. The site currently has the following land use designations on the subject site within the
7 Rural Foundation Component: Rural Residential (5 acre minimum lot size) and Rural
8 Mountainous (10 acre minimum lot size).

9 7. The site currently has the following land use designation on the subject site within the
10 Agriculture Foundation Component: Agriculture (10 acre minimum lot size).

11 8. The site currently has the following land use designations on the subject within the Open
12 Space Foundation Component: Conservation and Conservation Habitat.

13 9. The proposed amendment would change the LNAP land use designation on the site from
14 Agriculture (10 acre minimum lot size) within the Agriculture Foundation Component;
15 Commercial Retail (0.20 to 0.35 Floor Area Ratio), Low Density Residential (1/2 acre
16 minimum lot size), Light Industrial (0.25 to 0.60 Floor Area Ratio), Very Low Density
17 Residential (1 acre minimum lot size) within the Community Development Foundation
18 Component; Agriculture with a Community Development Overlay (10 acre minimum lot
19 size), Rural Residential with a Community Development Overlay (5 acre minimum lot
20 size); Low Density Residential (1/2 acre minimum lot size) and Very Low Density
21 Residential (1 acre minimum lot size) within the Rural Community Foundation
22 Component; Rural Residential (5 acre minimum lot size) and Rural Mountainous (10 acre
23 minimum lot size) within the Rural Foundation Component; Conservation Habitat and
24 Conservation within the Open Space Foundation Component to Specific Plan No. 342 –
25 The Villages of Lakeview, which is designated as a Community Development specific
26 plan.

27 10. The site is bordered on the north by properties designated as Open Space – Conservation
28 (OC-C), Public Facilities (PF), Agriculture (AG), on the east by those properties within the

1 City of San Jacinto, on the south by those properties zoned Rural Residential (RR), Open
2 Space – Conservation Habitat (OS-CH), Rural Mountainous (RM), Rural Community –
3 Very Low Density Residential (RC-VLDR), Very Low Density Residential (VLDR), Rural
4 Community – Low Density Residential (RC – LDR), Light Industrial (LI), Commercial
5 Retail (CR), Medium Density Residential (MDR), Open Space – Water (OS – W), OS –
6 CH, and OS – C.

7 11. The site is zoned A-1-10 (Light Agriculture with a 10-acre minimum lot size), A-2-10
8 (Heavy Agriculture with a 10-acre minimum lot size), A-P (Light Agriculture with
9 Poultry), C-R (Commercial Retail), M-SC (Manufacturing – Service Commercial), R-A-1
10 (Residential Agricultural with a 1-acre minimum lot size), R-A (Residential Agriculture),
11 R-A-2 ½ (Residential Agriculture with 2 ½ acre minimum lot size), R-A-10 (Residential
12 Agricultural with a 10-acre minimum lot size), R-R (Rural Residential), and N-A-640
13 (Natural Assets with a 640-acre minimum lot size).

14 12. The associated Change of Zone No. 7055 proposes to change the zoning on the site to SP
15 (Specific Plan Zone).

16 13. The site is bordered on the north by A-1-10 (Light Agriculture, 10 acre minimum lot size),
17 A-2-20 (Heavy Agriculture, 20 acre minimum lot size), CR (Rural Commercial), to the east
18 by properties within the City of San Jacinto, to the south by properties zoned R-A-2 ½
19 (Residential – Agricultural 2 ½ acre minimum lot size), R-A-10 (Residential – Agricultural,
20 10 acre minimum lot size), R-A-1 (Residential – Agricultural, 1 acre minimum lot size), R-
21 A (Residential – Agricultural), R-1 (One Family Dwellings), and to the west by CPS
22 (Scenic Highway Commercial), and SP Zone.

23 14. The 2,786-acre site currently is being used as agricultural lands and open space lands.

24 15. Surrounding land uses, starting from the area north of the site, include open space, dairy
25 lands, mountains, rural residential homes, the Nutrilite facility, and the San Jacinto River.

26 16. The following findings support the Technical Amendment:

27 a) The proposed technical amendment would not change any policy direction or intent
28 of the General Plan.

1 b) A land use designation was based on inaccurate or misleading information and
2 should therefore be changed to property reflect the policy intent of the General Plan. The
3 proposed amendment does not involve a change in the Riverside County Vision, or any
4 General Plan Principle of the General Plan. In particular, the land use designations
5 following the base of the Lakeview Mountains are more accurately reflected by this
6 General Plan Amendment.

7 17. The following findings support the Entitlement/Policy Amendment:

8 a) The proposed change does not involve a change in or conflict with 1) the Riverside
9 County Vision, 2) any General Plan Principle, and 3) any Foundation Component
10 designation in the General Plan. Although General Plan Amendment No. 720 includes a
11 Foundation Component change, the Riverside County Board of Supervisors made
12 extraordinary findings in order to allow the proposal to be processed, as set forth below.

13 b) The proposed amendment would either contribute to the achievement of the
14 purposes of the General Plan, or, at a minimum, would not be detrimental to them.
15 Specific Plan No. 342 (SP 342) - The Villages of Lakeview is contributing to the
16 achievement of the purposes of the General Plan with regards to the expansion and
17 construction of the Ramona Expressway and the dedication of approximately 895 acres to
18 the Riverside County Multi-Species Habitat Conservation Plan ("MSHCP").

19 c) Special circumstances or conditions have emerged that were unanticipated in
20 preparing the General Plan.

21 18. The following findings support the Foundation Amendment:

22 a) The foundation change is based on ample evidence that new conditions or
23 circumstances disclosed during the review process justify modifying the General Plan, that
24 the modifications do not conflict with the overall Riverside County Vision, and that they
25 would not create an internal inconsistency among the elements of the General Plan.

26 b) A condition exists or an event has occurred that is unusually compelling and can
27 only be rectified by making changes in the current Riverside County Vision, Principles, or
28 Policies. This condition is the opportunity that is presented by having 2,786 acres under

1 the control of one entity that wants to pursue a comprehensive master plan to address not
2 only the land uses, but the infrastructure and open space needs as well and which in doing
3 so will assist the County in compliance with the MSHCP and furthering the objectives of
4 the General Plan

5 c) A component change is necessary to facilitate implementation of open space or
6 transportation corridor designations arising from the MSHCP and Community
7 Environmental Transportation Acceptability Program (CETAP) programs that are
8 contained in this General Plan, and that could not be accomplished by a lesser change in the
9 General Plan. The CETAP corridor will benefit from General Plan Amendment No. 720 in
10 the following ways:

11 i) Nuevo Development Corporation (the applicant) intends to implement the
12 RCIP General Plan by widening a segment of Ramona Expressway that is adjacent
13 to the site. The Riverside County Transportation Commission ("RCTC") and the
14 CETAP corridor will benefit because the Ramona Expressway widening will be
15 designed, through a coordinated planning effort, to be compatible with and
16 integrated into the ultimate configuration of the CETAP corridor, if possible.

17 ii) Many of the parcels in the project site were previously identified by RCTC
18 as being necessary to as construct the CETAP corridor. Absent Nuevo
19 Development Corporation's property assemblage efforts, RCTC would have had to
20 initiate lengthy negotiations with each individual landowner to acquire the
21 appropriate rights-of-way. The need for RCTC to engage in negotiations with
22 individual landowners has been eliminated with respect to this segment of the
23 CETAP corridor. As the entire 4.5-mile segment has been brought under the
24 control of one entity, the discussions regarding rights-of way acquisition can be
25 conducted with one entity. Therefore, the prospect of having to condemn private
26 property has been avoided.
27
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1 iii) One of the benefits that will be realized by the above mentioned
2 coordinated planning effort is that the design of off-facility local circulation will be
3 coordinated with the proposed CETAP corridor. Specific Plan No. 342- The
4 Villages of Lakeview is designing its circulation system so that it will align with
5 the proposed CETAP corridor access points. Absent early coordination in designing
6 the off-facility local system, RCTC would have to construct a frontage road to
7 provide access between the local circulation system and the CETAP corridor. The
8 need to construct frontage roads is entirely avoided because the circulation system
9 within the project site has been planned to interact with the CETAP corridor, thus
10 greatly improving the efficiency of the overall circulation system in the area. Thus,
11 approval of a Foundation Component Amendment will allow for the development
12 of the project site, which will not only facilitate, but possibly expedite,
13 accomplishment of transportation corridor designations identified under CETAP,
14 something which would not be possible if the current General Plan Foundation
15 Component and Land Use designations were retained.

16 Additionally, General Plan Amendment No. 720 will facilitate the implementation of the
17 MSHCP by providing for development that is sensible in terms of community design such
18 that land uses may be placed where they are compatible with one another, and areas with
19 important habitat areas (and thus numerous criteria cells) may be conserved as well. The
20 Foundation Component Amendment will contribute most of the Lakeview Mountains to
21 long-term conservation under the MSHCP.

22 19. The following findings support the Agricultural Foundation Amendment:

- 23 a) The proposed amendment contributes to the purposes of the General Plan, or at a
24 minimum, is not detrimental to them.
- 25 b) The General Plan establishes Agricultural Foundation Amendment Cycles in 2 ½
26 year increments. The first cycle began on January 1, 2004 and ended on June 30, 2006.
27 General Plan Amendment No. 720 falls within the third cycle which began on January 1,
28

1 2009 and will end on June 30, 2011. Within each cycle, up to seven percent (7%) of all
2 land designated as Agriculture may be changed to other foundation and land use
3 designations without additional review by the Agricultural Task Force established for this
4 purpose. The General Plan divides the County into three areas subject to the 7% threshold:
5 (1) the area covered by the Palo Verde Valley and Desert Center Area Plans and the
6 Eastern Desert Land Use Plan; (2) the area covered by the Eastern Coachella Valley and
7 Western Coachella Valley Area Plans; and, (3) the area covered by all other Area Plans.
8 The General Plan establishes an Agricultural Task Force for each of these areas. The
9 proposed amendment is located within the "area covered by all other Area Plans." County
10 records indicate that the proposed amendment will not exceed the seven percent (7%)
11 threshold for this cycle within this area and so it does not require additional review by the
12 Agricultural Task Force.

- 13 20. The following potentially significant environmental impacts associated with the proposed
14 amendment and related cases (General Plan Amendment No. 721, Specific Plan No. 342
15 (SP 342) and Change of Zone No. 7055 (CZ 7055)) were identified in Environmental
16 Impact Report No. 471: Aesthetics, Agricultural Resources, Biological Resources, Cultural
17 Resources, Geology, Hazards, Hydrology, Land Use, Noise, Public Services,
18 Traffic/Transportation, and Utilities. These impacts will be avoided or substantially
19 lessened (reduced to a level of insignificance) by the mitigation measures listed in Board of
20 Supervisors' Resolution No. 2010-88 Certifying Environmental Impact Report No. 471 and
21 Adopting Specific Plan No. 342 (a copy of which is attached hereto and incorporated
22 herein by reference in its entirety). Environmental Impact Report No. 471 also addressed
23 potential impacts on Aesthetics (cumulative), Agriculture, Air Quality, Cultural Resources
24 (indirect cumulative), Land Use, Noise, Population, and Traffic/Transportation which will
25 be only partially avoided or lessened by the mitigation measures listed in Resolution No.
26 2010-88. Accordingly, overriding findings were prepared in Resolution No. 2010-88
27 which are incorporated herein by reference.

1 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
2 Impact Report No. 471 (“EIR”) and finds that the EIR has been completed in compliance with CEQA and
3 that the EIR was presented to, reviewed, and considered by the Board of Supervisors prior to rendering its
4 decision and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.

5 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings
6 required by Public Resources Code Section 21081 with respect to each of the significant environmental
7 impacts of the project identified in the EIR, including the Statement of Overriding Considerations which
8 are set forth in Resolution No. 2010-88 and incorporated herein by reference.

9 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan
10 Amendment No. 720 (GPA00720) from Agriculture (10 acre minimum lot size) within the Agriculture
11 Foundation Component; Commercial Retail (0.20 to 0.35 Floor Area Ratio), Low Density Residential
12 (1/2 acre minimum lot size), Light Industrial (0.25 to 0.60 Floor Area Ratio), Very Low Density
13 Residential (1 acre minimum lot size) within the Community Development Foundation Component;
14 Agriculture with a Community Development Overlay (10 acre minimum lot size), Rural Residential with
15 a Community Development Overlay (5 acre minimum lot size); Low Density Residential (1/2 acre
16 minimum lot size) and Very Low Density Residential (1 acre minimum lot size) within the Rural
17 Community Foundation Component; Rural Residential (5 acre minimum lot size) and Rural Mountainous
18 (10 acre minimum lot size) within the Rural Foundation Component; Conservation Habitat and
19 Conservation within the Open Space Foundation Component to Specific Plan No. 342 – The Villages of
20 Lakeview as described herein and as shown on EXHIBIT A and EXHIBIT B.

