

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

138A



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 10, 2010

**SUBJECT:**

ORDINANCE NO. 348.4691 Amending Ordinance No. 348 relating to zoning.

**RECOMMENDED MOTION:**

That the Board of Supervisors Adopt Ordinance No. 348.4691, amending Specific Plan No. 286 zoning ordinance text.

Ron Goldman  
Planning Director

Initials:  
RG:ar

(Continued on Attached Page)

<b>FINANCIAL DATA</b>	Current F.Y. Total Cost:	\$ 0	In Current Year Budget:	N/A
	Current F.Y. Net County Cost:	\$ 0	Budget Adjustment:	N/A
	Annual Net County Cost:	\$ 0	For Fiscal Year:	N/A
<b>SOURCE OF FUNDS: N/A</b>				<b>Positions To Be Deleted Per A-30</b> <input type="checkbox"/>
				<b>Requires 4/5 Vote</b> <input type="checkbox"/>

**C.E.O. RECOMMENDATION:**

APPROVE

BY:   
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Ashley, seconded by Supervisor Benoit and duly carried, IT  
WAS ORDERED that the above matter is approved as recommended.

Ayes: Buster, Benoit and Ashley

Nays: None

Absent: Tavaglione and Stone

Date: June 22, 2010

xc: Co.Co., Planning, MC, Building & Safety, COB(2)

Kecia Harper-Ihem

Clerk of the Board

By:   
Deputy

Prev. Agn. Ref.

District: Third

Agenda Number:

3.46

FORM APPROVED COUNTY COUNSEL  
BY: DAVID H.K. HUFF DATE: 6/11/10  
Department: Planning

Dept's Recomm.: ☒ Policy  
Per Exec. Ofc.: ☒ Policy  
☐ Consent  
☐ Consent

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

George A. Johnson · Agency Director

### Planning Department

Ron Goldman · Planning Director

138A

**DATE:** June 2, 2010

**TO:** Clerk of the Board of Supervisors

**FROM:** Planning Department - Riverside Office

**SUBJECT:** Ordinance No. 348.4691 Amending Ordinance No. 348 relating to zoning.

(Charge your time to these case numbers)

**The attached item(s) require the following action(s) by the Board of Supervisors:**

- |   |   |
|---|---|
| <input type="checkbox"/> Place on Administrative Action (Receive & File; EOT)                   | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA)        |
| <input type="checkbox"/> Labels provided If Set For Hearing                                     | <input type="checkbox"/> Publish in Newspaper:  |
| <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | <b>**SELECT Advertisement**</b>   |
| <input type="checkbox"/> Place on Consent Calendar  | <input type="checkbox"/> <b>**SELECT CEQA Determination**</b>                                   |
| <input checked="" type="checkbox"/> Place on Policy Calendar (Resolutions; Ordinances; PNC)     | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP)                          | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided)   |
|   | Controversial: <input type="checkbox"/> YES <input type="checkbox"/> NO                         |

**Designate Newspaper used by Planning Department for Notice of Hearing: \*\*SELECT\*\***

**Please schedule on the June 15, 2010 BOS Agenda**

**Documents to be sent to County Clerk's Office for Posting within five days:**

**\*\*SELECT\*\***

Fish & Game Receipt (CFG \_\_\_\_\_)

**Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.**

Riverside Office · 4080 Lemon Street, 9th Floor  
P.O. Box 1409, Riverside, California 92502-1409  
(951) 955-3200 · Fax (951) 955-3157

Desert Office · 38686 El Cerrito Road  
Palm Desert, California 92211  
(760) 863-8277 · Fax (760) 863-7555

**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**Memorandum**

**DATE:** May 26, 2010  
**TO:** Executive Office / Clerk of the Board  
**FROM:** Adrienne Rossi, Urban Regional Planner II  
**RE:** Ordinance No. 348.4691

**Please pull from 3.0 Policy Item and place it for Action after a decision has been made on Tentative Tract Map No. 35161, Change of Zone No. 7647, and Specific Plan No. 286, Substantial Conformance No. 2.**

**Please contact me if there are any questions.**

**Thank you**  
**Adrienne Rossi (5-6925)**

Y:\Planning Master Forms\Templates\Letterhead Memo 2008-Formatted.doc

**George A. Johnson · Agency Director**  
**Planning Department**  
*Ron Goldman · Planning Director*

Original Negative Declaration/Notice of Determination was routed to County Clerks for posting on.

