

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 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. 348.4804	September 30, 2015	The Press-Enterprise

Roll Call:

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

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on February 2, 2016 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: February 2, 2016
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. 348.4804

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:

09/30/2015

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

Date: Sep 30, 2015

At: Riverside, California

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

Ad Number: 0010094716-01

P.O. Number:

Ad Copy:

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

ORDINANCE NO. 348.4804
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 the Elsinore Area Plan, the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2.2374, Change of Zone Case No. 7143," 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 17.122 to read as follows:

"Section 17.122 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 364.

a. Planning Area 1

(1) The uses permitted in Planning Area 1 of Specific Plan No. 364 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a. (5), (7), (13), (16), (23), (25), (28), (30), (31), (32), (52), (55), (64), (77), (80), (82), (85), (93), (98), and (99); and b. (1), (2), (3), (5), (7), (8), (9), (10), (13), (15), (16), (17), (18), (19), (25) and (26) shall not be permitted. In addition, the uses permitted under Section 9.50.a. shall include combined residential/commercial development, attached clustered residential development, detached clustered residential development, medical and dental offices, real estate offices, public schools and congregational care residential facilities.

(2) The development standards for commercial development within Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) The development standards for combined residential/commercial development in Planning Area 1 of Specific Plan No. 364 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 Article VIII, Section 8.2 a., b., c., d., e., and f. shall be deleted and replaced with the following:

- A. The minimum lot width shall be sixty feet (60').
- B. The front of the building shall not be less than ten feet (10') from the property line.
- C. The side yard shall not be less than five feet (5').
- D. Except for lots with alleys, the rear yard shall not be less than ten feet (10'). Lots with alleys have no rear yard requirements.
- E. Where the front, side or rear yard is adjacent to a residential lot with a minimum lot size of half an acre or larger, all buildings shall not be less than twenty-five feet (25') from the adjacent residential property line.
- F. The maximum building height shall be fifty feet (50').
- G. Fireplaces and air conditioning units shall be allowed to encroach into the required front, side or rear setbacks a maximum of two feet (2'). No air conditioning units are permitted in the front of a residential building. Encroachments for balconies, porches, decks and attached patio covers shall be allowed to encroach into the required front and rear setbacks a maximum of seven feet (7'). No other structural encroachments shall be permitted in the front, side or rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- H. Trash collection areas shall be screened by landscaping or architectural features in such a manner as not to be visible from a public street or from any adjacent residential area.
- I. Outside storage areas are prohibited.
- J. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, buildings, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare or direct illumination on residential uses.

(4) The development standards for detached clustered residential development in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 7,200 square feet.
- B. The minimum lot width shall be thirty-one feet (31').
- C. The minimum front yard setback (to a habitable portion of the main building) shall be five feet (5') from the right of way.
- D. The minimum setback for a porch shall be five feet (5') from the right of way.
- E. The minimum distance between the front of a building and any adjacent building shall be twenty feet (20') at the first story and thirty feet (30') at the second story, regardless of lot lines.
- F. For motor courts, which shall be defined herein as single family detached homes grouped around a common private drive, all side yards shall not be less than four feet (4').
- G. For garden courts, which shall be defined herein as single family detached homes grouped around a private lawn, side yards on corner lots shall not be less than five feet (5') and interior side yards shall not be less than four feet (4').
- H. The minimum rear yard for garden courts shall be five feet (5').
- I. The minimum rear yard for motor courts shall be eight feet (8').
- J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and

- eighteen feet (18') are prohibited.
- K. The minimum distance between the front of a building to the side of another building shall be twenty feet (20').
- L. The minimum distance between the side of a building and the rear of another building shall be ten feet (10').
- M. The minimum distance between the rear of a building and the rear of another building shall be fifteen feet (15').
- N. The minimum distance between the rear of a building and the rear of another building across an alley or motor court shall be thirty feet (30').
- O. The minimum distance between the rear of a building and any adjacent building (not including detached garages on the same lot) shall be ten feet (10') at the first story, twenty feet (20') at the second story, and thirty feet (30') between garages, regardless of lot lines.
- P. The maximum lot coverage shall be 60%.
- Q. The maximum building height shall be forty feet (40').
- R. The minimum private open space shall be one hundred eighty square feet (180') with a minimum width of twelve feet (12') and length of ten feet (10').

(5) The development standards for attached clustered residential development in Planning Area 1 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 5,000 square feet.
- B. The minimum lot width shall be sixty feet (60').
- C. The minimum front yard setback (to a habitable portion of the main building) shall be ten feet (10') from the right of way.
- D. For townhomes, which shall be defined herein as multi-family attached row homes with garages typically in the rear of the building, the minimum setback for porches shall be five feet (5') from the property line.
- E. For courtyards, which shall be defined herein as multi-family attached row homes grouped around a common private drive or along a drive lane, the minimum setback for porches shall be twelve feet (12') from the property line.
- F. For townhomes and courtyards, side yards shall not be less than ten feet (10').
- G. For townhomes, the distance between buildings shall not be less than twenty-five feet (25').
- H. For courtyards, the distance between buildings shall not be less than twenty feet (20').
- I. The rear yard distance between buildings (to habitable portion of the main building) shall not be less than twenty feet (20').
- J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- K. The minimum private open space shall be one hundred square feet (100') with a minimum width of ten feet (10') and length of eight feet (8').
- L. The maximum building height shall be forty-eight feet (48').