21 **B. General Plan Amendment No. 721 (GPA00721)** is a proposal to amend the LNAP
22 Circulation Element by changing the designations of several roadways as follows: the elimination of 9th
23 Street/Yucca Avenue as a through street through the project easterly; the rerouting of 10th Street/Wolfskill
24 Avenue as a Major Roadway east of Hanson Avenue; the reclassification of Hanson Avenue from a Major
25 Roadway to a Collector Street; Bridge Street, 3rd Street, 5th Street, and 6th Street will be eliminated on the
26 site; and access to the Ramona Expressway will be shifted to Town Center and Park Center Boulevards,
27 as shown on EXHIBIT C which is attached hereto and incorporated herein by reference. In addition,
28 GPA00721 proposes to eliminate all Regional Trails and Community Trails within the site of Specific

1 Plan No. 342, and replace them with Community Trails as designated on the Trails Map, a copy of which
2 is attached hereto as EXHIBIT D and incorporated by reference. General Plan Amendment No. 721 is
3 generally located south of Marvin Road, east of the San Jacinto River, west of the City limits of the City
4 of San Jacinto, and north of the San Jacinto Mountains in the Lakeview Zoning Area, Nuevo Zoning
5 Area, Juniper Flats Zoning Area, Homeland Zoning Area, North Perris Zoning Area, the Hemet-San
6 Jacinto Zoning District and the Perris Reservoir Zoning District of the Fifth Supervisorial District, as
7 shown on EXHIBIT C, which is attached hereto and incorporated by reference. This amendment is
8 associated with General Plan Amendment No. 720, Specific Plan No. 342 (SP 342) and Change of Zone
9 No. 7055 (CZ 7055), which are considered concurrently with this amendment at the public hearings
10 before the Planning Commission and the Board of Supervisors. Resolution No. 2010-88 Certifying
11 Environmental Impact Report No. 471 and Adopting Specific Plan No. 342, a copy of which is attached
12 hereto and incorporated herein by reference, was adopted by the Board of Supervisors on March 23, 2010.
13 Specific Plan No. 342 proposes a land use plan, development standards, design and landscaping
14 guidelines and designation of seven villages and one conservation area on the proposed amendment site
15 (“the project site”) that includes generally includes 11,150 residential dwelling units, 288 acres of mixed
16 use, 1,248 acres of open space, and 147 acres of road right of way. Change of Zone Case No. 7055
17 proposes to change the existing zoning classifications of A-1-10 (Light Agriculture with a 10-acre
18 minimum lot size), A-2-10 (Heavy Agriculture with a 10-acre minimum lot size), A-P (Light Agriculture
19 with Poultry), C-R (Commercial Retail), M-SC (Manufacturing – Service Commercial), R-A-1
20 (Residential Agricultural with a 1-acre minimum lot size), R-A (Residential Agriculture), R-A-2 ½
21 (Residential Agriculture with 2 ½ acre minimum lot size), R-A-10 (Residential Agricultural with a 10-
22 acre minimum lot size), R-R (Rural Residential), and N-A-640 (Natural Assets with a 640-acre minimum
23 lot size) to SP (Specific Plan). The SP zoning classification would establish those development standards
24 required to implement Specific Plan No. 342.

25 **BE IT FURTHER RESOLVED** by the Board of Supervisors, based on the evidence presented
26 on this matter, both written and oral, including Environmental Impact Report No. 471, that:

- 27 1. The site is located in the Lakeview / Nuevo Area Plan (LNAP).

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2. The Lakeview/Nuevo Area Plan Circulation Element Map determines the extent, intensity, and locations of General Plan Roadways within the LNAP.
3. The proposed amendment would change the LNAP Circulation Element Map designations on the site as follows: the elimination of 9th Street/Yucca Avenue as a through street through the project easterly; the rerouting of 10th Street/Wolfskill Avenue as a Major roadway east of Hanson Avenue, the reclassification of Hanson Avenue from a Major Roadway to a Collector Street; and Bridge Street, 3rd Street, 5th Street, and 6th Street will be eliminated on the project site; and access to the Ramona Expressway will be shifted to Town Center and Park Center Boulevards, as shown on EXHIBIT C which is attached hereto and incorporated herein by reference. In addition, GPA00721 also proposes to eliminate all Regional Trails and Community Trails within the site of Specific Plan No. 342, and replace them with Community Trails as designated on the Trails Map attached hereto as EXHIBIT D.
4. The LNAP Land Use Map determines the extent, intensity, and location of land uses within the LNAP.
5. General Plan Amendment No. 721 is associated with General Plan Amendment No. 720. GPA00720 proposes to change the LNAP land use designation on the site from Agriculture (10 acre minimum lot size) within the Agriculture Foundation Component; Commercial Retail (0.20 to 0.35 Floor Area Ratio), Low Density Residential (1/2 acre minimum lot size), Light Industrial (0.25 to 0.60 Floor Area Ratio), Very Low Density Residential (1 acre minimum lot size) within the Community Development Foundation Component; Agriculture with a Community Development Overlay (10 acre minimum lot size), Rural Residential with a Community Development Overlay (5 acre minimum lot size); Low Density Residential (1/2 acre minimum lot size) and Very Low Density Residential (1 acre minimum lot size) within the Rural Community Foundation Component; Rural Residential (5 acre minimum lot size) and Rural Mountainous (10 acre minimum lot size) within the Rural Foundation Component; Conservation Habitat and Conservation within the Open

1 Space Foundation Component to Specific Plan No. 342 – The Villages of Lakeview, which
2 is designated as a Community Development specific plan.

3 6. The site associated with this circulation amendment is bordered on the north by properties
4 designated as Open Space – Conservation (OC-C), Public Facilities (PF), Agriculture
5 (AG), on the east by those properties within the City of San Jacinto, on the south by those
6 properties zoned Rural Residential (RR), Open Space – Conservation Habitat (OS-CH),
7 Rural Mountainous (RM), Rural Community – Very Low Density Residential (RC-VLDR),
8 Very Low Density Residential (VLDR), Rural Community – Low Density Residential (RC
9 – LDR), Light Industrial (LI), Commercial Retail (CR), Medium Density Residential
10 (MDR), Open Space – Water (OS – W), OS – CH, and OS – C.

11 7. The site associated with this circulation amendment is currently zoned A-1-10 (Light
12 Agriculture with a 10-acre minimum lot size), A-2-10 (Heavy Agriculture with a 10-acre
13 minimum lot size), A-P (Light Agriculture with Poultry), C-R (Commercial Retail), M-SC
14 (Manufacturing – Service Commercial), R-A-1 (Residential Agricultural with a 1-acre
15 minimum lot size), R-A (Residential Agriculture), R-A-2 ½ (Residential Agriculture with 2
16 ½ acre minimum lot size), R-A-10 (Residential Agricultural with a 10-acre minimum lot
17 size), R-R (Rural Residential), and N-A-640 (Natural Assets with a 640-acre minimum lot
18 size).

19 8. The associated Change of Zone No. 7055 proposes to change the zoning on the site to SP
20 (Specific Plan Zone).

21 9. The site associated with this circulation amendment is bordered on the north by A-1-10
22 (Light Agriculture, 10 acre minimum lot size), A-2-20 (Heavy Agriculture, 20 acre
23 minimum lot size), CR (Rural Commercial), to the east by properties within the City of San
24 Jacinto, to the south by properties zoned R-A-2 ½ (Residential – Agricultural 2 ½ acre
25 minimum lot size), R-A-10 (Residential – Agricultural, 10 acre minimum lot size), R-A-1
26 (Residential – Agricultural, 1 acre minimum lot size), R-A (Residential – Agricultural), R-1
27 (One Family Dwellings), and to the west by CPS (Scenic Highway Commercial), and SP
28 Zone.

- 1 10. The site associated with this circulation amendment is currently being used as agricultural
2 lands and open space lands.
- 3 11. Surrounding land uses, starting from the area north of the site, include open space, dairy
4 lands, mountains, rural residential homes, the Nutrilite facility, and the San Jacinto River.
- 5 12. General Plan Amendment No. 721 does not involve a change in or conflict with 1) the
6 Riverside County Vision, 2) any General Plan Principle, and 3) any Foundation Component
7 designation in the General Plan.
- 8 13. The proposed amendment would either contribute to the achievement of the purposes of the
9 General Plan, or, at a minimum, would not be detrimental to them. The Villages of
10 Lakeview Specific Plan (SP 342) is contributing to the achievement of the purposes of the
11 General Plan with regards to the expansion and construction of the Ramona Expressway
12 and the dedication of approximately 895 acres to the Riverside County Multi-Species
13 Habitat Conservation Plan.
- 14 14. Special circumstances or changes have emerged that were unanticipated in preparing the
15 General Plan.
- 16 15. The proposed general plan amendment will not be detrimental to public health, safety, and
17 welfare.
- 18 16. The proposed amendment is consistent with the policies of the Lakeview/Nuevo Area Plan
19 and with all policies of the Riverside County General Plan, as adopted on October 7, 2003.
- 20 17. The following potentially significant environmental impacts associated with the proposed
21 amendment and related cases (General Plan Amendment No. 720, Specific Plan No. 342
22 (SP 342) and Change of Zone No. 7055 (CZ 7055)) were identified in Environmental
23 Impact Report No. 471: Aesthetics, Agricultural Resources, Biological Resources, Cultural
24 Resources, Geology, Hazards, Hydrology, Land Use, Noise, Public Services,
25 Traffic/Transportation, and Utilities. These impacts will be avoided or substantially
26 lessened (reduced to a level of insignificance) by the mitigation measures listed in Board of
27 Supervisors' Resolution No. 2010-88 Certifying Environmental Impact Report No. 471 and
28 Adopting Specific Plan No. 342 (a copy of which is attached hereto and incorporated

1 herein by reference in its entirety). Environmental Impact Report No. 471 also addressed
2 potential impacts on Aesthetics (cumulative), Agriculture, Air Quality, Cultural Resources
3 (indirect cumulative), Land Use, Noise, Population, and Traffic/Transportation which will
4 be only partially avoided or lessened by the mitigation measures listed in Resolution No.
5 2010-88. Accordingly, overriding findings were prepared in Resolution No. 2010-88
6 which are incorporated herein by reference.

7 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **CERTIFIES** Environmental
8 Impact Report No. 471 (“EIR”) and finds that the EIR has been completed in compliance with CEQA and
9 that the EIR was presented to, reviewed, and considered by the Board of Supervisors prior to rendering its
10 decision and that the EIR reflects the independent judgment and analysis of the Board of Supervisors.

11 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** the findings
12 required by Public Resources Code Section 21081 with respect to each of the significant environmental
13 impacts of the project identified in the EIR, including the Statement of Overriding Considerations which
14 are set forth in Resolution No. 2010-88 and incorporated herein by reference.

15 **BE IT FURTHER RESOLVED** by the Board of Supervisors that it **ADOPTS** General Plan
16 Amendment No. 721 amending the LNAP Circulation Element as follows: the elimination of 9th
17 Street/Yucca Avenue as a through street through the project easterly; the rerouting of 10th Street/Wolfskill
18 Avenue as a Major Roadway east of Hanson Avenue, the reclassification of Hanson Avenue from a Major
19 Roadway to a Collector Street; the elimination of Bridge Street, 3rd Street, 5th Street, and 6th Street on the
20 project site; the shifting of access to the Ramona Expressway; and the elimination of all Regional Trails
21 and Community Trails within the project site and replacing them with Community Trails as designated on
22 the Trails Map, as described herein and as shown on *EXHIBIT C* and *EXHIBIT D*.