**FROM:** Riverside County Planning Department  
☒ 4080 Lemon Street, 9th Floor  
 P. O. Box 1409  
 Riverside, CA 92502-1409

☐ 38686 El Cerrito Road  
Palm Desert, California 92211



**COUNTY OF RIVERSIDE**  
**TRANSPORTATION AND LAND MANAGEMENT AGENCY**

*George A. Johnson · Agency Director*

**Planning Department**

*Ron Goldman · Planning Director*

**MITIGATED NEGATIVE DECLARATION**

Project/Case Number: TR35161 / CZ07647 / SP00286S2

Based on the Initial Study, it has been determined that the proposed project, subject to the proposed mitigation measures, will not have a significant effect upon the environment.

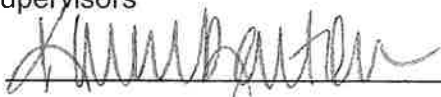
PROJECT DESCRIPTION, LOCATION, AND MITIGATION MEASURES REQUIRED TO AVOID POTENTIALLY SIGNIFICANT EFFECTS. (see Environmental Assessment and Conditions of Approval)

COMPLETED/REVIEWED BY:

By: Kinika Hesterly Title: Project Planner Date: February 23, 2010

Applicant/Project Sponsor: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

ADOPTED BY: Board of Supervisors

Person Verifying Adoption:  Date: June 22, 2010

Karen Barton, Board Assistant to Kecia Harper-Ihem, Clerk of the Board of Supervisors

The Mitigated Negative Declaration may be examined, along with documents referenced in the initial study, if any, at:

Riverside County Planning Department 4080 Lemon Street, 9th Floor, Riverside, CA 92501

For additional information, please contact Kinika Hesterly at (951) 955-1888.

Y:\Planning Case Files-Riverside office\TR33356\Hearings\Mitigated Negative Declaration.TR33356.doc

Please charge deposit fee case#: ZEA40032 ZCFG03488

06.22.10 16.1 3.46

**FOR COUNTY CLERK'S USE ONLY**

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

\* REPRINTED \* R1003047

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 600-6100

38686 El Cerrito Road  
Palm Desert, CA 92211  
(760) 863-8277

\*\*\*\*\*  
\*\*\*\*\*

Received from: MARY TURLEY \$17.25  
paid by: CK 284426  
paid towards: CFG05257 CALIF FISH & GAME: DOC FEE  
CALIFORNIA FISH AND GAME FOR EA41909  
at parcel #: 36050 POURROY RD WINC  
appl type: CFG3

By SBROSTRO Mar 23, 2010 14:35  
posting date Mar 23, 2010

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$17.25

Overpayments of less than \$5.00 will not be refunded!

Additional info at [www.rctlma.org](http://www.rctlma.org)

COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R0913311

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: MARY TURLEY \$1,993.00  
paid by: CK 283126  
CALIFORNIA FISH AND GAME FOR EA41909  
paid towards: CFG05257 CALIF FISH & GAME: DOC FEE  
at parcel: 36050 POURROY RD WINC  
appl type: CFG3

By \_\_\_\_\_ Sep 17, 2009 10:55  
SBROSTRO posting date Sep 17, 2009

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
658353120100208100	CF&G TRUST	\$1,993.00

Overpayments of less than \$5.00 will not be refunded!

