

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



1-1

On motion of Supervisor Stone, seconded by Supervisor Benoit 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. 348.4694	December 23, 2013	The Press-Enterprise
No. 787.7	December 23, 2013	The Press-Enterprise

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on May 6, 2014 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: May 6, 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. 348.4772

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:

**12/23/2013**

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

Date: December 23, 2013  
At: Riverside, California

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

Ad Number: 0001193277-01

P.O. Number: Ord. 348.4772

## Ad Copy:

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

**ORDINANCE NO. 348.4772**  
**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. 2.2356, as amended, are further amended by placing in effect in the Winchester 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. 7767", which map is made a part of this ordinance.

Section 2. Article XVII.A of Section 17.77 of Ordinance No. 348 is amended to read as follows:

'Section 17.77 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 288.

a. Planning Areas 1, 6, 7 and 11.

- (1) The uses permitted in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 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) and (3); b. (1) and (3); and c. (1) shall not be permitted. In addition, the permitted uses under Section 6.1.a. shall include two-family dwellings, multiple-family dwellings, parks and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
- (2) The development standards for detached single-family homes within Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 shall be the same standards as those identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced by the following:
  - A. Building height shall not exceed three (3) stories with a maximum height of forty feet (40').
  - B. Lot Area shall not be less than two thousand (2,000) square feet.
  - C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
  - D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
  - E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
  - F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
  - G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
  - H. Fireplaces, media niches, bay windows, porches, window boxes and similar architectural features shall be allowed to encroach on a maximum of two and one-half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear, or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
  - I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
  - J. Tandem garages are permitted.
- (3) The development standards for attached two-family and multi-family homes in Planning Areas 1, 6, 7, and 11 of Specific Plan No. 288 shall be the same as those standards identified in Article XVIII, Section 18.5 of Ordinance No. 348 except that the standards set forth in Section 18.5.b., c., e., and j. shall be deleted and replaced with the following:
  - A. The height of buildings shall not exceed forty-five feet (45').
  - B. The distance between buildings shall be no less than six feet (6').
  - C. The minimum building setbacks from a project's exterior streets and boundary lines shall be two and one-half feet (2.5'). The minimum building setback from interior drives shall be three feet (3'), except that second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
  - D. The number of dwelling units in one building shall not exceed eighteen (18) units.
  - E. Pedestrian walkways with a minimum width of four feet (4') shall be installed between the dwelling units and the recreational areas of the project.
  - F. No dwelling shall be constructed unless it has a minimum floor living area of not less than 750 square feet. Porches, garages, patios, and similar features, whether attached or detached to a dwelling, shall not be included when calculating the floor living area.
  - G. Tandem garages are permitted.
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI and in Article

- uses permitted in Article VI, VII or Article XVIII, Section 18.5 of Ordinance No. 348.
- b. **Planning Areas 2, 8, 15 and 17.**
- (1) The uses permitted in Planning Areas 2, 8, 15 and 17 of Specific Plan No. 288 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1) 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 and playgrounds.
  - (2) The development standards for Planning Areas 2, 8, 15 and 17 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII.e, 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.e of Ordinance No. 348.
- c. **Planning Areas 3 and 9.**
- (1) The uses permitted in Planning Areas 3 and 9 of Specific Plan No. 288 shall be the same as those uses permitted in Article IX.b, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.b.(1), (7), (13), and (19), shall not be permitted.
  - (2) The development standards for Planning Areas 3 and 9 of Specific Plan No. 288 shall be the same as those standards identified in Article IX.b, Section 9.53 of Ordinance No. 348. Additionally, the development standards shall also include the following:
    - i) All commercial areas shall contain at least one enclosure for the collection of recyclable materials.
  - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IX.b of Ordinance No. 348.
- d. **Planning Areas 4, 5, 12 and 13.**
- (1) The uses permitted in Planning Areas 4, 5, 12 and 13 of Specific Plan No. 288 shall be the same as those uses permitted in Article VIII.e, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (2), (3) and (9); c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include open space, trails, paseos and hiking areas.
  - (2) The development standards for Planning Areas 4, 5, 12 and 13 of Specific Plan No. 288 shall be the same as those standards identified in Article VIII.e, 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.e of Ordinance No. 348.
- e. **Planning Areas 10 and 16.**
- (1) The uses permitted in Planning Areas 10 and 16 of Specific Plan No. 288 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) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include parks, open space trails, and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
  - (2) The development standards for detached single-family residential lots within Planning Areas 10 and 16 of Specific Plan No. 288 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. (1), (2), (3) and (4) shall be deleted and replaced by the following:
    - A. Lot area shall be not less than two thousand (2,800) square feet. The minimum lot area shall be determined by excluding that portion of a lot 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 feet (70').
    - C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
    - D. Front yards shall be not less than ten feet (10'), measured 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. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
    - E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse 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.
    - F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
    - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. 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.
    - H. In no case shall more than sixty percent (60%) of any lot be covered by a dwelling footprint.
  - (3) The development standards for detached single-family homes within Planning Areas 10 and 16 of Specific Plan No. 288 shall be the same standards as those identified in Article

XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Article XVIII, Section 18.5.b. and c. shall be deleted and replaced by the following:

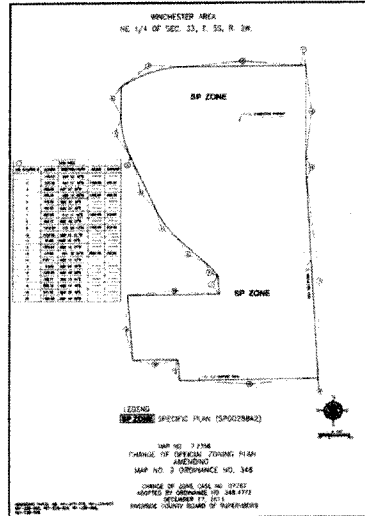
- A. Building height shall not exceed three stories, with a maximum height of 40 feet (40').
  - B. Lot Area shall not be less than two thousand (2,000) square feet.
  - C. The minimum average width of each lot shall be thirty-five feet (35') and the minimum average depth shall be fifty-eight feet (58').
  - D. The minimum frontage of a lot shall be thirty-five feet (35'), except that lots fronting on knuckles or cul-de-sacs shall have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets shall be measured at the building setback in accordance with zone development standards.
  - E. Front yards shall not be less than three feet (3'), measured from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure.
  - F. Side yards on interior and through lots shall be not less than three feet (3'). Side yards on corner and reverse corner lots shall not be less than five feet (5') from the existing street right-of-way or from any future street right-of-way as shown on any specific plan of highways, whichever is nearer to the proposed structure, upon which the building sides.
  - G. Rear yards shall be not less than three feet (3'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line.
  - H. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two feet and one-half (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. No other structural encroachments shall be permitted in the front, rear or side yard setback except as provided for in Section 18.19 of Ordinance No. 348.
  - I. In no case shall more than seventy-five percent (75%) of any lot be covered by a dwelling.
  - J. Tandem garages are permitted.
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article XVII and Article XVIII, Section 18.5 of Ordinance No. 348.
- f. Planning Area 14.
- (1) The uses permitted in Planning Area 14 of Specific Plan No. 288 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) and (3); b.(1) and (3); and c.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.a. shall include parks, open space trails and temporary real estate tract offices located within a subdivision to be used only for and during the original sale of the subdivision, but not to exceed a period of five (5) years in any event.
  - (2) The development standards for detached single-family residential lots within Planning Area 14 of Specific Plan No. 288 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.(1), (2), (3) and (4) shall be deleted and replaced by the following:
    - A. Lot area shall be not less than three thousand five hundred (3,500) square feet. The minimum lot area shall be determined by excluding that portion of a lot 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 eighty feet (80').
    - C. The minimum frontage of a lot shall be thirty five feet (35'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty feet (30'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
    - D. Front yards shall be not less than ten feet (10'), measured 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. Porches in the front of the structure may encroach five feet (5') into the front yard setback.
    - E. Side yards on interior and through lots shall be not less than five feet (5'). Side yards on corner and reverse 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.
    - F. Rear yards shall be not less than 10 feet (10'), except that the second floor living space and balconies located in the rear yard shall be permitted within one foot (1') of the rear property line, and garages shall be permitted within five feet (5') of the rear property line.
    - G. Fireplaces, media niches, bay windows, porches, window boxes, and similar architectural features shall be allowed to encroach a maximum of two and one half feet (2.5') into setbacks. At least one side of the structure shall maintain a four-foot (4') setback regardless of encroachments. No second floor structural encroachments shall be permitted within one foot (1') of the rear property line. 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.
    - H. In no case shall more than sixty percent

(60%) of any lot be covered by a dwelling footprint.

I. Tandem garages are permitted.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI 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 December 17, 2013, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

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

12/23

# 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. No. 787.7

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:

**12/23/2013**

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

Date: December 23, 2013  
At: Riverside, California



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

Ad Number: 0001193552-01

P.O. Number: Ord. No. 787.7

### Ad Copy:

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

#### SUMMARY OF ORDINANCE NO. 787.7

#### AN ORDINANCE OF THE COUNTY OF RIVERSIDE AMENDING ORDINANCE NO. 787 AND ADOPTING THE 2013 CALIFORNIA FIRE CODE AS AMENDED

Ordinance No. 787.7 amends Ordinance No. 787 to adopt the 2013 California Fire Code, California Code of Regulations, Title 24, Part 9, as amended, to govern the safeguarding of life and property from fire, explosion hazards and hazardous conditions and to regulate the issuance of permits and collection of fees. Pursuant to Health and Safety Code Sections 17958 and 17958.7, the County may adopt modifications or changes to the California Fire Code that are reasonably necessary because of the local climatic, geological and topographical conditions. Such modifications include, but are not limited to, prohibiting the ignition or launching of a sky lantern or similar device, allowing fire apparatus access roads for solar photovoltaic power generation facilities to be modified by the fire code official and requiring a fire command center for buildings larger than 300,000 square feet. Ordinance No. 787.7 will apply to the unincorporated area of Riverside County and would take effect 30 days after its adoption.

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 787.7 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

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 **December 17, 2013**, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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

12/23