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

26
27 G:\PROPERTY\TNORTH\GPA AMENDMENT MATERIALS\BOARD RESOLUTION 2010 FIRST CYCLE FINAL.DOC

2 **RESOLUTION NO. 2010-89**

3 **AMENDING THE RIVERSIDE COUNTY**
4 **GENERAL PLAN**
5 **(First Cycle General Plan Amendments for 2010)**

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7
8 **Roll Call**

9 **Ayes: Tavaglione, Stone, Benoit, and Ashley**

10 **Nays: Buster**

11 **Absent: None**

12
13 **The foregoing is certified to be a true copy of a resolution duly adopted by said Board of**
14 **Supervisors on the date therein set forth.**

15 **KECIA HARPER-IHEM, Clerk of said Board**

16
17 **By: _____**
18 **Deputy**

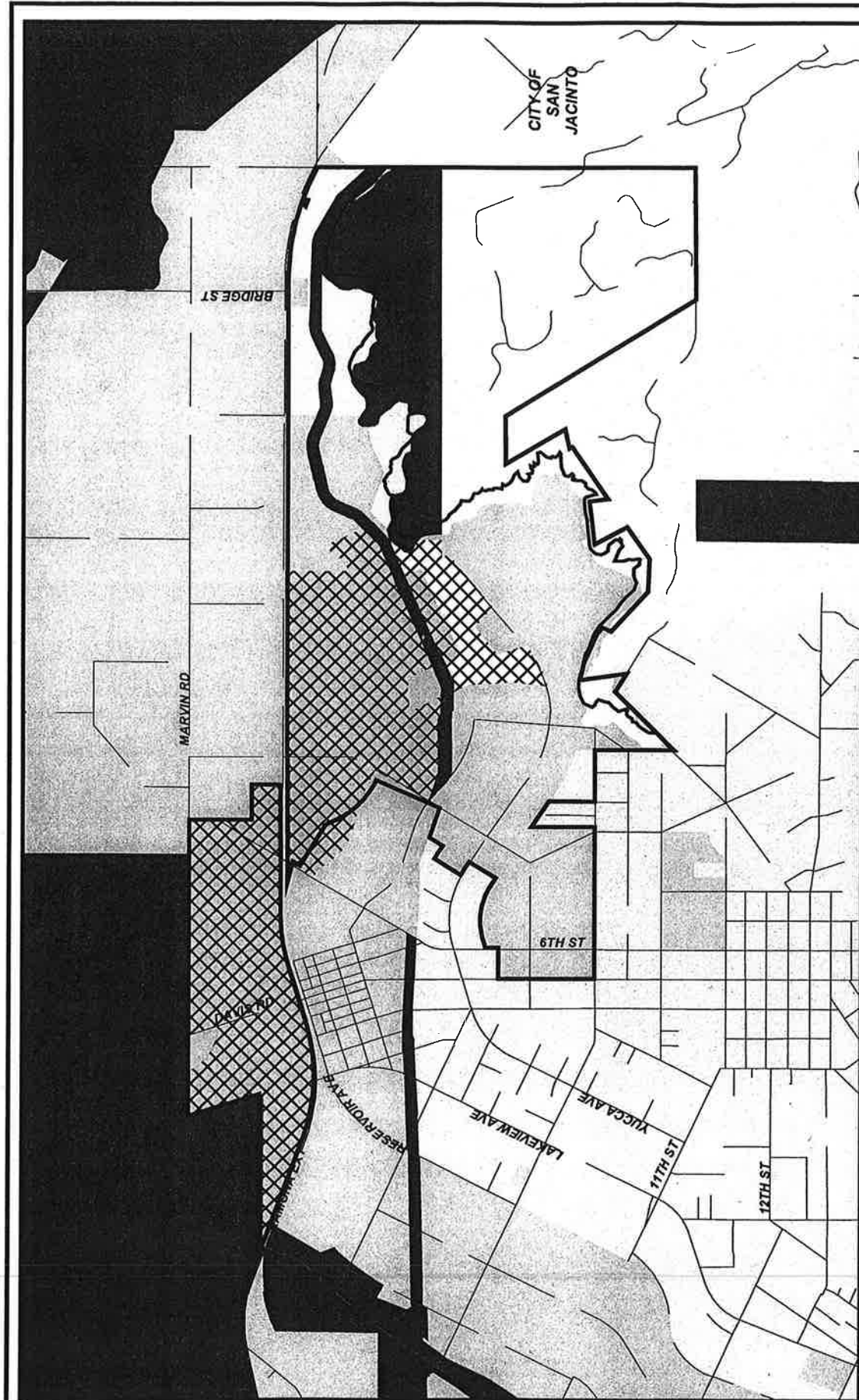


Figure 1
Existing RCIP Land Use Designations
Showing Updated Toe-of-Slope
The Villages of Lakeview

LEGEND

PROJECT SITE	RCIP Foundations	Rural
TOE OF SLOPE	Community Development	Agriculture
Community Development Overlay	Rural Community	Open Space

Source: Riverside County-RCIP

ALBERT A. WEBB ASSOCIATES ENGINEERING CONSULTANTS

0 1,500 3,000 Feet

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OFFICE OF
CLERK OF THE BOARD OF SUPERVISORS
1st FLOOR, COUNTY ADMINISTRATIVE CENTER
P.O. BOX 1147, 4080 LEMON STREET
RIVERSIDE, CA 92502-1147
PHONE: (951) 955-1060
FAX: (951) 955-1071

KECIA HARPER-IHEM
Clerk of the Board of Supervisors

KIMBERLY A. RECTOR
Assistant Clerk of the Board

April 1, 2010

THE PRESS ENTERPRISE
ATTN: LEGALS
P.O. BOX 792
RIVERSIDE, CA 92501

FAX: (951) 368-9018
E-MAIL: legals@pe.com

RE: ADOPTION OF ORDINANCE NO. 348.4679 RELATING TO ZONING

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Sunday, April 4, 2010.**

We require your affidavit of publication immediately upon completion of the last publication.

Your invoice must be submitted to this office in duplicate, WITH TWO CLIPPINGS OF THE PUBLICATION.

NOTE: PLEASE COMPOSE THIS PUBLICATION INTO A SINGLE COLUMN FORMAT.

Thank you in advance for your assistance and expertise.

Sincerely,

Mcgil

Cecilia Gil, Board Assistant to
KECIA HARPER-IHEM, CLERK OF THE BOARD

Gil, Cecilia

From: PE Legals [legals@pe.com]
Sent: Thursday, April 01, 2010 11:05 AM
To: Gil, Cecilia
Subject: RE: FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4679

Received for publication on April 4

Thank You! ~Maria G. Tinajero • The Press Enterprise Legal Adv. • 1.800.880.0345 (Phone) • 951.368.9018 (fax) • Please Note: Deadline is 10:30 AM two (2) business days prior to the date you would like to publish.

From: Gil, Cecilia [mailto:CCGIL@rcbos.org]
Sent: Thursday, April 01, 2010 11:04 AM
To: PE Legals
Subject: FOR PUBLICATION: ADOPTION OF ORD. NO. 348.4679

Good Morning! Attached is an Adoption of Ordinance, for publication on Sunday, April 4, 2010. Please confirm. THANK YOU!

Cecilia Gil
Board Assistant
951-955-8464

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

ORDINANCE NO. 348.4679

**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 Nos. 17., 2. and 55., as amended, are further amended by placing in effect in the Hemet-San Jacinto Zoning District, Perris Reservoir Zoning District and the Lakeview Zoning Area, Nuevo Zoning Area, Juniper Flats Zoning Area, Homeland Zoning Area and North Perris Zoning Area, zone or zones as shown on the maps entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map Nos. 17.102, 2.2321 and 55.038, Change of Zone Case No. 7055", which maps are made a part of this ordinance.

Section 2. Article XVIIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.114 to read as follows:

Section 17.114 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 342.

a. Planning Areas 1, 2, 3, and 4.

- (1) The uses permitted in Planning Areas 1, 2, 3, and 4 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2),(3) and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Article VIIIe Section 8.100.a. shall include flood control basins and facilities; trails; paseos; hiking areas; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 1, 2, 3, and 4 of Specific Plan No. 342 shall be the same standards as those 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.

b. Planning Areas 5, 7, 21, and 22.

- (1) The uses permitted in Planning Areas 5, 7, 21, and 22 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Article VIIIe, Section 8.100.a. (2) and (8), Section 8.100.b.(1) and Section 8.100.c. (1) shall not be permitted. In addition, the uses permitted under Article VIIIe, Section 8.100.a. shall include unlighted parks; flood control basins and facilities; transit center; lift station; community gardening activities; trails; paseos; and hiking areas. In addition, the uses permitted under Article VIIIe, Section 8.100.a. shall also include these temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 5, 7, 21, and 22 of Specific Plan No. 342 shall be the same standards as those 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.

c. Planning Areas 6 and 8.

- (1) The uses permitted in Planning Areas 6 and 8 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Article VIII, Section 8.100.a.(2) and (8), Section 8.100.b.(1), and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Article VIII.e, Section 8.100.a. shall include unlighted parks; swimming pools; community gardening activities; trails; paseos; hiking areas; permanent rock climbing walls; skateboard parks and other similar facilities; amphitheatres with non acoustic amplifications and shielded lighting. In addition, the uses permitted under Article VIII, Section 8.100.a. shall also include these temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 6 and 8 of Specific Plan No. 342 shall be the same standards as those 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.

d. Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73 and 75.

- (1) The uses permitted in Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342 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.(3), (5), (7) and (8); Section 6.1.b.(1) and (4); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include two-family dwellings; multiple family dwellings; schools; non-profit community centers; parks; community recreation facilities; swimming pools; pedestrian paseos; temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event; temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for detached single-family residential fee simple lots within Planning Areas 9, 10, 12, 15, 16, 17, 19, 20, 41, 42, 43, 45, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342 shall be the same standards as those 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., e.(1), (2), (3), and (4), and g. shall be deleted and replaced with the following:
 - A. The height of buildings shall not exceed forty-five feet (45').
 - B. Lot area shall be not less than two thousand eight hundred (2,800) square feet.
 - C. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be seventy feet (70').
 - D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall 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 right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
- 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 five feet (5') from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the main building sides.
- G. The rear yard shall be not less than ten feet (10'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
- H. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
- I. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.

(3) The development standards for detached high density single family home products not on fee simple lots as defined by Section 21.59a of Ordinance 348 within Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced with the following:

- A. The height of buildings shall not exceed forty-five feet (45').
- B. Lot area shall be not less than two thousand (2,000) square feet.
- C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
- D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
- E. The front yard shall be not less than three feet (3'), measured from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
- F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the main building sides.
- G. The rear yard shall be not less than three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
- H. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.

- I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
 - J. All residential development that contains non fee-simple lots shall submit a Planned Residential Development application in conjunction with a land subdivision application.
- (4) Attached two-family and multi-family residential uses homes as defined by Section 21.59a of Ordinance 348 permitted in Planning Areas 9, 10, 12, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342 shall be subject to the standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e. and j. shall be deleted and replaced with the following:
- A. The height of buildings shall not exceed forty-five feet (45').
 - B. The distance between buildings shall be no less than six feet (6').
 - C. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - D. The number of dwelling units in one building shall not exceed eighteen (18) units.
 - E. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.
 - F. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.
- (5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- e. Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36.
- (1) The uses permitted included in Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 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.a. (2), (3), (4), (6), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and (4); and 8.1.c. shall not be permitted. In addition, the permitted uses identified under Section 8.1.a shall also include: amphitheaters; antique shops; art gallery; museum; library; assisted living facilities; bakery shops; financial institutions; beauty shops; bicycle sales and rentals; blueprint and duplicating services; ceramic sales / manufacturing; coffee shops; community gardening activities; community recreation facilities; confectionary stores; delicatessens; flood control drainage basins and facilities; florist shops; gift shops; growing produce for non-commercial use; health centers; hobby shops; household goods sales and repair; ice cream shops; interior decorating shops; jewelry stores; lakes, including noncommercial fishing; locksmith shops; manufacturer's agent; multi-family dwelling units; news stores; noncommercial community assembly facilities; nursery schools / preschool day care; on-site identification signs, max size – 10 square feet; Parcel/ postal store; parking lots and structures; parks; swimming pools; community gardening; permanent rock climbing walls; photography shops and studios; refreshment stands; restaurants, NOT including drive-in or take-out; shoe stores / repair shops; Studios for fine arts; tailor shops; temporary real estate tract offices (for 5 years); toy shops; trails / paseos; travel agencies; watch repair shops; temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. In addition, the permitted uses identified under Section 8.1.b shall also include: art supply shops; auditoriums/conference rooms; auto parts and supply; bakery goods distributor; book stores; car washes; catering services; convenience stores - no gas sales; dance halls; drug stores; dry goods stores;

employment agencies; equipment rental services; feed & grain stores; gasoline service stations; golf cart sales and service; hardware stores; leather goods; food market, retail or wholesale; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

(2) Unless one of the overlay zones as outlined in Section 3 of this ordinance is utilized, the development standards for the base zone classification of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be the same as those standards identified in Article VIII, Section 8.2 and Article XVIII, Section 18.5 except that the development standards set forth in Article VIII, Section 8.2 a, b, c, d, f and h; and those development standards set forth in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be deleted and replaced by the following:

- A. Detached single-family (cluster) homes shall not exceed 40 feet in height, and attached multi-family structures shall not exceed 55 feet in height.
- B. All residential uses shall incorporate at least 50 square feet/dwelling unit of open space. Private usable open space shall have a minimum dimension on any one side of 6 feet.
- C. Rooftop open space may be used as private open space when directly accessible to the unit(s) it serves.
- D. The minimum setback between buildings shall be 6 feet for clustered single family units, and 10 feet for attached multi-family units.
- E. Multi Family Residential building setbacks from a project's exterior streets and boundary lines shall be 10 feet. Detached Single Family Residential or Multi-Family Residential arranged in a Row House fashion shall be no less than 3 feet from the exterior street right of ways and primary access shall be located along the exterior streets.
- F. The minimum block length shall be 700 feet, the maximum shall be 1,320 feet.
- G. A maximum of 25% of any project area may be utilized for commercial purposes.

f. Planning Areas 37, 48, and 49.