\* VOID \* COUNTY OF RIVERSIDE  
SPECIALIZED DEPARTMENT RECEIPT  
Permit Assistance Center

F\* REPRINTED \* R0802636

4080 Lemon Street  
Second Floor  
Riverside, CA 92502  
(951) 955-3200

39493 Los Alamos Road  
Suite A  
Murrieta, CA 92563  
(951) 694-5242

38686 El Cerrito Rd  
Indio, CA 92211  
(760) 863-8271

\*\*\*\*\*  
\*\*\*\*\*

Received from: MARY TURLEY \$64.00  
paid by: CK 4862 & 4860  
CALIFORNIA FISH AND GAME FOR EA41909  
paid towards: CFG05257 CALIF FISH & GAME: DOC FEE  
at parcel: 36050 POURROY RD WINC  
appl type: CFG3

By \_\_\_\_\_ Mar 14, 2008 14:20  
MBRASWEL posting date Mar 14, 2008

\*\*\*\*\*  
\*\*\*\*\*

Account Code	Description	Amount
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Overpayments of less than \$5.00 will not be refunded!



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The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Article XVIIa Section 17.76 of Ordinance No. 348. is hereby amended to read as follows:

a. Planning Areas 1, 9, and 41.

(2) The development standards for Planning Areas 1, 9, and 41 of Specific Plan No. 286 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348. In addition, the residential uses within Planning Areas 1, 9, and 41 of Specific Plan No. 286 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. and c. shall be deleted and replaced by the following:

A. Not less than twenty percent (20%) of the net area of a project shall be used for open space or recreational facilities or a combination thereof. The net area of a project shall be determined by excluding all streets, drives and automobile storage areas. The height of buildings shall not exceed thirty five feet (35') and the distance between buildings shall be ten feet (10').

B. Building setbacks from a project's interior streets and boundary lines shall be eight feet (8'). The minimum building setback from interior drives shall be five feet (5').

(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 2A, 2C, 20 and 25.

(1) The uses permitted in Planning Areas 2A, 2C, 20 and 25 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8); and b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include drainage facilities and trails.

(2) The development standards for Planning Areas 2A, 2C, 20 and 25 of Specific Plan No. 286 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.

c. Planning Areas 3, 12B, 16A, 16B, 26A, 33 and 45.

(1) The uses permitted in Planning Areas 3, 12B, 16A, 16B, 26A, 33, and 45 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks and trails.

(2) The development standards for Planning Areas 3, 12B, 16A, 16B, 26A, 33, and 45 of Specific Plan No. 286 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.

d. Planning Areas 4 and 27.

(1) The uses permitted in Planning Areas 4 and 27 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 4 and 27 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,

1 except that the development standards set forth in Article VI, Section 6.2.c. and e.(3) and (4) shall  
2 be deleted and replaced by the following:

3 A. The minimum average width of that portion of a lot to be used as a building  
4 site shall be one hundred feet (100') with a minimum average depth of one hundred fifty  
5 feet (150').

6 B. The rear yard shall be not less than fifty feet (50').

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

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

12 e. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A, 14B, 21A, 21B, 23, 24, 32, 34, 37, 38,  
13 and 44.

14 (1) The uses permitted in Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A, 14B, 21A,  
15 21B, 23, 24, 32, 34, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those uses  
16 permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to  
17 Section 6.1.b.(1) and (3) shall not be permitted.

18 (2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A,  
19 14B, 21A, 21B, 23, 24, 32, 34, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those  
20 standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development  
21 standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced by the  
22 following:

23 A. The rear yard shall be not less than twenty feet (20').

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

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

f. Planning Areas 6, 15, 26B and 46.

(1) The uses permitted in Planning Areas 6, 15, 26B and 46 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

(2) The development standards for Planning Areas 6, 15, 26B and 46 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced by the following:

A. The rear yard shall be not less than twenty feet (20').

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

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

g. Planning Areas 8 and 40.