(6) The development standards for congregate care residential facilities within Planning Area 1 of Specific Plan No. 364 shall be the same standards as those identified in Article XIXe, Section 19.102 of Ordinance No. 348.

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

b. Planning Area 2

(1) The uses permitted in Planning Area 2 of Specific Plan No. 364 shall be the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348 except that the uses permitted in Section 7.1.a.(1), (2), (3), (4), (6), (7), (8), (9), (10), (11), and (12); Section 7.1.b.(2), (3), (5), (6), (7), (8), (9), and (10); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under Section 7.1.b. shall include public schools, detached clustered residential development and attached clustered residential development.

(2) The development standards for detached clustered residential development in Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 7,200 square feet.
- B. The minimum lot width shall be thirty-one feet (31').
- C. The minimum front yard setback (to a habitable portion of the main building) shall be five feet (5') from the right of way.
- D. The minimum setback for a porch shall be five feet (5') from the right of way.
- E. The minimum distance between the front of a building and any adjacent building shall be twenty feet (20') at the first story and thirty feet (30') at the second story, regardless of lot lines.
- F. All side yards for motor courts shall not be less than four feet (4').
- G. All side yards for garden courts shall not be less than five feet (5').
- H. The rear yard for garden courts shall not be less than five feet (5').
- I. The rear yard for motor courts shall not be less than eight feet (8').
- J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- K. The minimum distance between the front of a building and the side of a building shall be twenty feet (20').

- L. The minimum distance between the front of a building and the side of another building shall be ten feet (10').
- M. The minimum distance between the rear of a building and the rear of another building shall be fifteen feet (15').
- N. The minimum distance between the rear of a building and the rear of another building across an alley or motor court shall be thirty feet (30').
- O. The minimum distance between the rear of a building and any adjacent building (not including detached garages on the same lot) shall be ten feet (10') at the first story, twenty feet (20') at the second story, and thirty feet (30') between garages, regardless of lot lines.
- P. The maximum coverage shall be 60%.
- Q. The maximum building height shall be forty feet (40').
- R. The minimum private open space shall be one hundred eighty square feet (180') with a minimum width of twelve feet (12') and length of ten feet (10').

(3) The development standards for attached clustered residential development in Planning Area 2 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 7,200 square feet.
- B. The minimum lot width shall be sixty feet (60').
- C. The minimum front yard setback (to a habitable portion of the main building) shall be ten feet (10') from the right of way.
- D. The minimum setback for townhome porches shall be five feet (5') from the right of way.
- E. The minimum setback for courtyard porches shall be twelve feet (12') from the right of way.
- F. Side yards on corner lots (facing street) shall not be less than ten feet (10'), with five feet (5') of public space and five feet (5') of private space.
- G. For townhomes and courtyards, interior side yards shall not be less than ten feet (10').
- H. For townhomes, the distance between buildings shall not be less than twenty-five feet (25').
- I. For courtyards, the distance between buildings shall not be less than twenty feet (20').
- J. The rear yard (to the habitable portion of the main building) shall not be less than ten feet (10').
- K. The minimum distance between the rear of a building and the rear of another building shall be twenty feet (20').
- L. Driveways shall be less than three feet (3') in length, or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- M. The minimum private open space shall be one hundred square feet (100') with a minimum width of ten feet (10') and length of eight feet (8').
- N. The maximum building height shall be forty-eight feet (48').

(4) 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 3 and 5

(1) The uses permitted in Planning Areas 3 and 5 of Specific Plan No. 364 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) and (8); Section 6.1.b.(3), (4), (5), and (6); Section 6.1.c.(1); and Section 6.1.e.(1) shall not be permitted. In addition, the uses permitted under Section 6.1.b. shall include public schools, detached clustered residential development and attached clustered residential development.

