

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



1-1

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

**ORDINANCE**

**DATE**

**NEWSPAPER**

No. 348.4767

November 11, 2013 The Press-Enterprise

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on February 4, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: February 4, 2014  
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.: / Ord. 348.4767

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 of 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) requesting publication, and not in any supplement thereof on the following dates, to wit:

11/11/2013

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

Date: November 11, 2013  
At: Riverside, California

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

Ad Number: 0001167320-01

P.O. Number: Ord. 348.4767

### Ad Copy:

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

#### ORDINANCE NO. 348.4767 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 4.2 of Ordinance No. 348, and Official Zoning Plan Map No. 2.2353, as amended, are further amended by placing in effect in the French Valley area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Change of Zone Case No. 7723", which map is made a part of this ordinance.

**Section 2.** Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.119 to read as follows:

**SECTION 17.119 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 380.**

**a. Planning Area 1**

(1) The uses permitted in Planning Area 1 of Specific Plan No. 380 shall be the same as those permitted in Article VIb, Section 6.50 of Ordinance No. 348.

(2) The development standards for Planning Area 1 shall be the same as those permitted in Article VIb of Ordinance No. 348 except that the development standards set forth in Section 6.52 shall be deleted and replaced by the following:

A. The minimum lot size shall be two (2) acres.

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

**b. Planning Areas 2 and 6**

(1) The uses permitted in Planning Areas 2 and 6 of Specific Plan No. 380 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance No. 348.

(2) The development standards for Planning Area 2 and 6 of Specific Plan No. 380 shall be the same as those permitted in Article IX, Section 9.4 of Ordinance No. 348.

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

**c. Planning Area 3**

(1) The uses permitted in Planning Area 3 of Specific Plan No. 380 shall be the same as those permitted in Article VI, Section 6.1 of Ordinance No. 348.

(2) The development standards for Planning Area 3 of Specific Plan No. 380 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, 6.2.c and 6.2.d. shall be deleted and replaced by the following:

A. The lot area shall not be less than five thousand (5,000) square feet except that lots adjacent to Keller Road or to Street "B" as identified in the circulation plan for Specific Plan No. 380 shall be ten thousand (10,000) square feet in size. 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 (50') feet with an average depth of one hundred (100') feet. No flag lots shall be permitted.

C. The minimum frontage of a lot shall be fifty (50') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') feet. Lot frontage along curvilinear streets shall be measured of the building setback in accordance with zone development standards.

(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 Area 4**

(1) The uses permitted in Planning Area 4 of Specific Plan No. 380 shall be the same as those permitted in Article VIb, Section 6.50 of Ordinance No. 348.

(2) The development standards for Planning Area 4 of Specific Plan No. 380 shall be the same as those permitted in Article VIb except that the development standards set forth in Section 6.51 and Section 6.52 shall be deleted and replaced by the following:

A. No building shall exceed a height of forty (40) feet.

B. The minimum lot size for all lots within Planning Area 4 of Specific Plan No. 380 that are adjacent to Pourroy Road shall be two (2) acres and the minimum lot size for all other lots in Planning Area 4 shall be twenty thousand (20,000) square feet with no minimum lot width or depth dimensions.

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

**e. Planning Area 5**

(1) The uses permitted in Planning Area 5 of Specific Plan No. 380 shall be the same as those permitted in Article VIIIId, Section 8.91 except that the uses permitted pursuant to Section 8.91.c and f.(1) shall not be permitted. In addition, the permitted uses under Section 8.91.g. shall include nonprofit community centers, administrative and professional offices, medical offices, pharmacies, health and exercise centers, hotels, motels, restaurants, financial institutions, real estate offices, museums, and independent and assisted living facilities that provide housing, services or nursing care for seniors.

(2) The development standards for one-family dwellings and multiple-family dwellings within Planning Area 5 of Specific Plan No. 380 shall be the same standards as those identified in Article VIIIId except that the development standard set forth in Section 8.93.d.a. shall be deleted and replaced by the following:

A. The minimum front-yard setback shall be not less than ten (10) feet, measured from the existing right-of-way.

(3) The development standards for commercial development within Planning Area 5 of Specific Plan No. 380 shall be the same standards as those identified in Article IXb, Section 9.53 of Ordinance No. 348. Additionally, the following development standard shall also apply:

A. The ratio between the total floor area of all building and structure compared to any

BUILDING AND STRUCTURES COMPARED TO PARCEL SIZE (Floor Area Ratio) shall be no greater than three (3).

(4) The development standards for commercial office development within Planning Area 5 of Specific Plan No. 380 shall be the same standards as those identified in Article IXd, Section 9.73. Additionally, the following development standard shall also apply:

A. The ratio between the total floor area of all buildings and structures compared to parcel size (Floor Area Ratio) shall be no greater than three (3).

(5) The development standards for independent and assisted living facilities within Planning Area 5 of Specific Plan No. 380 shall be the same standards as those identified in Article VIIIId, Section 8.93, except that the development standards set forth in Section 8.93.d. shall be deleted and replaced by the following:

A. The front yard shall be not less than ten (10) feet, measured from the existing right of way.

B. Side yards shall not be less than a width of five (5) feet. Side yards on corner lots shall not be less than ten (10) feet from the existing right-of-way unless abutted by a residential use, then the setback shall be at least twenty (20) feet.

C. The rear yard shall not be less than ten (10) feet unless abutted by a residential use, then the setback shall be at least twenty (20) feet.

D. No structural encroachments shall be permitted in the front, side, or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

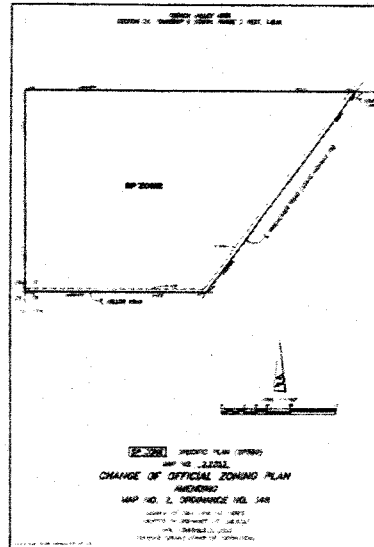
(6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIIIId for residential uses, Article IXb for commercial uses, Article IXd for commercial office uses and Article VIIIId for independent and assisted living facilities.

f. Planning Area 7.

(1) The uses permitted in Planning Area 7 of Specific Plan No. 380 shall be the same as those uses permitted in Article VIIIId, 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 shall also include undeveloped open space.

(2) The development standards for Planning Area 7 of Specific Plan No. 380 of Ordinance No. 348 shall be the same as those standards identified in Article VIIIId, 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 VIIIId 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 November 5, 2013, the foregoing Ordinance consisting of these (3) sections was adopted by said Board by the following vote:

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

Kacia Harper-Ihem, Clerk of the Board  
By: Karen Barton, Board Assistant

11/11