(1) The uses permitted in Planning Areas 8 and 40 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be permitted. In addition, the permitted uses identified under Section 9.50.b. shall also include recreational vehicle storage, vehicle storage and mini-warehouses.

(2) The development standards for Planning Areas 8 and 40 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

h. Planning Areas 10A, 11, 19, 31, 39 and 42.

(1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan 286 shall be the same as those permitted 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. and e. (2), (3) and (4) shall be deleted and replaced by the following:

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

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

C. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

E. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').

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

In addition, the following standard shall also apply:

1                   AA. Lot coverage shall not exceed fifty percent (50%) for one-story  
2 buildings.

3           (3) Except as provided above, all other zoning requirements shall be the same as those  
4 requirements identified in Article VI of Ordinance 348.

5           i. Planning Area 18.

6           (1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be  
7 the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except  
8 that the uses permitted pursuant to Section 9.50.a.(11), (23), (30), (32), (52) and (64); b.(5)  
9 and (7) shall not be permitted. In addition, the permitted uses identified under Section  
10 9.50.a. shall also include single-family dwellings, multiple family dwellings, congregate  
11 care residential facilities, public and private recreation areas, and paseos/trails.

12           (2) Any land division application submitted within Planning Area 18 shall be  
13 heard concurrently with a comprehensive plot plan application for the entire affected  
14 Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of  
15 Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in  
16 accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall also at a  
17 minimum include the following:

18           A. A statement indicating how the land division and comprehensive plot plan  
19 applications implement Specific Plan No. 286 and comply with the conditions of approval  
20 for said specific plan.

21           B. A comprehensive plot plan for the entire planning area, a conceptual  
22 grading plan and a tentative subdivision map, based upon a contour interval no greater than  
23 four feet (4'), which in addition to the requirements of Ordinance No. 460 and Section  
24 18.30 of Ordinance No. 348 include:

- 25                   i. the proposed lots including lot lines and proposed easement, if any;  
26                   ii. building footprints;  
27                   iii. floor plan assignments;

- iv. pad elevations, street grades and all cut and fill slopes in excess of one (1) foot in vertical height;
- v. the proposed uses, their location and architectural designs;
- vi. the proposed internal circulation system; and
- vii. buffers, if any.

C. a design manual which includes:

- i. a description of residential floor plans and their mix;
- ii. the lot and building calculations for each lot and building as follows:
  - a. lot area and lot pad area.
  - b. building footprint area.
  - c. percentage of lot coverage.
  - d. front setback.
  - e. useable rear yard area and depth.
  - f. Building square-footage for commercial and residential uses.
- iii. a fencing plan including details of proposed materials to be used;
- iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units; and
- v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) The developments standards for commercial uses within Planning Area 18 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development that included any permitted use other than single-family dwellings, multiple family dwelling or apartments.

(4) The development standards for residential uses and combined residential and commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as follows:

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

1 feet for detached single-family dwellings with a minimum average width of sixty feet (60')  
2 and a minimum average depth of one hundred feet (100').

3 B. The minimum front and rear yards shall be twenty feet (20') and ten feet  
4 (10') respectively for single-family dwellings. The minimum front and rear yards shall be  
5 ten feet (10') for all other permitted uses that do not exceed thirty-five feet (35') in height.  
6 Any portion of a building that exceeds thirty-five feet (35') in height shall be set back from  
7 the front and rear lot lines no less than ten feet (10') plus two (2') feet for each foot by  
8 which the height exceeds thirty-five feet (35'). The front setback shall be measured from  
9 any existing or future street line as shown on any specific street plan of the County. The  
10 rear setback shall be measured from the existing rear lot line or from any recorded alley or  
11 easement; if the rear line adjoins a street, the rear setback requirement shall be the same as  
12 required for a front setback.

