

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



1-1

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

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 348.4764	October 2, 2013	The Press-Enterprise

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on December 10, 2013 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: December 10, 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

Publication(s): The Press-Enterprise

PROOF OF PUBLICATION OF

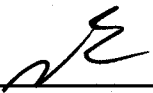
Ad Desc.: / Ord. No. 348.4764

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, under date February 4, 2013, Case Number RIC 1215735, under date of July 25, 2013, Case Number RIC 1305730, and under date of September 16, 2013, Case Number RIC 1309013; 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)

10/02/2013

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

Date: October 02, 2013



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

Ad Number: 0001140712-01

P.O. Number: Ord. No. 348.4764

Ad Copy:

BOARD OF SUPERVISORS OF THE COUNTY OF  
RIVERSIDE, STATE OF CALIFORNIA  
ORDINANCE NO. 348.4764  
AN ORDINANCE OF THE COUNTY OF RIVERSIDE  
AMENDING ORDINANCE NO. 348  
RELATING TO ZONING

The Board of Supervisors of the County of Riverside Or-  
dains as Follows:

**Section 1.** Section 4.1 of Ordinance No. 348, and Official Zoning Plan Map No. 36.057, as amended, are further amended by placing in effect in the Lake Mathews District, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 36.057; Change of Zone No. 7779," which map is made a part of this ordinance.

**Section 2.** Section 17.98 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:  
**SECTION 17.98 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 325.**

a. **Planning Area 1.**  
(1) The uses permitted in Planning Area 1 of Specific Plan No. 325 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section 6.1.c., and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 1 of Specific Plan No. 325 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., e.(1), e.(2), e.(3), and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than eight thousand (8,000) 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 front yard setback to single-story living space shall be fifteen (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet. The minimum front yard setback to the garage shall be twenty (20) feet for a street facing garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front porch or portico shall be fifteen (15) feet.

C. The minimum side yard setback for interior lots shall be five (5) feet. The minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

D. The minimum rear yard setback to single-story living space shall be fifteen (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet. The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached structure, detached accessory building or guest quarter shall be ten (10) feet.

E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings and fifty (50) percent for two-story dwellings.

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

b. **Planning Area 2.**  
(1) The uses permitted in Planning Area 2 of Specific Plan No. 325 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section 6.1.c., and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 2 of Specific Plan No. 325 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., e.(1), e.(2), e.(3), and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than ten thousand (10,000) 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 front yard setback to single-story living space shall be fifteen (15) feet. The minimum front yard setback to two-story living

space shall be twenty (20) feet. The minimum front yard setback to the garage shall be twenty (20) feet for a street facing garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front porch or portico shall be fifteen (15) feet.

C. The minimum side yard setback for interior lots shall be five (5) feet. The minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

D. The minimum rear yard setback to single-story living space shall be fifteen (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet. The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached structure, detached accessory building or guest quarter shall be ten (10) feet.

E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings and fifty (50) percent for two-story dwellings.

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

c. Planning Area 3.

(1) The uses permitted in Planning Area 3 of Specific Plan No. 325 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 6.1.a. (2), (3), (5), (7), (8) and (9), Section 6.1.b.(1), (3), (4), and (5), Section 6.1.c. and Section 6.1.e shall not be permitted.

(2) The development standards for Planning Area 3 of Specific Plan No. 325 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., e.(1), e.(2), e.(3), and g. shall be deleted and replaced by the following:

A. Lot area shall be not less than twelve thousand (12,000) 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 front yard setback to single-story living space shall be fifteen (15) feet. The minimum front yard setback to two-story living space shall be twenty (20) feet. The minimum front yard setback to the garage shall be twenty (20) feet for a street facing garage and fifteen (15) feet for a side facing garage. The minimum front yard setback to front porch or portico shall be fifteen (15) feet.

C. The minimum side yard setback for interior lots shall be five (5) feet. The minimum side yard setback for corner lots (facing street) shall be a minimum of ten (10) feet.

D. The minimum rear yard setback to single-story living space shall be fifteen (15) feet. The minimum rear yard setback to two-story living space shall be twenty (20) feet. The minimum rear yard setback to an integrated deck (house roof extends over the deck) shall be fifteen (15) feet. The minimum rear yard setback to an attached structure, detached structure, detached accessory building or guest quarter shall be ten (10) feet.