(1) The uses permitted in Planning Areas 37, 48, and 49 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Article VIIIe, Section 8.100.a (8) and Section 8.100.b.(1) shall not be permitted. In addition, the uses permitted under Article VIIIe, Section 8.100.a. shall include unlighted parks; swimming pools; community gardening activities; trails; paseos; hiking areas; driving ranges not associated with a golf course; miniature golf facilities; amphitheaters with non acoustic lighting amplifications; temporary real estate tract offices located within a subdivision; to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event. In addition, the uses permitted under Article VIIIe, Section 8.100.a. shall also include these temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

(2) The development standards for Planning Areas 37, 48, and 49 of Specific Plan No. 342 shall be the same standards as those 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 VIII of Ordinance No. 348.

g. Planning Area 39.

- (1) The uses permitted in Planning Area 39 of Specific Plan No. 342 shall be the same as those permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Article VIII, Sections 8.100.a.(8), 8.100.b.(1), and 8.100.c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a shall include parks; schools; libraries; publically owned museums; non-commercial community centers and recreation facilities; day care facilities; community theater and arboretum; swimming pools; community gardening activities; trails; paseos; hiking areas; permanent rock climbing walls; driving ranges not associated with a golf course; miniature golf facilities; temporary real estate tract offices not to exceed a period of five (5) years in any event. In addition, the uses permitted under Article VIII, Section 8.100.a shall also include these temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The uses identified under Section 8.100.a shall also include the following uses, so long as the use does not exceed 5,000 square feet, or the total commercial uses do not exceed 25,000 square feet: art supply stores; auditoriums and conference rooms; bakery shops; financial institutions; barber and beauty shops; bicycle sales and repair shops; book stores; ceramic sales and manufacturing; confectionary or candy stores; coffee shops; delicatessens; florist shops; food markets; gift shops; hardware stores; hobby shops; jewelry stores; ice cream shops; news stores; parking lots and structures; refreshment stands; restaurants and other eating establishments; shoeshine stands; signs for on-site advertising; watch repair shops, golf cart sales and service; churches; wedding chapels; health centers. In addition, the permitted uses identified under Section 8.100.b shall include: bars and dry cleaners.
- (3) The development standards for Planning Areas 39 of Specific Plan No. 342 shall be the same standards as those identified in Article VIII, Section 8.101 of Ordinance No. 348, except that the standards identified in Article VIII, Section 8.101(a), (b), and (e) shall be deleted and replaced with the following:
 - A. There is no minimum lot area requirement.
 - B. There are no yard requirements.
 - C. No building or structure shall exceed fifty (50') feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance 348. In no event, however, shall a building or structure exceed seventy-five (75') feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance 348.
 - D. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

h. Planning Areas 60 and 70.

- (1) The uses permitted in Planning Areas 60 and 70 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Article VIII, Section 8.100.a.(1), (2), (3), (4), (5) and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Section 8.100.a shall include fire fuel modification areas; trails; paseos; on-site directional or instructional signs; kiosks; hiking areas; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

- (2) The development standards for Planning Areas 60 and 70 of Specific Plan No. 342 shall be the same standards as those 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.

i. Planning Area 77.

- (1) The uses permitted in Planning Area 77 of Specific Plan No. 342 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 Article VI, Section 6.1.a. (3), (5), (6), (7) and (8); Section 6.1.b.(1), (2), (4) and (5); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted under Article VI, Section 6.1.a. shall include two-family dwellings; multiple family dwellings; parks; pedestrian paseos; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. In addition, the uses permitted in Article VI, Section 6.1.b shall include the following: community recreation facilities; swimming pools; nursery schools / preschool day care with off-street parking and on a minimum ½ acre lot; offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning; restaurants and other eating establishments; financial institutions; office equipment sales and service; barber and beauty shops; health and exercise centers; feed and grain sales; churches; schools; community centers; monuments; boat and RV storage; mini storage; and temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event; and temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals, and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. In addition, the uses permitted under Article VI, Section 6.1.c shall include the following: commercial fertilizer operations-the stockpiling, drying, mechanical processing and sale of farm animal manure produced on and off the premises. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for detached single-family residential lots within Planning Area 77 of Specific Plan No. 342 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(1), (2), (3), and (4) and g. shall be deleted and replaced with the following:
 - A. Lot area shall be not less than two thousand eight hundred (2,800) square feet.
 - B. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be seventy feet (70').
 - C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
 - D. The front yard shall be not less than ten feet (10'), measured from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
 - E. 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 five feet (5') from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the main building sides.

- F. The rear yard shall be not less than ten feet (10'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
 - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
 - H. In no case shall more than fifty percent (60%) of any lot be covered by a dwelling footprint.
 - I. All residential development that contains non fee-simple lots as defined at Article XVIII, section 18.5 of Ord. 348 shall submit a Planned Residential Development application in conjunction with a land subdivision application.
- (3) The development standards for detached high density single family home products as defined by Section 21.59a of Ordinance 348 within Planning Area 77 of Specific Plan No. 342 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced with the following:
- A. Lot area shall be not less than two thousand (2,000) square feet.
 - B. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
 - C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
 - D. The front yard shall be not less than three feet (3'), measured from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
 - E. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the main building sides.
 - F. The rear yard shall be not less than three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
 - H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling.
- (4) Attached two-family and multi-family residential uses homes as defined by Section 21.59a of Ordinance 348 permitted in Planning Area 77 of Specific Plan No. 342 shall be subject to the standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e. and j. shall be deleted and replaced with the following:
- A. The height of buildings shall not exceed forty-five feet (45'). The distance between buildings shall be no less than six feet (6').

- B. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - C. The number of dwelling units in one building shall not exceed eighteen (18) units.
 - D. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.
 - E. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.
- (5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

j. Planning Areas 59 and 71.

- (1) The uses permitted in Planning Areas 59 and 71 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (3), and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Article VIIIe, Section 8.100.a. shall include trails; paseos; hiking areas; kiosks; instructional signs; parking lots; riding academies and stables; unlighted parks; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use; swimming pools; community gardening activities; permanent rock climbing walls; skateboard parks and other similar facilities; driving ranges not associated with a golf course; miniature golf facilities; amphitheatres with non acoustic lighting amplifications; temporary Christmas tree sales and uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 59 and 71 of Specific Plan No. 342 shall be the same standards as those 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.

k. Planning Areas 78 and 84.

- (1) The uses permitted in Planning Areas 78 and 84 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (6), and (8); Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Article VIIIe, Section 8.100.a. shall include trails; paseos; hiking areas; kiosks; instructional signs; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 78 and 84 of Specific Plan No. 342 shall be the same standards as those 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.

I. Planning Area 81.

- (1) The uses permitted in Planning Area 81 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (8), 8.100.b.(1), and 8.100.c.(1) shall not be permitted. In addition, those uses permitted pursuant to Article VIIIe, Section 8.100.a shall include on-site directional or instructional signs; kiosks; trails; paseos; and hiking areas; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 81 of Specific Plan No. 342 shall be the same 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.

Section 3. Mixed Use Overlays

- (1) INTENT. This section of the ordinance hereby creates three Mixed Use Overlay Zones (MUOZ) for Specific Plan 342. Although the allowable uses as listed in Section 2.f.1 of this ordinance are applicable over all three MUOZ, the development standards and required findings are unique to each MUOZ. The developer of a project may decide to apply the development standards of the Section 2.f., or use an Overlay Zone, but may not use both. The MUOZ are intended to encourage a mixture of compatible and synergistic land uses, such as residential with compatible non-residential uses including office, retail, personal services, public spaces and other community amenities with a particular focus on fostering pedestrian activity. Each of the three distinct Overlays are described below. The intent of the individual MUOZ are as follows:
 - A. MUOZ-1 provides uses and standards for areas appropriate for the development of traditional commercial development with the possibility of office uses combined with retail. Development may be developed as vertically or horizontal mixed use. All development shall maintain strong pedestrian integration with neighboring Planning Areas and schools. Singular use structures in this overlay are acceptable. It is envisioned that this overlay will permit primarily traditional retail, restaurant and commercial services intended to develop early in the Specific Plan and provide basic services.
 - B. MUOZ-2 provides uses and standards for areas appropriate for the development of the highest density residential development with strong retail and office use integration. Development will be vertical or very high density horizontal with the intent of creating a pedestrian focused core with residential uses coupled with retail and/or office uses. Limited singular use structures are acceptable. It is envisioned that most, if not all, of the MUOZ-2 will be mixed uses.
 - C. MUOZ-3 provides uses and standards for areas appropriate for the development of the office uses with limited retail and residential use integration. Development will be horizontally or vertically mixed use with strong pedestrian and vehicular integration with neighboring Planning Areas. Residential uses in this Overlay are not a requirement of the Overlay but are provided as an option. It is envisioned, though not required, that about thirty percent (30%) of the overlay will be mixed use.
- (2) APPLICABILITY.
 - A. The MUOZ zones shall only be used with the Town Center Village of Specific Plan 342 as defined by Specific Plan. The boundary of the Town Center Village shall be legally defined by zoning ordinance in conjunction with approval of the Village Refinement Plan (VRP) for the Town Center Village as outlined in Specific Plan No. 342.
 - B. The boundaries of the individual MUOZ to be used in the Town Center Village must be legally defined by a change of zone in conjunction with approval of the Village Refinement Plan (VRP) for the Town Center Village as outlined in Specific Plan No. 342. All overlays within the Village must be mapped at the

time that the Village Refinement Plan is approved if an overlay is to be employed within the Village. Changes to the boundaries of the overlays shall require a change of zone application to be approved.