13 C. The minimum side yard shall be five feet (5') for buildings that do not  
14 exceed thirty-five feet (35') in height. Any portion of a building that exceeds thirty-five  
15 feet (35') in height shall be set back from each side lot line five feet (5') plus two feet (2')  
16 for each foot by which the height exceeds thirty-five feet (35'). If the side yard adjoins a  
17 street, the side setback requirement shall be the same as required for a front setback. No  
18 structural encroachments shall be permitted in the front, side or rear yards except as  
19 provided in Section 18.19 of Ordinance No. 348.

20 D. No lot shall have more than fifty percent (50%) of its net area covered with  
21 building or structures.

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

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

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



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

4 I. Setback areas may be used for driveways, parking and landscaping.

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

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

10 L. Outside storage areas are prohibited.

11 M. Utilities shall be installed underground except that electrical lines rated at  
12 33kV or greater may be installed above ground.

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

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

19 j. Planning Areas 22, 35A and 35B.

20 (1) The uses permitted in Planning Areas 22, 35A and 35B of Specific Plan No. 286  
21 shall be the same as those uses permitted in Article VIIIe, Section 8.1000 of Ordinance No. 348,  
22 except that uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1) and c.(1) shall not  
23 be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public  
24 parks and drainage facilities.

25 (2) The development standards for Planning Areas 22, 35A and 35B of Specific Plan  
26 No. 286 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
27 Ordinance No. 348.

28 (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 28 and 30.

(1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 28 and 30 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., and e.(2) and (3) shall be deleted and replaced by the following:

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

B. The minimum average width of that portion of a lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The side yard shall not be less than ten feet (10').

D. The rear yard shall not be less than fifty feet (50').

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

l. Planning Area 29.

(1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Area 29 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:

1           A.     Lot area shall be not less than two and one-half (2 1/2) acres. The  
2 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
3 for access to the portion of a lot used as a building site.

4           B.     The minimum average width of that portion of a lot to be used as a building  
5 site shall be fifty feet (50') with a minimum average depth of eighty feet (80').

6           C.     The minimum frontage of a lot shall be forty feet (40').

7           D.     Side yards on interior and through lots shall be not less than five feet (5') in  
8 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
9 from the existing street line or from any future street line as shown on any Specific Plan of  
10 Highways, whichever is nearer the proposed structure, upon which the main building sides,  
11 except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty  
12 percent (20%) of the width of the lot.

13          E.     The rear yard shall be not less than fifteen feet (15') if adjacent to a  
14 greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard  
15 shall not be less than twenty feet (20').

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

19 In addition, the following standard shall also apply:

20           AA.    Lot coverage shall not exceed fifty percent (50%).

21          (3)    Except as provided above, all other zoning requirements shall be the same as those  
22 requirements identified in Article VI of Ordinance 348.

23 m.   Planning Area 36.

24          (1)    The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the same  
25 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses  
26 permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be permitted.

27          (2)    The development standards for Planning Area 36 of Specific Plan No. 286 shall be  
28 the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

n. Planning Area 43.

(1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Area 43 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than four (4) acres. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80').

C. The minimum frontage of a lot shall be forty feet (40').

D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

E. The rear yard shall be not less than twenty feet (20').

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

In addition, the following standard shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%).

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

o. Planning Areas 47, 49, 50 and 51.

(1) The uses permitted in Planning Areas 47, 49, 50 and 51 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 47, 49, 50 and 51 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.c. and e.(3) and (4) shall be deleted and replaced by the following:

A. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). However, for areas immediately adjacent to low density residential as shown on Figure 4-10 of Specific Plan No. 286, the minimum average width of that portion of the lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots shall have minimum width of twenty feet (20').

B. The rear yard shall be not less than twenty feet (20'). However, for areas immediately adjacent to low-density residential as shown on Figure 4-10 of Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').

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

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

p. Planning Area 48.

(1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses

1 permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29),(30), (37), (41), (43), (44), (49),  
2 (50), (52), (54), (62), (64), (69), (71), (72), (80), (85), and (91); b.(1), (2), (6), (7), (9), (13), (17),  
3 and (18) shall not be permitted.