(2) The development standards for residential development in Planning Area 3 and 5 of Specific Plan No. 364 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 Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum lot size shall be 4,000 square feet for Planning Area 3 and 5,000 square feet for Planning Area 5.
- B. The minimum lot width for standard lots shall be fifty feet (50').
- C. The minimum lot width for lots along a cul-de-sac shall be thirty-five feet (35').
- D. The minimum front yard setback (to a habitable portion of the main building) shall be twelve feet (12') from the right of way.
- E. The minimum setback for front-entry garages shall be twenty feet (20') from the right of way and fifteen feet (15') for side-entry garages.
- F. The minimum front yard setback for porches shall be eight feet (8') from the right of way.
- G. Side yards for interior lots shall be not less than five feet (5').
- H. Side yards on corner lots (facing street) shall not be less than ten feet (10') with five feet (5') of public space and five feet (5') of private space.
- I. Fireplaces and air conditioning units shall be allowed to encroach into the required side yard setback a maximum of two feet (2'). Covered Patios, balconies and decks shall be allowed to encroach into the required rear yard setback a maximum of five feet (5'). No other structure encroachment shall be permitted in the front, side, or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.
- J. The rear yard shall not be less than fifteen feet (15').
- K. The maximum building height shall be forty feet (40').
- L. The maximum lot coverage shall be 60% for single story dwellings and 50% for two story dwellings.
- M. All playground equipment and public gathering areas within Planning Areas 3 and 5 shall be

shaded in accordance with the Shade Standards described in Section IV.E.2 of Specific Plan No. 364.

(3) The development standards for detached clustered residential development in Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards identified in Section Article VI, 6.2 of Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted and replaced with the following:

- A. The minimum lot size shall be 3,000 square feet.
- B. The minimum lot width for standard lots shall be twenty-five feet (25'). The minimum lot width for lots along a cut-de-sac shall be twenty feet (20').
- C. The minimum front yard setback (to a habitable portion of the main building) shall be ten feet (10') from the right of way.
- D. The minimum front yard setback from the right of way to garages shall be twenty feet (20').
- E. Covered porches and balconies may encroach into the required front yard setback a maximum of five feet (5'). No other structure encroachment shall be permitted in the front, side, or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.
- F. The side yard shall not be less than four feet (4').
- G. The rear yard shall not be less than five feet (5').
- H. The minimum setback for garages located to the rear of lot shall be two feet (2') from the property line.
- I. The minimum distance between the rear of a building and any adjacent building (not including detached garages on the same lot) shall be ten feet (10') at the first story and twenty feet (20') at the second story, regardless of lot lines.
- J. The minimum private open space shall be four hundred (400) square feet with a minimum width of fifteen feet (15') and length of fifteen feet (15').
- K. The maximum lot coverage shall be 60%.

(4) The development standards for attached clustered residential development in Planning Areas 3 and 5 of Specific Plan No. 364 shall be the same as those standards identified in Article VII of Ordinance No. 348, except that the development standards set forth in Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- A. The minimum lot size shall be 7,200 square feet.
- B. The minimum lot width shall be thirty-one feet (31').
- C. The minimum front yard setback (to a habitable portion of the main building) shall be eight feet (8') from the right of way.
- D. The minimum setback from the right of way to front entry garages shall be twenty feet (20').
- E. Covered porches and balconies may encroach into the required front yard setback a maximum of two feet (2'). Covered patios, balconies and decks may encroach into the required rear yard setback a maximum of four feet (4'). No other structure encroachment shall be permitted in the front, side, or rear yard, except as provided for in Section 18.19 of Ordinance No. 348.
- F. The minimum distance between the front of a building and any adjacent building shall be twenty feet (20'), regardless of lot lines.
- G. Side yards on corner lots (facing street) shall not be less than ten feet (10') with five feet (5') of public space and five feet (5') of private space.
- H. Side yards for interior lots shall not be less than five feet (5').
- I. The rear yard shall not be less than eight feet (8').
- J. Driveways shall be less than three feet (3') in length or at least eighteen feet (18') in length; driveway lengths between three feet (3') and eighteen feet (18') are prohibited.
- K. The minimum distance between the front of a building and the side of another building shall be twenty feet (20').
- L. The minimum distance between the side of a building and the side of another building shall be ten feet (10').
- M. The minimum distance between the rear of a building and the rear of another building shall be fifteen feet (15').
- N. The minimum distance between the rear of a building and the rear of another building across alley or motor court shall be thirty feet (30').
- O. The minimum private open space shall be two hundred (200) square feet with a minimum width of ten feet (10') and length of ten feet (10').
- P. The maximum lot coverage shall be 60%.
- Q. The maximum building height shall be forty feet (40').

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

d. Planning Area 4A

(1) The uses permitted in Planning Area 4A of Specific Plan No. 364 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the uses permitted in Section 8.100.a., b., and c. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public schools, public parks, private recreation areas, and trails.

(2) The development standards for Planning Area 4A of Specific Plan No. 364 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 Area 4B

(1) The uses permitted in Planning Area 4B of Specific Plan No. 364 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No.

348, except that the uses permitted in Section 8.100.a., b., and c., shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include public schools, non-commercial community centers, libraries, and senior centers.

(2) The development standards for Planning Area 4B of Specific Plan No. 364 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.

1. Planning Area 6 and 7

(1) The uses permitted in Planning Areas 6 and 7 of Specific Plan No. 364 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., b., and c. shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include natural open space, overlooks, and trails.

(2) The development standards for Planning Areas 6 and 7 of Specific Plan No. 364 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.

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

Marion Ashley, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on **September 22, 2015** the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

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

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

9/30