- C. The provisions of the MUOZ zones shall further apply to all currently approved, and future developments for individual parcels, tracts and parcel maps, and use plans within the Town Center Village unless it is otherwise specified in this section.
- (3) DEFINITIONS. As used in this section, the following terms shall have the following meanings:
- A. Base Zone. The set of allowable uses and zoning standards that are applicable over the entire Town Center Village found in Section 2.f.1 of this Ordinance.
 - B. Mixed Use Structure. A building or structure that contains at least one floor devoted to allowed nonresidential uses and at least one devoted to allowed residential uses.
 - C. Block. Traditional grid pattern development with street length limitations, defined within each village, to foster a pedestrian friendly environment. The grid pattern is required to have at least one of the streets defining such a grid be a public street.
 - D. Mixed Use Dwelling. A dwelling located above the ground floor of a permitted commercial, retail, office or institutional use permitted by a MUOZ.
 - E. Horizontal Mixed Use. A mixing of uses in a development project or with neighboring structures, though not necessarily in the same building.
 - F. Vertical Mixed Use. A mixing of uses within the same structure, usually with residential over commercial though this is not required to meet the definition.
 - G. Pedestrian Friendly. Landscaping, amenities, sidewalk design, structure placement, all designed with an emphasis on creating a lively, walkable, and comfortable environment.
 - H. Covenants, Conditions and Restrictions (CC &Rs). A document used to describe restrictive limitations placed on real property and its uses, and which usually are made a condition of holding legal title to, or leasehold interest in, the real property in question.
 - I. Overlay Zone. A set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special neighborhood concern. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.
 - J. Human Scale. The design of neighborhoods, buildings, and recreational spaces that are welcoming and inviting to pedestrian uses, and also encourage the reduced use of automobiles. Density of the neighborhoods and the heights of the buildings are not restricted in this definition.
 - K. Conventional Shopping Center. A development of retail and/or other commercial establishments that are planned, developed, owned and managed as a single property, typically with on-site parking provided. The center's size and orientation will be generally determined by the market characteristics of the trade area served by the center.
 - L. Project. A development proposal by one or more applicants proposing a single structure or series of structures, under one development application.
- (4) REQUIRED FINDINGS. In order for the applicable hearing body to approve a project in Town Center Village, the following findings must be made-
- A. The project is consistent with the Village Refinement Program for the Town Center Village.
 - B. The project integrates with neighboring uses in vehicular connection, pedestrian connection on and off street, architectural styles and landscaping.
 - C. The development is designed to a human scale.
 - D. Efforts have been adequately made so that parking areas have been located where they can be conveniently and safely accessed and not interfere with pedestrian activity.
 - E. Parking does not dominate street frontage and is screened appropriately.

- F. The project is complimentary to a mix of uses and blends with surrounding development.
- G. Uses and structures are sited and designed to complement one another.
- (5) Mixed Use Overlay Zone 1
- A. The uses permitted in Mixed Use Overlay Zone 1 (MUOZ-1) of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 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.a. (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and (4); and 8.1.c. shall not be permitted. In addition, the following permitted uses identified under Article VIII, Section 8.1.a shall also include: amphitheaters; antique shops; art gallery; library; museum; art supply shops and studios; assisted living facilities; auto parts and supply; bakery shops; financial institutions; barber / beauty shops; bicycle sales and rentals; blueprint and duplicating services; book stores; bowling alleys; car washes; catering services; ceramic sales / manufacturing; churches; clinics; coffee shops; community recreation facilities; confectionary / candy stores; costume design studios; dance halls; delicatessens; department stores; drug stores; employment agencies; equipment rental services; feed & grain stores; fishing and casting pools; flood control drainage facilities; florist shops; food markets / frozen food lockers; gift shops; golf cart sales and service; growing of produce for non-commercial use; hardware stores; health centers; hobby shops; hotels / motels; household goods sales and repair; ice cream shops; interior decorating shops; jewelry stores; lakes, including noncommercial fishing; leather goods; locksmith shops; manufacturer's agent; market, retail or wholesale; meat markets, but no slaughtering; mortuaries; music stores; noncommercial community association facilities; nurseries / garden supply; offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate; on-site identification signs, max size – 10 square feet; outdoor storage of materials; paint and wall paper stores; parcel, postal store; parking lots and structures; parks; swimming pools; party supply stores; pet shops and pet supply; pharmacy, incidental to office use on site; photography shops and studios; plumbing shops, not including contractors; radio / television studios; recycling facilities; refreshment stands; restaurants, NOT including drive-in or take-out; schools, business and professional; shoe stores / repair shops; sporting goods stores; sports and recreational facilities; stained glass assembly; stationary stores; studios for fine arts; tailor shops; temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event; theaters, not drive-in; tire sales and service, no recapping; tobacco shops; toy shops; trails / paseos; travel agencies; watch repair shops; wholesale businesses. In addition, the following permitted uses identified under Article VIII, Section 8.1.b shall also include: animal hospitals; auto repair garages, not including body and fender shops or spray painting; automobile sales and rental agencies; bars / cocktail lounges; billiard and pool halls; boat/marine sales, parking and storage; cleaning and dyeing shops; convenience stores - no gas sales; gasoline service stations; labs; film, dental, medical, research, or testing; laundromats; miniature golf facilities; multi-family dwelling units; restaurants; single family dwelling units; stations: bus, railroad, taxi. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

- B. The development standards for Mixed Use Overlay Zone 1 of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be the same as those standards identified in Article IX, Section 9.4 and Article XVIII, Section 18.5, except that the development standards set forth in Article IX, Section 9.4 b, c, d, and e; and those development standards set for in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be deleted and replaced by the following:
1. Attached multi-family structures shall not exceed 55 feet in height. All other buildings shall not exceed 55 feet in height, with architectural projections adding 2% to the height of the building.
 2. All residential uses shall incorporate at least 50 square feet/dwelling unit of open space. Private usable open space shall have a minimum dimension on any one side of 6 feet.
 3. The minimum setback between buildings shall be 10 feet for attached multi-family units. No setback is required between commercial structures.
 5. Building setbacks from a project's exterior streets and boundary lines shall be 10 feet.
 6. A maximum of 30% of any project area may be utilized for residential purposes unless residential units are placed above commercial uses in which case there are no limits.
- C. This finding must be made for all projects within MUOZ-1, in addition to those referenced in Section 3(4) of this Ordinance:
1. The project maintains a strong pedestrian integration to neighboring areas and schools intended to ensure a strong pedestrian environment.

(6) Mixed Use Overlay Zone 2

- A. The uses permitted in Mixed Use Overlay Zone 2 (MUOZ-2) of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 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.a. (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and (4); and 8.1.c. shall not be permitted. In addition, the following permitted uses identified under Article VIII, Section 8.1.a shall also include: antique shops; art gallery; library; museum; art supply shops and studios; auditoriums/conference rooms; auto parts, supply, repair, not including body and fender shops or spray painting; bakery shops; financial institutions; barber / beauty shops; bicycle sales and rentals; blueprint and duplicating services; book stores; bowling alleys; catering services; ceramic sales / manufacturing; cleaning and dyeing shops; clinics; coffee shops; community recreation facilities; confectionary / candy stores; costume design studios; dance halls; delicatessens; department stores; drug stores; employment agencies; equipment rental services; feed & grain stores; fishing and casting pools; flood control drainage facilities; florist shops; food markets / frozen food lockers; gift shops; golf cart sales and service; growing of produce for non-commercial use; hardware stores; hobby shops; hotels / motels; household goods sales and repair; ice cream shops; interior decorating shops; jewelry stores; labs: film, dental, medical, research, or testing; lakes, including noncommercial fishing; laundromats; leather goods; locksmith shops; manufacturer's agent; market, retail or wholesale; meat markets, but no slaughtering; mortuaries; multi-family dwelling units; music stores; noncommercial community association facilities; nursery schools / preschool day care; offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate; on-site identification signs, max size – 10 square feet; paint and wall paper stores; parcel, postal store; parking lots and structures; parks; swimming pools; party supply stores; pet shops and supply; pharmacy, incidental to office use on site; photography shops and studios; plumbing shops, not including contractors; printers and publishers; radio / television studios; recording studios; recycling facilities; refreshment stands; restaurants, not including drive-in or take-out; schools, business and professional; shoe stores / repair shops; signs, on-site

advertising; sporting goods stores; stained glass assembly; stationary stores; stations: bus, railroad, taxi; studios for fine arts; tailor shops; theaters, not drive-in; tire sales and service, no recapping; tobacco shops; toy shops; trails / paseos; travel agencies; watch repair shops; temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event; temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals. In addition, the following permitted uses identified under Article VIII, Section 8.1.b shall also include: auto repair garages, not including body and fender shops or spray painting; bakery goods distributor; bars / cocktail lounges; billiard and pool halls; convenience stores - no gas sales; gasoline service stations; nurseries / garden supply; pawn shops; restaurant; bars; sports and recreational facilities. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

B. The development standards for Mixed Use Overlay Zone 2 of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be the same as those standards identified in Article IX, Section 9.4 and Article XVIII, Section 18.5, except that the development standards set forth in Article IX, Section 9.4 b, c, d, and e; and those development standards set for in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be deleted and replaced by the following:

1. Attached multi-family structures shall not exceed 55 feet in height. All other buildings shall not exceed 55 feet in height. At least one architectural projection shall be required and shall be at least 2% higher than the primary structure however at no time shall any architectural projection over 20 feet be permitted on any structure.
2. The maximum floor to area ratio for mixed-use projects is 3.0. All other projects cannot exceed a floor area ratio of 1.0.
3. All residential uses shall incorporate at least 50 square feet/dwelling unit of open space. Private usable open space shall have a minimum dimension on any one side of 50 feet.
4. Rooftop open space may be used as private open space when directly accessible to the unit(s) it serves.
5. The minimum setback between buildings shall be, 10 feet between residential units, and 10 feet between all residential structures and commercial structures if structures do not exceed three (3) stories, otherwise no setback is required. No setback is required between commercial uses.
6. Building setbacks from a project's exterior streets and boundary lines shall be 10 feet.
7. The minimum block length shall be 200 feet and the maximum shall be 700 feet.
8. At least one structure on each block will be required to use a design related architectural projection.
9. All ground floor nonresidential uses shall be less than 7,500 square feet unless residential uses are located above the non-residential use. A 20% increase can be granted by the Planning Director. All office or commercial uses above the ground floor have no limit.
10. If residential uses are located above nonresidential uses then the ground floor use shall be less than 50,000 square feet. A 20% increase can be granted by the Planning Director. All office or commercial uses above the ground floor have no limit.
11. All singular use nonresidential structures shall be less than 5,000 square feet.

12. A minimum of sixty percent (60%) of non-residential street-facing building façades between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas.
13. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.
14. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.
15. No curb cuts are allowed for lots that abut alleys.
16. Residential structures may place residential uses on the ground floor of a structure provided said structure is contiguous to a non-residential ground floor use.

C. These findings must be made for all projects within MUOZ-2, in addition to those referenced in Section 3.4 of this Ordinance:

1. The project integrates residential and nonresidential uses with a pedestrian focused core or if the project is a single use structure/project it is contiguous (less than ten feet (10')) to a differing use.
2. The project provides usable public and private open spaces, including but not limited to plazas in commercial areas that enhance commercial activity.

(7) Mixed Use Overlay Zone 3

A. The uses permitted in Mixed Use Overlay Zone 3 (MUOA-3) of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 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.a. (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and (4); and 8.1.c. shall not be permitted. In addition, the following permitted uses identified under Article VIII, Section 8.1.a shall also include: ambulance services; art gallery; library; museum; art supply shops and studios; auditoriums / conference rooms; auto parts, supply and repair garages, not including body and fender shops or spray painting; bakery goods distribution and shops; financial institutions; barber / beauty shops; bicycle sales and rentals; blueprint and duplicating services; book stores; bowling alleys; car washes; catering services; ceramic sales / manufacturing; cleaning and dyeing shops; coffee shops; community recreation facilities; confectionary / candy stores; delicatessens; department stores; drug stores; employment agencies; equipment rental services; feed & grain stores; fishing and casting pools; flood control drainage basins and facilities; florist shops; gift shops; golf cart sales and service; growing of produce for non-commercial use; hardware stores; hobby shops; hotels / motels; household goods sales and repair; ice cream shops; interior decorating shops; jewelry stores; labs: film, dental, medical, research, or testing; lakes, including noncommercial fishing; laundromats; leather goods; locksmith shops; manufacturer's agent; market, retail or wholesale; meat markets, but no slaughtering; mortuaries; multi-family dwelling units; music stores; noncommercial community assembly facilities; nurseries / garden supply; offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate; on-site identification signs, max size – 10 square feet; outdoor storage of materials; paint and wall paper stores; parcel, postal store; parking lots and structures; parks; swimming pools; party supply stores; pet shops and supply; pharmacy, incidental to office use on site; photography shops and studios; plumbing shops, not including contractors; printers and publishers; radio / television studios; recording studios; recycling facilities; refreshment stands; schools, business and professional; senior housing; shoe stores / repair shops; signs, on-site advertising; sporting goods stores; stained glass assembly; stationary stores; stations: bus, railroad, taxi; tailor shops; theaters, not drive-in; tire sales and service, no recapping; tobacco shops; toy shops; trailer and boat storage; trails

/ paseos; travel agencies; watch repair shops; wholesale businesses; temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event; temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals. In addition, the following permitted uses identified under Article VIII, Section 8.1.b shall also include: animal hospitals; automobile sales and rental agencies; bars / cocktail lounges; billiard and pool halls; boat/marine sales, parking and storage; clinics; convenience stores - no gas sales; gasoline service stations; miniature golf facilities; pawn shops; restaurants; sports and recreational facilities; studios for fine arts; truck and trailer rental; and truck sales and service. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

B. The development standards of MUOZ-3 of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be the same as those identified in Article IXd, Section 9.73 of Ordinance No. 348 and Article XVIII, Section 18.5, except that the development standards set forth in Article IXd, Section 9.73 b, c, d, e, and m; and those development standards set for in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be deleted and replaced by the following:

1. Attached multi-family structures shall not exceed 55 feet in height. All other buildings shall not exceed 55 feet in height, with at least one architectural projection shall be at least 2% higher than the primary structure however at no time shall any architectural projection over 20 feet be permitted on any structure.
2. The maximum floor to area ratio for mixed-use projects is 3.0. All other projects have a floor area ratio of 1.0.
3. All residential uses shall incorporate at least 50 square feet/dwelling unit of open space. Private usable open space shall have a minimum dimension on any one side of 50 feet.
4. Rooftop open space may be used as private open space when directly accessible to the unit(s) it serves.
5. The minimum setback between buildings shall be 6 feet between clustered single family units and other clustered single family units, 10 feet between attached multi-family units and other residential units, and 10 feet between all residential structures and commercial structures. No setback is required between non-residential uses.
6. Building setbacks from a project's exterior streets and boundary lines shall be 10 feet.
7. The minimum block length shall be 200 feet and the maximum shall be 1,320 feet. At least one structure on each block will be required to use a design related architectural projection.