4 (2) The development standards for Planning Area 48 of Specific Plan No. 286 shall be  
5 the same as those standards identified in Article IXb, Section 9.53 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 IXb of Ordinance No. 348.

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1        Section 2. This ordinance shall take effect thirty (30) days after its adoption.  
2

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

5  
6                                By: Marion Ashley  
7                                Chairman, Board of Supervisors  
8                                Marion Ashley

9        ATTEST:  
10        KECIA HARPER-IHEM  
11        Clerk of the Board

12                                By: [Signature]  
13                                Deputy

14        (SEAL)  
15

16  
17        APPROVED AS TO FORM  
18        Feb. 4, 2010

19                                By: [Signature]  
20                                DAVID H. K. HUFF  
21                                Deputy County Counsel

22  
23        G:\PROPERTY\MDUSEK\SPECIFIC PLAN ZONING ORDINANCES\SP 286A6 CZ 7647.020210.DOC  
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13 STATE OF CALIFORNIA        }  
14 COUNTY OF RIVERSIDE        }        ss  
15

16 I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county  
17 held on June 22, 2010, the foregoing ordinance consisting of 2 Sections was adopted by  
18 the following vote:

19        AYES:        Buster, Benoit, and Ashley

20        NAYS:        None

21        ABSENT:     Tavaglione and Stone

22        DATE:        June 22, 2010

23                    KECIA HARPER-IHEM  
24                    Clerk of the Board

25        BY

26                    *[Signature]*  
27                    Deputy  
28

SEAL





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

June 30, 2010

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

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

RE: ADOPTION OF ORDINANCE NO. 348.4691 (SP 286)

To Whom It May Concern:

Attached is a copy for publication in your newspaper for **ONE (1) TIME** on **Friday, July 2, 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

## Schlemmer, Sandi A.

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**From:** PE Legals [legals@pe.com]  
**Sent:** Monday, June 28, 2010 9:23 AM  
**To:** Schlemmer, Sandi A.  
**Subject:** RE: Publish - Adoption of Ordinance 3484691

Received for publication on July 2

*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:** Schlemmer, Sandi A. [mailto:SASCHLEMMER@rcbos.org]  
**Sent:** Monday, June 28, 2010 8:54 AM  
**To:** PE Legals  
**Subject:** Publish - Adoption of Ordinance 3484691

Please publish the adopted ordinance 3484691 as indicated in the attached cover letter, and acknowledge receipt of this e-mail and its attachment. Thank you in advance for your time and assistance.



*Sandi Schlemmer*, Deputy Clerk  
Riverside County Clerk of the Board of Supervisors  
951-955-1062 - telephone  
951-955-1071 - facsimile  
[saschlemmer@rcbos.org](mailto:saschlemmer@rcbos.org) - e-mail

*WARNING: This email is confidential and intended solely for the use of the individual(s) to whom it is addressed.*

Effective June 17, 2010 the County Administrative Center will be closed every Friday until further notice by order of the Board of Supervisors. Business hours for the Clerk of the Board Office will be Monday through Thursday, 7:30 a.m. to 5:30 p.m.



Please consider your responsibility to the environment before printing this email.

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

**ORDINANCE NO. 348.4691**  
**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. Article XVIIa Section 17.76 of Ordinance No. 348. is hereby amended to read as follows:

SECTION 17.76 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 286.

a. Planning Areas 1, 9, and 41.

(1) The uses permitted in Planning Areas 1, 9, and 41 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

(2) The development standards for Planning Areas 1, 9, and 41 of Specific Plan No. 286 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348. In addition, the residential uses within Planning Areas 1, 9, and 41 of Specific Plan No. 286 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. and c. shall be deleted and replaced by the following:

A. Not less than twenty percent (20%) of the net area of a project shall be used for open space or recreational facilities or a combination thereof. The net area of a project shall be determined by excluding all streets, drives and automobile storage areas. The height of buildings shall not exceed thirty five feet (35') and the distance between buildings shall be ten feet (10').

