

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



1.1

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

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 348.4757	May 13, 2013	The Press-Enterprise

Roll Call:

Ayes: Jeffries, Tavaglione, Benoit and Ashley  
Nays: None  
Absent: Stone

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on May 14, 2013 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: May 14, 2013  
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

# THE PRESS-ENTERPRISE

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

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

Publication(s): The Press-Enterprise

### PROOF OF PUBLICATION OF

Ad Desc.: / Adoption of Ord. 348.4757

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 in 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, under date of August 25, 1995, Case Number 267864, and under date of February 4, 2013, Case Number RIC 1215735; 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:

05/12/2013

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

Date: May 13, 2013  
At: Riverside, California

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

Ad Number: 0001048432-01

P.O. Number: Adoption of Ord. 348.4757

### Ad Copy:

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

#### ORDINANCE NO. 348.4757 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 Map No. 58.094, as amended, are further amended by placing in effect in the Pass and Desert Zoning District, the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 58.094, Change of Zone No. 7715," which map is made a part of this ordinance.

Section 2. Section 17.106 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

#### SECTION 17.106 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 336

##### a. Planning Areas 1-16.

(1) The uses permitted in Planning Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 of Specific Plan No. 336 shall be the same uses as those permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses set forth in Section 6.1.a. (2), (3), (5), (7), (8), (9); Section 6.1.b.(1), (2), (3), (5) and (6); and Section 6.1.c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.b. of Ordinance No. 348 shall also include temporary real estate tract offices located within a subdivision, to be used only for and during the original sale of the subdivision.

(2) The development standards for Planning Areas 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 of Specific Plan No. 336 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standards set forth in Article VI, Section 6.2.a., b., c., d., e. (1), (2), (3), and (4), f., and g., shall be deleted and replaced by the following:

A. Building height shall not exceed two stories with a maximum height of twenty-eight feet (28').

B. Lot area shall not be 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.

C. The minimum average lot 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 one hundred feet (100'). Flag lots shall not be permitted.

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

E. Minimum Yard requirements are as follows:

i. The front yard shall not be less than fifteen feet (15'), measured from the existing or future street line to the porches, patios, or covered entries of the main structure.

ii. The front yard shall not be less than seventeen feet (17'), measured from the existing or future street line to the street-facing garage door of the main structure.

iii. Side yards on interior and through lots shall be not less than five feet (5'), with a minimum separation of ten feet (10') between dwelling units on adjoining properties. Side yards on corner and reversed corner lots shall not be less than fifteen feet (15') from the existing or future street line.

iv. The rear yard shall not be less than thirteen feet (13') if adjacent to a golf course or open space. Otherwise, the rear yard shall not be less than ten feet (10').

v. No structural encroachments shall be permitted in the front, side or rear yards except as follows:

(a) Architectural projections which are exterior ornamentation that do not provide additional floor space within the building may extend into a required yard not to exceed two feet (2'). Eaves may extend into a required yard up to three feet (3') and the street side yard up to two feet (2'). The distance between any architectural projections and a property line shall not be less than three feet (3'). The aggregate length of all architectural projections shall exceed neither a total length of twenty feet (20') nor fifty percent (50%) of the wall on which they are located. Encroachments into the side yard may only occur in one side yard, and the side yard into which a gate opens (for access into the rear yard) must maintain a minimum of five (5') feet in width.

(b) Ground mounted air conditioner units and pool or spa equipment shall be screened by a wall up to forty-eight inches (48") in height and may encroach four feet (4') into a street side or rear yard and an interior side yard by three feet six inches (3'6"). Said equipment shall not be permitted in a front yard.

F. Automobile storage shall be provided as required by Article XVIII, Section 18.12 of Ordinance No. 348.

G. In no case shall more than sixty percent (60%) of any lot be covered by main buildings, garages, accessory buildings/guest dwellings and other structures.

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

b. Planning Area 17.  
(1) The uses permitted in Planning Area 17 of Specific Plan No. 336 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted in Article VIII, Section 8.100.a. (8) and (9) shall not be permitted.

(2) The development standards for Planning Area 17 of Specific Plan No. 336 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.101.a., b. and e. shall be deleted and replaced with the following:

a. Lot Area. Minimum lot area shall be twenty thousand (20,000) square feet.

b. Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard minimum setback of forty feet (40'), a minimum interior side yard setback of twenty feet (20'), a minimum street side yard setback of fifteen feet (15'), a minimum rear yard setback of twenty feet (20'), a minimum

from this setback to twenty feet (20'), a minimum building-to-parking setback of ten feet (10'), a minimum building-to-building setback of ten feet (10'), and a maximum building coverage of fifty percent (50%) of the gross lot area. No structural encroachments shall be permitted in the front, side or rear yard except for as provided for in Section 18.19 of Ordinance No. 348.

e. Building Height. The maximum building height shall be forty five feet (45') with allowances for tower projections up to seventy feet (70').

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

c. Planning Areas 18-25.

(1) The uses permitted in Planning Areas 18, 19, 20, 21, 22, 23, 24, and 25 of Specific Plan No. 336 shall be the same as those uses permitted in Article XVb, Section 15.200.a. of Ordinance No. 348, except that the uses permitted pursuant to Section 15.200.a.(1), (3), and (4); 15.200.b.(4), (5), (6), and (7); 15.200.c.(1), (3), (4), (5), (6), (7), (9), (11), (12), and (14), 15.200.d.(1) and 15.200.e. shall not be permitted. In addition, the permitted uses pursuant to Section 15.200.a. of Ordinance No. 348 shall include golf cart and/or cart paths, open turf areas/sports fields (active and passive uses), trails and/or paths for walking/jogging/bicycle and dog parks.

(2) The development standards for Planning Areas 18, 19, 20, 21, 22, 23, 24, and 25 of Specific Plan No. 336 shall be the same as those standards identified in Article XVb, Section 15.201 of Ordinance No. 348, except that the development standards set forth in Article XVb, Section 15.201.a., b., and d., shall be deleted.

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

d. Planning Areas 26 and 27.

(1) The uses permitted in Planning Areas 26 and 27 of Specific Plan No. 336 shall be the same as those uses permitted in Article XVb, Section 15.200 of Ordinance No. 348, except that the uses permitted pursuant to Section 15.200.a.(1), (3), and (4); 15.200.b.(4), (5), (6), and (7); 15.200.c.(1), (3), (4), (5), (6), (7), (9), (11), (12), and (14), 15.200.d.(1) and 15.200.e. shall not be permitted.

(2) The development standards for Planning Areas 26 and 27 of Specific Plan No. 336 shall be the same as those standards identified in Article XVb, Section 15.201, except that the development standards set forth in Article XVb, Sections 15.201.a., b., and d., shall be deleted.

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

Section 3. EFFECTIVE DATE. This ordinance shall take effect thirty (30) days after its adoption.

Jeff Stone, Vice-Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 7, 2013, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

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