E. Maximum lot coverage shall be sixty (60) percent for single-story dwellings and fifty (50) percent for two-story dwellings.

(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, 5, 6, 7, 8, 9, 10, and 11.

(1) The uses permitted in Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11 of Specific Plan No. 325 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a. (1), (2), (3), (6), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public parks, private parks, and trails.

(2) The development standards for Planning Areas 4, 5, 6, 7, 8, 9, 10, and 11 of Specific Plan No. 325 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 12A, 12B, 12C, 12D, 12E, 12F, and 12G.

(1) The uses permitted in Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and 12G of Specific Plan No. 325 shall be the same as those permitted in Article

VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space and trails.

(2) The development standards for Planning Areas 12A, 12B, 12C, 12D, 12E, 12F, and 12G of Specific Plan No. 325 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.

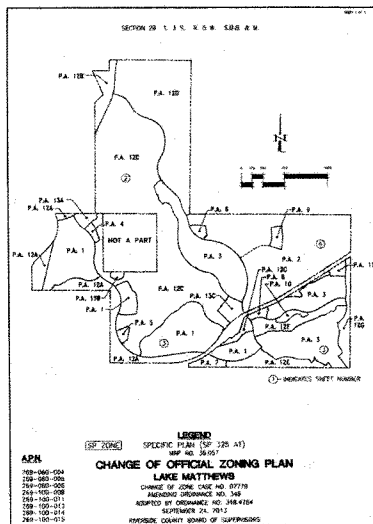
f. Planning Area 13A, 13B, and 13C.

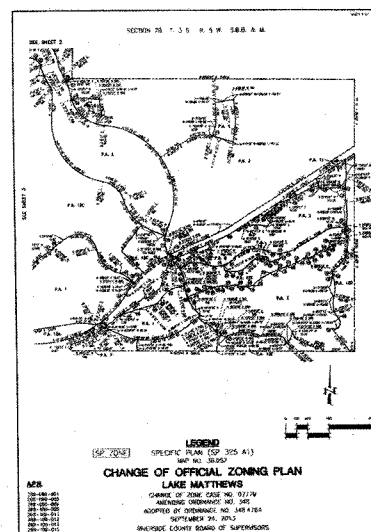
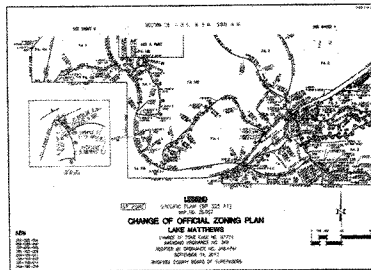
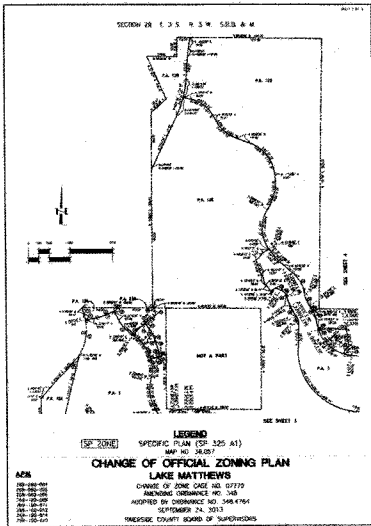
(1) The uses permitted in Planning Area 13A, 13B, and 13C of Specific Plan No. 325 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a. (1), (2), (3), (4), (5), (6), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include detention basins.

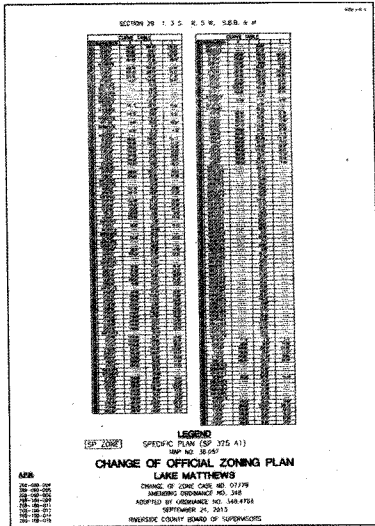
(2) The development standards for Planning Area 13A, 13B, and 13C of Specific Plan No. 325 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

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







John J. Benoit, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on September 24, 2013, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

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