B. Building setbacks from a project's interior streets and boundary lines shall be eight feet (8'). The minimum building setback from interior drives shall be five feet (5').

(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 2A, 2C, 20 and 25.

(1) The uses permitted in Planning Areas 2A, 2C, 20 and 25 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8); and b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include drainage facilities and trails.

(2) The development standards for Planning Areas 2A, 2C, 20 and 25 of Specific Plan No. 286 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.

c. Planning Areas 3, 12B, 16A, 16B, 26A, 33 and 45.

(1) The uses permitted in Planning Areas 3, 12B, 16A, 16B, 26A, 33, and 45 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks and trails.

(2) The development standards for Planning Areas 3, 12B, 16A, 16B, 26A, 33, and 45 of Specific Plan No. 286 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.

d. Planning Areas 4 and 27.

(1) The uses permitted in Planning Areas 4 and 27 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 4 and 27 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.c. and e.(3) and (4) shall be deleted and replaced by the following:

A. The minimum average width of that portion of a lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150').

B. The rear yard shall be not less than fifty feet (50').

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

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

e. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A, 14B, 21A, 21B, 23, 24, 32, 34, 37, 38, and 44.

(1) The uses permitted in Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A, 14B, 21A, 21B, 23, 24, 32, 34, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 14A, 14B, 21A, 21B, 23, 24, 32, 34, 37, 38, and 44 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced by the following:

A. The rear yard shall be not less than twenty feet (20').

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

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

f. Planning Areas 6, 15, 26B and 46.

(1) The uses permitted in Planning Areas 6, 15, 26B and 46 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.

(2) The development standards for Planning Areas 6, 15, 26B and 46 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.e.(3) and (4) shall be deleted and replaced by the following:

A. The rear yard shall be not less than twenty feet (20').

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

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

g. Planning Areas 8 and 40.

(1) The uses permitted in Planning Areas 8 and 40 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be permitted. In addition, the permitted uses identified under Section 9.50.b. shall also include recreational vehicle storage, vehicle storage and mini-warehouses.

(2) The development standards for Planning Areas 8 and 40 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

h. Planning Areas 10A, 11, 19, 31, 39 and 42.

(1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan 286 shall be the same as those permitted 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. and e. (2), (3) and (4) shall be deleted and replaced by the following:

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

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

C. The minimum frontage of a lot shall be forty feet (40') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.

D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

E. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').

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

In addition, the following standard shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%) for one-story buildings.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

i. Planning Area 18.

(1) The uses permitted in Planning Area 18 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(11), (23), (30), (32), (52) and (64); b.(5) and (7) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include single-family dwellings, multiple family

dwellings, congregate care residential facilities, public and private recreation areas, and paseos/trails.

(2) Any land division application submitted within Planning Area 18 shall be heard concurrently with a comprehensive plot plan application for the entire affected Planning Area by the Planning Commission in accordance with Section 18.30.d.(3) of Ordinance No. 348. The application for a comprehensive plot plan shall be submitted in accordance with the provisions of Section 18.30 of Ordinance No. 348 and shall also at a minimum include the following:

A. A statement indicating how the land division and comprehensive plot plan applications implement Specific Plan No. 286 and comply with the conditions of approval for said specific plan.

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

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

C. a design manual which includes:

- i. a description of residential floor plans and their mix;
- ii. the lot and building calculations for each lot and building as follows:
  - a. lot area and lot pad area.
  - b. building footprint area.
  - c. percentage of lot coverage.
  - d. front setback.
  - e. useable rear yard area and depth.
  - f. Building square-footage for commercial and residential uses.
- iii. a fencing plan including details of proposed materials to be used;
- iv. dimensioned conceptual floor plans and elevations, including details of proposed materials for elevations, and square-footages and heights of individual units; and
- v. a proposed phasing plan showing the planned sequence of subdivision map recordation and development.