Section 4. Conflict between ordinance requirements. If there is any conflict between the requirements of this and any other ordinance, the more stringent requirements shall apply.

Section 5. This ordinance shall take affect 30 days after its adoption.

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **March 23, 2010**, the foregoing Ordinance consisting of five (5) sections was adopted by said Board by the following vote:

AYES: Tavaglione, Stone, Benoit and Ashley
NAYS: Buster
ABSENT: None

Kecia Harper-Ihem, Clerk of the Board
By: Cecilia Gil, Board Assistant

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Ad Desc.: Ord. No. 348.4679

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:

04-04-10

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

Date: Apr. 4, 2010
At: Riverside, California

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

Ad #: 10219397

PO #:

Agency #: _____

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
ORDINANCE NO. 348.4679
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 Nos. 17, 2, and 55, as amended, are further amended by placing in effect in the Hemet-San Jacinto Zoning District, Perris Reservoir Zoning District and the Lakeview Zoning Area, Nuevo Zoning Area, Juniper Flats Zoning Area, Homeland Zoning Area and North Perris Zoning Area, zone or zones as shown on the maps entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map Nos. 17.102, 2.2321 and 55.038, Change of Zone Case No. 7055", which maps are made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.114 to read as follows:

Section 17.114 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 342.

a. Planning Areas 1, 2, 3, and 4.

- (1) The uses permitted in Planning Areas 1, 2, 3, and 4 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3) and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Article VIII, Section 8.100.a, shall include flood control basins and facilities; trails; paseos; hiking areas; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 1, 2, 3, and 4 of Specific Plan No. 342 shall be the same standards as those 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.

b. Planning Areas 5, 7, 21, and 22.

- (1) The uses permitted in Planning Areas 5, 7, 21, and 22 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Article VIII, Section 8.100.a.(2) and (8), Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Article VIII, Section 8.100.a, shall include unlighted parks; flood control basins and facilities; transit center; lift station; community gardening activities; trails; paseos; and hiking areas. In addition, the uses permitted under Article VIII, Section 8.100.a, shall also include these temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 5, 7, 21, and 22 of Specific Plan No. 342 shall be the same standards as those 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.

c. Planning Areas 6 and 8.

- (1) The uses permitted in Planning Areas 6 and 8 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Article VIII, Section 8.100.a.(2) and (8), Section 8.100.b.(1), and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Article VIII, Section 8.100.a, shall include unlighted parks; swimming pools; community gardening activities; trails; paseos; hiking areas; permanent rock climbing walls; skateboard parks and other similar facilities; amphitheaters with non acoustic amplifications and shielded lighting. In addition, the uses permitted under Article VIII, Section 8.100.a, shall also include these temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that

use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

The development standards for Planning Areas 6 and 8 of Specific Plan No. 342 shall be the same standards as those identified in Article VIII, Section 8.101 of Ordinance No. 348.

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

d. Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73 and 75.

(1) The uses permitted in Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342 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.(3), (5), (7) and (8); Section 6.1.b.(1) and (4); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include two-family dwellings; multiple family dwellings; schools; non-profit community centers; parks; community recreation facilities; swimming pools; pedestrian paseos; temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event; temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met; foodstands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

(2) The development standards for detached single-family residential fee simple lots within Planning Areas 9, 10, 12, 15, 16, 17, 19, 20, 41, 42, 43, 45, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342 shall be the same standards as those 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., e.(1), (2), (3), and (4), and g. shall be deleted and replaced with the following:

- A. The height of buildings shall not exceed forty-five feet (45').
- B. Lot area shall be not less than two thousand eight hundred (2,800) square feet.
- C. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be seventy feet (70').
- D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall 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 right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
- 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 five feet (5') from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the main building sides.
- G. The rear yard shall be not less than ten feet (10'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
- H. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.

- I. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.
 - (3) The development standards for detached high density single family home products not on fee simple lots as defined by Section 21.59a of Ordinance 348 within Planning Areas 9, 10, 12, 14, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced with the following:
 - A. The height of buildings shall not exceed forty-five feet (45').
 - B. Lot area shall be not less than two thousand (2,000) square feet.
 - C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
 - D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
 - E. The front yard shall be not less than three feet (3'), measured from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
 - F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the main building sides.
 - G. The rear yard shall be not less than three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - H. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
 - I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
 - J. All residential development that contains non fee-simple lots shall submit a Planned Residential Development application in conjunction with a land subdivision application.
 - (4) Attached two-family and multi-family residential uses homes as defined by Section 21.59a of Ordinance 348 permitted in Planning Areas 9, 10, 12, 15, 16, 17, 19, 20, 41, 42, 43, 45, 46, 50, 51, 52, 53, 55, 56, 57, 58, 61, 62, 63, 64, 66, 67, 68, 69, 73, and 75 of Specific Plan No. 342 shall be subject to the standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e. and j. shall be deleted and replaced with the following:
 - A. The height of buildings shall not exceed forty-five feet (45').
 - B. The distance between buildings shall be no less than six feet (6').
 - C. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - D. The number of dwelling units in one building shall not exceed eighteen (18) units.
 - E. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.
 - F. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.
 - (5) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- e. Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36.
- (1) The uses permitted included in Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 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.a. (2), (3), (4), (6), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18),

(19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and (4); and 8.1.c. shall not be permitted. In addition, the permitted uses identified under Section 8.1.a shall also include: amphitheaters; antique shops; art gallery; museum; library; assisted living facilities; bakery shops; financial institutions; beauty shops; bicycle sales and rentals; blueprint and duplicating services; ceramic sales / manufacturing; coffee shops; community gardening activities; community recreation facilities; confectionary stores; delicatessens; flood control drainage basins and facilities; florist shops; gift shops; growing produce for non-commercial use; health centers; hobby shops; household goods sales and repair; ice cream shops; interior decorating shops; jewelry stores; lakes, including noncommercial fishing; locksmith shops; manufacturer's agent; multi-family dwelling units; news stores; non-commercial community assembly facilities; nursery schools / preschool day care; on-site identification signs, max size - 10 square feet; Parcel/postal store; parking lots and structures; parks; swimming pools; community gardening; permanent rock climbing walls; photography shops and studios; refreshment stands; restaurants, NOT including drive-in or take-out; shoe stores / repair shops; Studios for fine arts; tailor shops; temporary real estate tract offices (for 5 years); toy shops; trails / paseos; travel agencies; watch repair shops; temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met; food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. In addition, the permitted uses identified under Section 8.1.b shall also include: art supply shops; auditoriums/conference rooms; auto parts and supply; bakery goods distributor; book stores; car washes; catering services; convenience stores - no gas sales; dance halls; drug stores; dry goods stores; employment agencies; equipment rental services; feed & grain stores; gasoline service stations; golf cart sales and service; hardware stores; leather goods; food market, retail or wholesale; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category

in which it falls.

Unless one of the overlay zones as outlined in Section 3 of this ordinance is utilized, the development standards for the base zone classification of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be the same as those standards identified in Article VIII, Section 8.2 and Article XVIII, Section 18.5 except that the development standards set forth in Article VIII, Section 8.2 a, b, c, d, f and h; and those development standards set forth in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be deleted and replaced by the following:

- A. Detached single-family (cluster) homes shall not exceed 40 feet in height, and attached multi-family structures shall not exceed 55 feet in height.
- B. All residential uses shall incorporate at least 50 square feet/dwelling unit of open space. Private usable open space shall have a minimum dimension on any one side of 6 feet.
- C. Rooftop open space may be used as private open space when directly accessible to the unit(s) it serves.
- D. The minimum setback between buildings shall be 6 feet for clustered single family units, and 10 feet for attached multi-family units.
- E. Multi Family Residential building setbacks from a project's exterior streets and boundary lines shall be 10 feet. Detached Single Family Residential or Multi-Family Residential arranged in a Row House fashion shall be no less than 3 feet from the exterior street right of ways and primary access shall be located along the exterior streets.
- F. The minimum block length shall be 700 feet, the maximum shall be 1,320 feet.
- G. A maximum of 25% of any project area may be utilized for commercial purposes.

f. Planning Areas 37, 48, and 49.

- (1) The uses permitted in Planning Areas 37, 48, and 49 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Article VIII, Section 8.100.a (8) and Section 8.100.b.(1) shall not be permitted. In addition, the uses permitted under Article VIII, Section 8.100.a. shall include unlighted parks; swimming pools; community gardening activities; trails; paseos; hiking areas;

driving ranges not associated with a golf course; miniature golf facilities; amphitheaters with non acoustic lighting amplifications; temporary real estate tract offices located within a subdivision; to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event. In addition, the uses permitted under Article VIIIe, Section 8.100.a. shall also include these temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms; pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs

the category in which it falls.
The development standards for Planning Areas 37, 48, and 49 of Specific Plan No. 342 shall be the same standards as those identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

g. Planning Area 39.

(1) The uses permitted in Planning Area 39 of Specific Plan No. 342 shall be the same as those permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Article VIIIe, Sections 8.100.a.(8), 8.100.b.(1), and 8.100.c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a shall include parks; schools; libraries; publically owned museums; non-commercial community centers and recreation facilities; day care facilities; community theater and arboretum; swimming pools; community gardening activities; trails; paseos; hiking areas; permanent rock climbing walls; driving ranges not associated with a golf course; miniature golf facilities; temporary real estate tract offices not to exceed a period of five (5) years in any event. In addition, the uses permitted under Article VIIIe, Section 8.100.a. shall also include these temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms; pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

(2) The uses identified under Section 8.100.a. shall also include the following uses, so long as the use does not exceed 5,000 square feet, or the total commercial uses do not exceed 25,000 square feet: art supply stores; auditoriums and conference rooms; bakery shops; financial institutions; barber and beauty shops; bicycle sales and repair shops; book stores; ceramic sales and manufacturing; confectionary or candy stores; coffee shops; delicaessens; florist shops; food markets; gift shops; hardware stores; hobby shops; jewelry stores; ice cream shops; news stores; parking lots and structures; refreshment stands; restaurants and other eating establishments; shoeshine stands; signs for on-site advertising; watch repair shops, golf cart sales and service; churches; wedding chapets; health centers. In addition, the permitted uses identified under Section 8.100.b shall include: bars and dry cleaners.

(3) The development standards for Planning Areas 39 of Specific Plan No. 342 shall be the same standards as those identified in Article VIIIe, Section 8.101 of Ordinance No. 348, except that the standards identified in Article VIIIe, Section 8.101(a), (b), and (e) shall be deleted and replaced with the following:

- A. There is no minimum lot area requirement.
- B. There are no yard requirements.
- C. No building or structure shall exceed fifty (50) feet in height, unless a greater height is approved pursuant to Section 18.34 of Ordinance 348. In no event, however, shall a building or structure exceed seventy-five (75) feet in height, unless a variance is approved pursuant to Section 18.27 of Ordinance 348.
- D. All roof mounted mechanical equipment shall be screened from the ground elevation view to a minimum sight distance of 1,320 feet.

h. Planning Areas 60 and 70.

