

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



1.1

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

**ORDINANCE**

**DATE**

**NEWSPAPER**

No. 348.4747

September 21, 2012 The Californian

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on November 27, 2012 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: November 27, 2012

Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and  
for the County of Riverside, State of California.

(seal)

By  Deputy

AGENDA NO.

1.1

ATTACHMENTS FILED WITH  
THE CLERK OF THE BOARD

# PROOF OF PUBLICATION

(2015.5 C.C.P.)

## STATE OF CALIFORNIA County of Riverside

I am a citizen of the United States and a resident of the County aforesaid. 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 CALIFORNIAN

An Edition of the North County Times

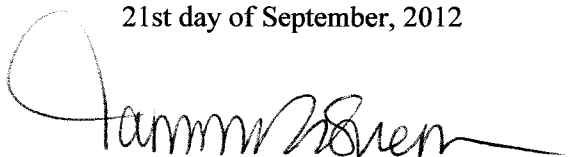
a newspaper of general circulation, published DAILY in the City of Temecula, California, 92590, County of Riverside, Three Lake Judicial District, and which newspaper has been adjudicated a newspaper of general circulation by the Superior Court of the County of Riverside, State of California, under the date of February 26, 1991, Case Number 209105; that the notice, of which the annexed is a printed copy (set in type not smaller than nonpareil), has been published in each regular and entire issue of said newspaper and not in any supplement thereof, on the following dates, to wit:

September 21 2012

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

Dated at TEMECULA, CALIFORNIA, this

21st day of September, 2012



Signature

Tammi E. Swenson  
Legal Advertising Representative

Title

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

Section 1. Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Banning California Area the zone of zones as shown on the map entitled "Change of Official Zoning Map Amending Ordinance No. 348, Map No. 2.2245, Change of Zone Case No. 7776," which map is made a part of this ordinance.

Section 2. Article XVII, Section 17.47 of Ordinance No. 348 is hereby amended to read as follows:

#### a. Planning Areas 1, 5, 7 and 17

(1) The uses permitted in Planning Areas 1, 5, 7 and 17 of Specific Plan No. 184 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.a.(2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (5) and (6), Section 6.1.c.(1), and Section 6.1.e.(1) shall not be permitted.

(2) The development standards for Planning Areas 1, 5, 7 and 17 of Specific Plan No. 184 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., e.(2), (3), (4) and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than four thousand five hundred (4,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot that is used solely for access to the portion of a lot used as a building site.

B. The minimum average width of that portion of a lot to be used as a building site shall be forty-five feet (45') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').

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 feet (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 not be less than ten feet (10') if adjacent to Tulecida Creek, a park, a school site, or open space area designated in Specific Plan No. 184. Otherwise, the rear yard shall not be less than fifteen feet (15').

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.

G. Lot coverage shall not exceed sixty percent (60%).

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

#### b. Planning Area 2

(1) The uses permitted in Planning Area 2 of Specific Plan No. 184 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.a.(2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (5) and (6), Section 6.1.c.(1), and Section 6.1.e.(1) shall not be permitted.

(2) The development standards for Planning Area 2 of Specific Plan No. 184 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., e.(2), (3), (4) and g. shall be deleted and replaced by the following:

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

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

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

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.

G. Lot coverage shall not exceed sixty percent (60%).

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

#### c. Planning Areas 3, 9, 10, 11, 12 and 16

(1) The uses permitted in Planning Areas 3, 9, 10, 11, 12 and 16 of Specific Plan No. 184 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.a.(2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (5) and (6), Section 6.1.c.(1), and Section 6.1.e.(1) shall not be permitted.

(2) The development standards for Planning Areas 3, 9, 10, 11, 12 and 16 of Specific Plan No. 184 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., e.(2), (3), (4) and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than four thousand (4,000) 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 forty feet (40') with a minimum average depth of seventy-five feet (75'). That portion of a lot used for access on "flag" lots shall have a 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 feet (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. 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.

F. Lot coverage shall not exceed sixty-five percent (65%).

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

#### d. Planning Areas 4, 8A and 13

(1) The uses permitted in Planning Areas 4, 8A and 13 of Specific Plan No. 184 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1) and (8), Section 8.100.b.(1), and Section 8.100.c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include parks, playgrounds and trails.

(2) The development standards for Planning Area 4, 8A and 13 of Specific Plan No. 184 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

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

#### e. Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18

(1) The uses permitted in Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18 of Specific Plan No. 184 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), (4), (5), (6), (7), (8) and (9), Section 8.100.b.(1), and Section 8.100.c.(1) shall not be permitted. In addition, in Planning Areas 6A, 6B and 6C the permitted uses identified under Section 8.100.a. shall include trails.

(2) The development standards for Planning Areas 6A, 6B, 6C, 8B, 14, 15 and 18 of Specific Plan No. 184 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348.

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

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

John Tavaglione, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on September 11, 2012, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

Kecia Harper-Thorn, Clerk of the Board

By: Cecilia Gil, Board Assistant

PUB: 9/21/2012