(3) The developments standards for commercial uses within Planning Area 18 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development that included any permitted use other than single-family dwellings, multiple family dwelling or apartments.

(4) The development standards for residential uses and combined residential and commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as follows:

A. Lot area shall be not less than seven thousand two hundred (7,200) square feet for detached single-family dwellings with a minimum average width of sixty feet (60') and a minimum average depth of one hundred feet (100').

B. The minimum front and rear yards shall be twenty feet (20') and ten feet (10') respectively for single-family dwellings. The minimum front and rear yards shall be ten feet (10') for all other permitted uses that do not exceed thirty-five feet (35') in

height. Any portion of a building that exceeds thirty-five feet (35') in height shall be set back from the front and rear lot lines no less than ten feet (10') plus two (2') feet for each foot by which the height exceeds thirty-five feet (35'). The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.

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

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

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

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

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

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

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

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

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

L. Outside storage areas are prohibited.

M. Utilities shall be installed underground except that electrical lines rated at 33kV or greater may be installed above ground.

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

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

j. Planning Areas 22, 35A and 35B.

(1) The uses permitted in Planning Areas 22, 35A and 35B of Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.1000 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (6) and (8); b.(1) and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks and drainage facilities.

(2) The development standards for Planning Areas 22, 35A and 35B of Specific Plan No. 286 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.

k. Planning Areas 28 and 30.

(1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 28 and 30 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., and e.(2) and (3) shall be deleted and replaced by the following:

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

B. The minimum average width of that portion of a lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

C. The side yard shall not be less than ten feet (10').

D. The rear yard shall not be less than fifty feet (50').

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

l. Planning Area 29.

(1) The uses permitted in Planning Area 29 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Area 29 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than two and one-half (2 1/2) acres. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80').

C. The minimum frontage of a lot shall be forty feet (40').

D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

E. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').

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

In addition, the following standard shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%).

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

m. Planning Area 36.

(1) The uses permitted in Planning Area 36 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(30), (52), and (64) shall not be permitted.



(2) The development standards for Planning Area 36 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

n. Planning Area 43.

(1) The uses permitted in Planning Area 43 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Area 43 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.b., c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:

A. Lot area shall be not less than four (4) acres. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80').

C. The minimum frontage of a lot shall be forty feet (40').

D. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10') from the existing street line or from any future street line as shown on any Specific Plan of Highways, whichever is nearer the proposed structure, upon which the main building sides, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

E. The rear yard shall be not less than twenty feet (20').

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

In addition, the following standard shall also apply:

AA. Lot coverage shall not exceed fifty percent (50%).

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

o. Planning Areas 47, 49, 50 and 51.

(1) The uses permitted in Planning Areas 47, 49, 50 and 51 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3) shall not be permitted.

(2) The development standards for Planning Areas 47, 49, 50 and 51 of Specific Plan No. 286 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.c. and e.(3) and (4) shall be deleted and replaced by the following:

A. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). However, for areas immediately adjacent to low density residential as shown on Figure 4-10 of Specific Plan No. 286, the minimum average width of that portion of the lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots shall have minimum width of twenty feet (20').

B. The rear yard shall be not less than twenty feet (20'). However, for areas immediately adjacent to low-density residential as shown on Figure 4-10 of Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').

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

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

p. Planning Area 48.

(1) The uses permitted in Planning Area 48 of Specific Plan No. 286 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a.(14), (19), (22), (25), (29),(30), (37), (41), (43), (44), (49), (50), (52), (54), (62), (64), (69), (71), (72), (80), (85), and (91); b.(1), (2), (6), (7), (9), (13), (17), and (18) shall not be permitted.

(2) The development standards for Planning Area 48 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

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

Section 2. This ordinance shall take effect thirty (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 **June 22, 2010**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

Kecia Harper-Ihem, Clerk of the Board

By: Cecilia Gil, Board Assistant