(1) The uses permitted in Planning Areas 60 and 70 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Article VIIIe, Section

8.100.a.(1), (2), (3), (4), (5) and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Section 8.100.a. shall include fire fuel modification areas; trails; paseos; on-site directional or instructional signs; kiosks; hiking areas; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

The development standards for Planning Areas 60 and 70 of Specific Plan No. 342 shall be the same standards as those identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

I. Planning Area 77.

- (1) The uses permitted in Planning Area 77 of Specific Plan No. 342 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 Article VI, Section 6.1.a. (3), (5), (6), (7) and (8); Section 6.1.b.(1), (2), (4) and (5); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted under Article VI, Section 6.1.a. shall include two-family dwellings; multiple family dwellings; parks; pedestrian paseos; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. In addition, the uses permitted in Article VI, Section 6.1.b shall include the following: community recreation facilities; swimming pools; nursery schools / preschool day care with off-street parking and on a minimum 1/2 acre lot; offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning; restaurants and other eating establishments; financial institutions; office equipment sales and services; barber and beauty shops; health and exercise centers; feed and grain sales; churches; schools; community centers; monuments; boat and RV storage; mini storage; and temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event; and temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met; food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals, and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. In addition, the uses permitted under Article VI, Section 6.1.c shall include the following: commercial fertilizer operations-the stockpiling, drying, mechanical processing and sale of farm animal manure produced on and off the premises. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for detached single-family residential lots within Planning Area 77 of Specific Plan No. 342 shall be the same standards as those identified in Article VI, Section 6.2 of Ordinance No. 348 except that the development standards set forth in Article VI, Section 6.2.b., c., d., e.(1), (2), (3), and (4) and g. shall be deleted and replaced with the following:
 - A. Lot area shall be not less than two thousand eight hundred (2,800) square feet.
 - B. The minimum average width of each lot shall be forty feet (40') and the minimum average depth shall be seventy feet (70').
 - C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
 - D. The front yard shall be not less than ten feet (10'), measured from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
 - E. 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 five feet (5') from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the main building sides.

- F. The rear yard shall be not less than ten feet (10'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
 - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
 - H. In no case shall more than fifty percent (60%) of any lot be covered by a dwelling footprint.
 - I. All residential development that contains non fee-simple lots as defined at Article XVIII, section 18.5 of Ord. 348 shall submit a Planned Residential Development application in conjunction with a land subdivision application.
- (3) The development standards for detached high density single family home products as defined by Section 21.59a of Ordinance 348 within Planning Area 77 of Specific Plan No. 342 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVII, Section 18.5.b. and c. shall be deleted and replaced with the following:
- A. Lot area shall be not less than two thousand (2,000) square feet.
 - B. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
 - C. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
 - D. The front yard shall be not less than three feet (3'), measured from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
 - E. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right of way or from any future street right of way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the main building sides.
 - F. The rear yard shall be not less than three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. Media niches shall be a maximum of eight feet (8') in width. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
 - H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling.
- (4) Attached two-family and multi-family residential uses homes as defined by Section 21.59a of Ordinance 348 permitted in Planning Area 77 of Specific Plan No. 342 shall be subject to the standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e. and j. shall be deleted and replaced with the following:
- A. The height of buildings shall not exceed forty-five feet (45'). The distance between buildings shall be no less than six feet (6').
 - B. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
 - C. The number of dwelling units in one building shall not exceed eighteen (18) units.
 - D. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.
 - E. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios and similar features, whether at-

tached or detached to a dwelling, shall not be included when calculating the floor living area.

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

J. Planning Areas 59 and 71.

- (1) The uses permitted in Planning Areas 59 and 71 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (3), and (8); Section 8.100.b.(1) and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Article VIIe, Section 8.100.a. shall include trails; paseos; hiking areas; kiosks; instructional signs; parking lots; riding academies and stables; unlighted parks; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use; swimming pools; community gardening activities; permanent rock climbing walls; skateboard parks and other similar facilities; driving ranges not associated with a golf course; miniature golf facilities; amphitheaters with non acoustic lighting amplifications; temporary Christmas tree sales and uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met; food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 59 and 71 of Specific Plan No. 342 shall be the same standards as those identified in Article VIIe, 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.

K. Planning Areas 78 and 84.

- (1) The uses permitted in Planning Areas 78 and 84 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (6), and (8); Section 8.100.b.(1); and Section 8.100.c.(1) shall not be permitted. In addition, the uses permitted under Article VIIe, Section 8.100.a. shall include trails; paseos; hiking areas; kiosks; instructional signs; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 78 and 84 of Specific Plan No. 342 shall be the same standards as those identified in Article VIIe, 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.

L. Planning Area 81.

- (1) The uses permitted in Planning Area 81 of Specific Plan No. 342 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (8), 8.100.b.(1), and 8.100.c.(1) shall not be permitted. In addition, those uses permitted pursuant to Article VIIIe, Section 8.100.a shall include on-site directional or instructional signs; kiosks; trails; paseos; and hiking areas; and accessory buildings to a specific use, provided that the accessory building is established as an incident to a principal use and does not change the character of that use. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.
- (2) The development standards for Planning Areas 81 of Specific Plan No. 342 shall be the same 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.

Section 3. Mixed Use Overlays

- (1) INTENT. This section of the ordinance hereby creates three Mixed Use Overlay Zones (MUOZ) for Specific Plan 342. Although the allowable uses as listed in Section 2.f.1 of this ordinance are applicable over all three MUOZ, the development standards and required findings are unique to each MUOZ. The developer of a project may decide to apply the development stan-

dards of the Section 2.f., or use an Overlay Zone, but may not use both. The MUOZ are intended to encourage a mixture of compatible and synergistic land uses, such as residential with compatible non-residential uses including office, retail, personal services, public spaces and other community amenities with a particular focus on fostering pedestrian activity. Each of the three distinct Overlays are described below. The intent of the individual MUOZ are as follows:

- A. MUOZ-1 provides uses and standards for areas appropriate for the development of traditional commercial development with the possibility of office uses combined with retail. Development may be developed as vertically or horizontal mixed use. All development shall maintain strong pedestrian integration with neighboring Planning Areas and schools. Singular use structures in this overlay are acceptable. It is envisioned that this overlay will permit primarily traditional retail, restaurant and commercial services intended to develop early in the Specific Plan and provide basic services.
 - B. MUOZ-2 provides uses and standards for areas appropriate for the development of the highest density residential development with strong retail and office use integration. Development will be vertical or very high density horizontal with the intent of creating a pedestrian focused core with residential uses coupled with retail and/or office uses. Limited singular use structures are acceptable. It is envisioned that most, if not all, of the MUOZ-2 will be mixed uses.
 - C. MUOZ-3 provides uses and standards for areas appropriate for the development of the office uses with limited retail and residential use integration. Development will be horizontally or vertically mixed use with strong pedestrian and vehicular integration with neighboring Planning Areas. Residential uses in this Overlay are not a requirement of the Overlay but are provided as an option. It is envisioned, though not required, that about thirty percent (30%) of the overlay will be mixed use.
- (2) APPLICABILITY.
- A. The MUOZ zones shall only be used with the Town Center Village of Specific Plan 342 as defined by Specific Plan. The boundary of the Town Center Village shall be legally defined by zoning ordinance in conjunction with approval of the Village Refinement Plan (VRP) for the Town Center Village as outlined in Specific Plan No. 342.
 - B. The boundaries of the Individual MUOZ to be used in the Town Center Village must be legally defined by a change of zone in conjunction with approval of the Village Refinement Plan (VRP) for the Town Center Village as outlined in Specific Plan No. 342. All overlays within the Village must be mapped at the time that the Village Refinement Plan is approved if an overlay is to be employed within the Village. Changes to the boundaries of the overlays shall require a change of zone application to be approved.
 - C. The provisions of the MUOZ zones shall further apply to all currently approved, and future developments for individual parcels, tracts and parcel maps, and use plans within the Town Center Village unless it is otherwise specified in this section.
- (3) DEFINITIONS. As used in this section, the following terms shall have the following meanings:
- A. Base Zone. The set of allowable uses and zoning standards that are applicable over the entire Town Center Village found in Section 2.f.1 of this Ordinance.
 - B. Mixed Use Structure. A building or structure that contains at least one floor devoted to allowed nonresidential uses and at least one devoted to allowed residential uses.
 - C. Block. Traditional grid pattern development with street length limitations, defined within each village, to foster a pedestrian friendly environment. The grid pattern is required to have at least one of the streets defining such a grid be a public street.
 - D. Mixed Use Dwelling. A dwelling located above the ground floor of a permitted commercial, retail, office or institutional use permitted by a MUOZ.
 - E. Horizontal Mixed Use. A mixing of uses in a development project or with neighboring structures, though not necessarily in the same building.
 - F. Vertical Mixed Use. A mixing of uses within the same structure, usually with residential over commercial though this is not required to meet the definition.
 - G. Pedestrian Friendly, Landscaping, amenities, sidewalk design, structure placement, all designed with an emphasis on creating a lively, walkable, and comfortable environment.
 - H. Covenants, Conditions and Restrictions (CC &Rs). A document used to describe restrictive limitations placed on real property and its uses, and which usually are made a condition of holding legal title to, or leasehold interest in, the real property in question.
 - I. Overlay Zone. A set of zoning requirements that are superimposed upon an underlying zone. Overlay zones are generally used when a particular area requires special protection or has a special neighbor-

hood concern. Development of land subject to overlay zoning requires compliance with the regulations of both the underlying zone and overlay zone.

- J. Human Scale. The design of neighborhoods, buildings, and recreational spaces that are welcoming and inviting to pedestrian uses, and also encourage the reduced use of automobiles. Density of the neighborhoods and the heights of the buildings are not restricted in this definition.
 - K. Conventional Shopping Center. A development of retail and/or other commercial establishments that are planned, developed, owned and managed as a single property, typically with on-site parking provided. The center's size and orientation will be generally determined by the market characteristics of the trade area served by the center.
 - L. Project. A development proposal by one or more applicants proposing a single structure or series of structures, under one development application.
- (4) REQUIRED FINDINGS. In order for the applicable hearing body to approve a project in Town Center Village, the following findings must be made-
- A. The project is consistent with the Village Refinement Program for the Town Center Village.
 - B. The project integrates with neighboring uses in vehicular connection, pedestrian connection on and off street, architectural styles and landscaping.
 - C. The development is designed to a human scale.
 - D. Efforts have been adequately made so that parking areas have been located where they can be conveniently and safely accessed and not interfere with pedestrian activity.
 - E. Parking does not dominate street frontage and is screened appropriately.
 - F. The project is complimentary to a mix of uses and blends with surrounding development.
 - G. Uses and structures are sited and designed to complement one another.
- (5) Mixed Use Overlay Zone 1
- A. The uses permitted in Mixed Use Overlay Zone 1 (MUOZ-1) of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 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.a. (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and (4); and 8.1.c. shall not be permitted. In addition, the following permitted uses identified under Article VIII, Section 8.1.a shall also include: amphitheaters; antique shops; art gallery; library; museum; art supply shops and studios; assisted living facilities; auto parts and supply; bakery shops; financial institutions; barber/beauty shops; bicycle sales and rentals; blueprint and duplicating services; book stores; bowling alleys; car washes; catering services; ceramic sales/manufacturing; churches; clinics; coffee shops; community recreation facilities; confectionary / candy stores; costume design studios; dance halls; delicatessens; department stores; drug stores; employment agencies; equipment rental services; feed & grain stores; fishing and casting pools; flood control drainage facilities; florist shops; food markets / frozen food lockers; gift shops; golf cart sales and service; growing of produce for non-commercial use; hardware stores; health centers; hobby shops; hotels / motels; household goods sales and repair; ice cream shops; interior decorating shops; jewelry stores; lakes, including noncommercial fishing; leather goods; locksmith shops; manufacturer's agent; market, retail or wholesale; meat markets, but no slaughtering; mortuaries; music stores; noncommercial community association facilities; nurseries / garden supply; offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate; on-site identification signs, max size - 10 square feet; outdoor storage of materials; paint and wall paper stores; parcel, postal store; parking lots and structures; parks; swimming pools; party supply stores; pet shops and pet supply; pharmacy, incidental to office use on site; photography shops and studios; plumbing shops, not including contractors; radio / television studios; recycling facilities; refreshment stands; restaurants, NOT including drive-in or take-out; schools, business and professional; shoe stores/repair shops; sporting goods stores; sports and recreational facilities; stained glass assembly;

stationary stores; studios for fine arts; tailor shops; temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals; temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event; theaters, not driving; fire sales and service, no recapping; tobacco shops; toy shops; trails / paseos; travel agencies; watch repair shops; wholesale businesses. In addition, the following permitted uses identified under Article VIII, Section 8.1.b shall also include: animal hospitals; auto repair garages, not including body and fender shops or spray painting; automobile sales and rental agencies; bars / cocktail lounges; billiard and pool halls; boat/marine sales, parking and storage; cleaning and dyeing shops; convenience stores - no gas sales; gasoline service stations; labs; film, dental, medical, research, or testing; laundromats; miniature golf facilities; multi-family dwelling units; restaurants; single family dwelling units; stations: bus, railroad, taxi. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

B. The development standards for Mixed Use Overlay Zone 1 of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be the same as those standards identified in Article IX, Section 9.4 and Article XVIII, Section 18.5, except that the development standards set forth in Article IX, Section 9.4 b, c, d, and e; and those development standards set forth in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be deleted and replaced by the following:

1. Attached multi-family structures shall not exceed 55 feet in height. All other buildings shall not exceed 55 feet in height, with architectural projections adding 2% to the height of the building.

