

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



1-1

On motion of Supervisor Ashley, seconded by Supervisor Jeffries 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. 348.4797	December 18, 2014	The Press-Enterprise

Roll Call:

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

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on June 2, 2015 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: June 2, 2015
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

1825 Chicago Ave, Suite 100
Riverside, CA 92507
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 ORDINANCE NO. 348.4797 /

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:

12/18/2014

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

Date: December 18, 2014
At: Riverside, California

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

Ad Number: 0010000646-01

P.O. Number:

Ad Copy:

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

ORDINANCE NO. 348.4797
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 Plan Map No. 2, as amended, are further amended by placing in effect in Temescal Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2370, Change of Zone Case No. 7807," which is made a part of this ordinance.

Section 2. Section 17.107 of Article XVIIa of Ordinance No. 348 is hereby amended in its entirety to read as follows:

SECTION 17.107 SPECIFIC PLAN ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 327.

a. Planning Areas 1 and 9.
(1) The uses permitted in Planning Areas 1 and 9 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348, except that the uses identified under Section 8.1.a. (2), (3), (4), (11), (12), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27), and (28); and 8.1.b.(1), (2) and (3) shall not be permitted.

(2) The development standards for Planning Areas 1 and 9 of Specific Plan No. 327 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348, except that the development standards set forth in Articles VIII, Sections 8.2.a.; b.; c.; d.; and e. shall be deleted and replaced by the following:

- A. Lot area shall be not less than three thousand six hundred (3,600) square feet. Lots shall have a minimum average lot width of forty-seven (47) feet and a minimum average lot depth of seventy-seven (77) feet.
- B. The minimum front yard setback shall be twelve (12) feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18) feet for front-in garages.
- C. Side yards on corner and reversed corner lots shall be not less than ten (10) feet. Side yards on interior and through lots shall be not less than five (5) feet in width.
- D. The rear yard shall be not less than ten (10) feet.
- E. In no case shall more than sixty-five (65%) percent of any lot be covered by buildings.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2) feet. Porches, balconies and courtyards shall be allowed to encroach into front yards a maximum of six (6) feet, except for corner and reverse corner lots. Porches, balconies and courtyards shall be allowed to encroach into side and rear yards a maximum of two (2) feet. On lots over five thousand (5,000) square feet, courtyards shall be allowed to encroach into front yards a maximum of eight (8) feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 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.

b. Planning Areas 2, 3, 7 and 14.
(1) The uses permitted in Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the use identified under Sections 6.1 a. (2), (3), (5), (7), and (8); 6.1 b. (1), (3), and (5); and 6.1 c. (1) shall not be permitted.

(2) The development standards for Planning Areas 2, 3, 7 and 14 of Specific Plan No. 327 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 Articles VI, Sections 6.2b.; c.; d.; and e. (1), (2), and (4); shall be deleted and replaced by the following:

- A. Lot area shall be not less than five thousand four hundred (5,400) square feet.
- B. The minimum average width of that portion of a lot to be used as a building site shall be sixty (60) feet, with a minimum average depth of ninety (90) feet.
- C. The minimum frontage of a lot shall be sixty (60) feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-two (32) feet measured along the right-of-way line. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- D. The front yard shall be not less than twelve (12) feet to living space and/or the street-side wall of side-in garages. The minimum setback to the garage door shall be eighteen (18) feet for front-in garages.
- E. Side yards on interior and through lots shall be not less than five (5) feet in width. Side yards on corner and reversed corner lots shall be not less than ten (10) feet, except that where the lot is less than fifty (50) feet wide the yard need not exceed twenty (20%) percent of the width of the lot.
- F. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2) feet. Porches and balconies shall be allowed to encroach into front yards a maximum of six (6) feet. Courtyards shall be allowed to encroach into front yards a maximum of eight (8) feet. No other structural encroachment shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.

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