2. All residential uses shall incorporate at least 50 square feet/dwelling unit of open space. Private usable open space shall have a minimum dimension on any one side of 6 feet.

3. The minimum setback between buildings shall be 10 feet for attached multi-family units. No setback is required between commercial structures.

5. Building setbacks from a project's exterior streets and boundary lines shall be 10 feet.

6. A maximum of 30% of any project area may be utilized for residential purposes unless residential units are placed above commercial uses in which case there are no limits.

C. This finding must be made for all projects within MUOZ-1, in addition to those referenced in Section 3(4) of this Ordinance:

1. The project maintains a strong pedestrian integration to neighboring areas and schools intended to ensure a strong pedestrian environment.

(6) Mixed Use Overlay Zone 2

A. The uses permitted in Mixed Use Overlay Zone 2 (MUOZ-2) of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 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.a. (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and (4); and 8.1.c. shall not be permitted. In addition, the following permitted uses identified under Article VIII, Section 8.1.a shall also include: antique shops; art gallery; library; museum; art supply shops and studios; auditoriums/conference rooms; auto parts, supply, repair, not including body and fender shops or spray painting; bakery shops; financial institutions; barber / beauty shops; bicycle sales and rentals; blueprint and duplicating services; book

stores; bowling alleys; catering services; ceramic sales / manufacturing; cleaning and dyeing shops; clinics; coffee shops; community recreation facilities; confectionary / candy stores; costume design studios; dance halls; delicatessens; department stores; drug stores; employment agencies; equipment rental services; feed & grain stores; fishing and casting pools; flood control drainage facilities; florist shops; food markets / frozen food lockers; gift shops; golf cart sales and service; growing of produce for non-commercial use; hardware stores; hobby shops; hotels / motels; household goods sales and repair; ice cream shops; interior decorating shops; jewelry stores; labs; film, dental, medical, research, or testing; lakes, including noncommercial fishing; laundromats; leather goods; locksmith shops; manufacturer's agent; market, retail or wholesale; meat markets, but no slaughtering; mortuaries; multi-family dwelling units; music stores; noncommercial community association facilities; nursery schools / preschool day care; offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate; on-site identification signs, max size - 10 square feet; paint and wall paper stores; parcel, postal store; parking lots and structures; parks; swimming pools; party supply stores; pet shops and supply; pharmacy, incidental to office use on site; photography shops and studios; plumbing shops, not including contractors; printers and publishers; radio / television studios; recording studios; recycling facilities; refreshment stands; restaurants, not including drive-in or take-out; schools, business and professional; shoe stores / repair shops; signs, on-site advertising; sporting goods stores; stained glass assembly; stationery stores; stations; bus, railroad, taxi; studios for fine arts; tailor shops; theaters, not drive-in; tire sales and service, no recapping; tobacco shops; toy shops; trails / paseos; travel agencies; watch repair shops; temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event; temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met; food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals. In addition, the following permitted uses identified under Article VIII, Section 8.1.b shall also include: auto repair garages, not including body and fender shops or spray painting; bakery goods distributor; bars / cocktail lounges; billiard and pool halls; convenience stores - no gas sales; gasoline service stations; nurseries / garden supply; pawn shops; restaurant; bars; sports and recreational facilities. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

- B. The development standards for Mixed Use Overlay Zone 2 of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be the same as those standards identified in Article IX, Section 9.4 and Article XVIII, Section 18.5, except that the development standards set forth in Article IX, Section 9.4 b, c, d, and e; and those development standards set forth in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be deleted and replaced by the following:
1. Attached multi-family structures shall not exceed 55 feet in height. All other buildings shall not exceed 55 feet in height. At least one architectural projection shall be required and shall be at least 2% higher than the primary structure however at no time shall any architectural projection over 20 feet be permitted on any structure.
 2. The maximum floor to area ratio for mixed-use projects is 3.0. All other projects cannot exceed a floor area ratio of 1.0.
 3. All residential uses shall incorporate at least 50 square feet/dwelling unit of open space. Private usable open space shall have a minimum dimension on any one side of 50 feet.
 4. Rooftop open space may be used as private open space when directly accessible to the unit(s) it serves.

5. The minimum setback between buildings shall be, 10 feet between residential units, and 10 feet between all residential structures and commercial structures if structures do not exceed three (3) stories, otherwise no setback is required. No setback is required between commercial uses.

6. Building setbacks from a project's exterior streets and boundary lines shall be 10 feet.

7. The minimum block length shall be 200 feet and the maximum shall be 700 feet.

8. At least one structure on each block will be required to use a design related architectural projection.

9. All ground floor non-residential uses shall be less than 7,500 square feet unless residential uses are located above the non-residential use. A 20% increase can be granted by the Planning Director. All office or commercial uses above the ground floor have no limit.

10. If residential uses are located above non-residential uses then the ground floor use shall be less than 50,000 square feet. A 20% increase can be granted by the Planning Director. All office or commercial uses above the ground floor have no limit.

11. All singular use non-residential structures shall be less than 5,000 square feet.

12. A minimum of sixty percent (60%) of non-residential street-facing building facades between two feet and eight feet in height must be comprised of clear windows that allow views of indoor space or product display areas.

13. Buildings must have a primary entrance door facing a public sidewalk. Entrances at building corners may be used to satisfy this requirement.

14. Building entrances may include doors to individual shops or businesses, lobby entrances, entrances to pedestrian-oriented plazas, or courtyard entrances to a cluster of shops or businesses.

15. No curb cuts are allowed for lots that abut alleys.

16. Residential structures may place residential uses on the ground floor of a structure provided said structure is contiguous to a non-residential ground floor use.

C. These findings must be made for all projects within MUOZ-2, in addition to those referenced in Section 3.4 of this Ordinance:

1. The project integrates residential and non-residential uses with a pedestrian focused core or if the project is a single use structure/project it is contiguous (less than ten feet (10')) to a differing use.

2. The project provides usable public and private open spaces, including but not limited to plazas in commercial areas that enhance commercial activity.

(7) Mixed Use Overlay Zone 3

A. The uses permitted in Mixed Use Overlay Zone 3 (MUOA-3) of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 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.a. (1), (2), (3), (4), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2), (3), and (4); and 8.1.c. shall not be permitted. In addition, the following permitted uses identified under Article VII, Section 8.1.a shall also include: ambulance services; art gallery; library; museum; art supply shops and studios; auditoriums/conference rooms; auto parts, supply and repair garages, not including body and fender shops or spray painting; bakery goods distribution and shops; financial institutions; barber/beauty shops; bicycle sales and rentals; blueprint and duplicating services; book stores; bowling alleys; car washes; catering services; ceramic sales/manufacturing; cleaning and dyeing shops; coffee shops; community re-

creation facilities; confectionary / candy stores; delicatessens; department stores; drug stores; employment agencies; equipment rental services; feed & grain stores; fishing and casting pools; flood control drainage basins and facilities; florist shops; gift shops; golf cart sales and service; growing of produce for non-commercial use; hardware stores; hobby shops; hotels / motels; household goods sales and repair; ice cream shops; interior decorating shops; jewelry stores; labs; film, dental, medical, research, or testing; lakes, including noncommercial fishing; laundromats; leather goods; locksmith shops; manufacturer's agent; market, retail or wholesale; meat markets, but no slaughtering; mortuaries; multi-family dwelling units; music stores; noncommercial community assembly facilities; nurseries / garden supply; offices, including business, law, medical, dental, chiropractic, architectural, engineering, community planning, and real estate; on-site identification signs, max size - 10 square feet; outdoor storage of materials; paint and wall paper stores; parcel, postal store; parking lots and structures; parks; swimming pools; party supply stores; pet shops and supply; pharmacy, incidental to office use on site; photography shops and studios; plumbing shops, not including contractors; printers and publishers; radio / television studios; recording studios; recycling facilities; refreshment stands; schools, business and professional; senior housing; shoe stores / repair shops; signs, on-site advertising; sporting goods stores; stained glass assembly; stationary stores; stations; bus, railroad, taxi; tailor shops; theaters, not drive-in; fire sales and service, no recapping; tobacco shops; toy shops; trailer and boat storage; trails / paseos; travel agencies; watch repair shops; wholesale businesses; temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event; temporary uses (those lasting less than 3 months) provided the procedures outlined in Section 18.30.d.(1) are met: food stands; Christmas tree farms, pumpkin patches, and fairs and carnivals. In addition, the following permitted uses identified under Article VIII, Section 8.1.b shall also include: animal hospitals; automobile sales and rental agencies; bars / cocktail lounges; billiard and pool halls; boat/marine sales, parking and storage; clinics; convenience stores - no gas sales; gasoline service stations; miniature golf facilities; pawn shops; restaurants; sports and recreational facilities; studios for fine arts; truck and trailer rental; and truck sales and service. Any use that is not specifically listed herein may be considered a permitted or conditionally permitted use provided that the Planning Director finds that the proposed use is substantially the same in character and intensity as those listed in the designated subsections. Such a use is subject to the permit process which governs the category in which it falls.

- B. The development standards of MUOZ-3 of Planning Areas 26, 27, 28, 29, 30, 31, 33, 34, 35, and 36 of Specific Plan No. 342 shall be the same as those identified in Article IXd, Section 9.73 of Ordinance No. 348 and Article XVIII, Section 18.5, except that the development standards set forth in Article IXd, Section 9.73 b, c, d, e, and m; and those development standards set forth in Article XVIII, Section 18.5 b, c, d, e, f, g, i, j, and k, shall be deleted and replaced by the following:
1. Attached multi-family structures shall not exceed 55 feet in height. All other buildings shall not exceed 55 feet in height, with at least one architectural projection shall be at least 2% higher than the primary structure however at no time shall any architectural projection over 20 feet be permitted on any structure.
 2. The maximum floor to area ratio for mixed-use projects is 3.0. All other projects have a floor area ratio of 1.0.
 3. All residential uses shall incorporate at least 50 square feet/dwelling unit of open space. Private usable open space shall have a minimum dimension on any one side of 50 feet.
 4. Rooftop open space may be used as private open space when directly accessible to the unit(s) it serves.
 5. The minimum setback between buildings shall be 6 feet between clustered single family units and other

clustered single family units, 10 feet between attached multi-family units and other residential units, and 10 feet between residential structures and commercial structures. No setback is required between non-residential uses.

6. Building setbacks from a project's exterior streets and boundary lines shall be 10 feet.

7. The minimum block length shall be 200 feet and the maximum shall be 1,320 feet. At least one structure on each block will be required to use a design related architectural projection.

Section 4. Conflict between ordinance requirements. If there is any conflict between the requirements of this and any other ordinance, the more stringent requirements shall apply.

Section 5. This ordinance shall take effect 30 days after its adoption.

Marion Ashley, Chairman of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 23, 2010, the foregoing Ordinance consisting of five (5) sections was adopted by said Board by the following vote:

AYES: Tavaglione, Stone, Benoit and Ashley

NAYS: Buster

ABSENT: None

Keala Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant

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