

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



1.1

On motion of Supervisor Perez, 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. 348.4906	April 13, 2019	The Press-Enterprise

Roll Call:

Ayes: Jeffries, Spiegel, Washington, Perez and Hewitt
Nays: None
Absent: None

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on May 21, 2019 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: May 21, 2019
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

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
4/13/19	0011258334		PE Riverside	4 x 341 Li	1,773.20

Invoice text: Ordinance 348.4906

*Planning
2.1 4/2/19*

Placed by: Karen Barton

Legal Advertising Memo Invoice

BALANCE DUE
1,773.20

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION		
	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229	04/13/2019	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

Legal Advertising Memo Invoice

PLEASE DETACH AND RETURN THIS PORTION WITH YOUR REMITTANCE

ADVERTISER/CLIENT NAME		
BOARD OF SUPERVISORS		
BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER
04/13/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
1,773.20	0011258334	DUE UPON RECEIPT

BILLING ACCOUNT NAME AND ADDRESS

REMITTANCE ADDRESS

BOARD OF SUPERVISORS
 COUNTY OF RIVERSIDE
 'PO BOX 1147'
 RIVERSIDE, CA 92502

CALIFORNIA NEWSPAPER PARTNERSHIP
 dba The Press-Enterprise
 PO Box 65210
 Colorado Springs, CO 80962-5210

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.: Ordinance 348.4906 /

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, 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:

04/13/2019

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

Date: April 13, 2019
At: Riverside, California


Legal Advertising Representative, The Press-Enterprise

BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE
PO BOX 1147
RIVERSIDE, CA 92502

Ad Number: 0011258334-01

P.O. Number:

Ad Copy:

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

ORDINANCE NO. 348.4906
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 17.107 of Article XVIa 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 Article 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 6.2 b.; 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.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- c. Planning Areas 4, 6, 10, 12 and 13.
- (1) The uses permitted in Planning Areas 4, 6, 10, 12 and 13 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 4, 6, 10, 12 and 13 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 6.2 b.; c.; d.; and e. (1), (2), and (4); shall be deleted and replaced by the following:
 - A. Lot area shall be not less than four thousand five hundred (4,500) square feet.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty (50') feet, with a minimum average depth of ninety (90') feet.
 - 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 (30') 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, 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 VI of Ordinance No. 348.
- d. Planning Areas 5 and 11.
- (1) The uses permitted in Planning Areas 5 and 11 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 5 and 11 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); and g. shall be deleted and replaced by the following:
- A. Lot area shall be not less than five thousand (5,000) square feet.
 - B. The minimum average width of that portion of a lot to be used as a building site shall be fifty-five (55') feet, with a minimum average depth of ninety (90') feet.
 - C. The minimum frontage of a lot shall be fifty-five (55') feet, except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35') 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, 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.
 - G. In no case shall more than sixty-five (65%) percent of any lot be covered by buildings.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- e. Planning Area 8.
- (1) The uses permitted in Planning Area 8 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), (7), (10), (11), (13), (16), (18), (19), (20), (21), (23), (24), (25), (27), and (28); 8.1.b.(1), (2) and (3) shall not be permitted.
 - (2) The development standards for Planning Area 8 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 two thousand (2,000) square feet. Lots shall have a minimum average lot width of forty (40') feet and a minimum average lot depth of fifty (50') feet.
 - B. The minimum front entry garage setback shall vary between three (3') feet and six (6') feet.
 - C. The minimum front yard setback shall be five (5') feet.
 - D. The minimum rear yard setback shall be five (5') feet for seventy-five (75%) percent maximum and ten (10') feet for twenty-five (25%) percent.
 - E. Side yards on corner and reversed corner lots shall be not less than five (5') feet. Side yards on interior and through lots shall be not less than four (4') feet in width.
 - F. The minimum front to front building separation distance shall not be less than forty-four (44') feet.
 - G. The minimum side to side building separation distance shall not be less than ten (10') feet.
 - H. The minimum rear to rear building separation distance shall not be less than ten (10') feet for first story, twenty (20') feet for second story, and twenty-eight (28') feet between garage doors.
 - I. In no case shall more than seventy-five (75%) percent of any lot be covered by buildings.
 - J. The maximum ratio of floor area to lot area shall not exceed seventy-five (75%) percent for any lot, excluding basement and garage floor area.
 - K. The minimum building setback from interior streets shall be five (5') feet.
 - L. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') 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.
 - M. The minimum private exterior open space per unit shall not be less than one hundred and fifty (150 s.f.) square feet.
 - N. The minimum private drive alley width shall not be less than twenty-four (24') feet.
 - O. The minimum street width shall not be less than thirty (30') feet.
 - P. Parallel parking dimensions shall be eight (8') feet by twenty-two (22') feet.
 - Q. In addition to the parking requirements provided in Ordinance No. 348, at least 2.5 on-site parking spaces per residential unit shall be provided, with 2.0 spaces provided within an enclosed garage.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.
- f. Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23.
- (1) The uses permitted in Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a.(1) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include parks, paseos, trails, and temporary real estate sales offices to be used only for and during the original sale of dwelling units within Specific Plan No. 327.
 - (2) The development standards for Planning Areas 15, 16, 17, 18, 19, 20, 21, 22 and 23 of Specific Plan No. 327 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.
- g. Planning Area 24.
- (1) The uses permitted in Planning Area 24 of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a.(1), (2), (3), (4), (5), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include public facilities.
 - (2) The development standards for Planning Area 24 of Specific Plan No. 327 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.
- h. Planning Areas 25A and 25B.
- (1) The uses permitted in Planning Areas 25A and 25B of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a.(1), (2), (8) and (9); b.(1); and c.(1) shall not be permitted.
 - (2) The development standards for Planning Areas 25A and 25B of Specific Plan No. 327 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.
- i. Planning Areas 26A through 26H.
- (1) The uses permitted in Planning Areas 26A through 26H of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a.(1), (2),

(3), (4), (5), (6), (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include trails.

(2) The development standards for Planning Areas 26A through 26H of Specific Plan No. 327 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.

i. Planning Area 27A through 27H.

(1) The uses permitted in Planning Area 27A through 27H of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a (1), (2), (3), (4), (5), (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include paseos, trails, manufactured slopes and access roads, drainage culverts, community monuments, water conveyance features and uses related to fire fuel modification.

(2) The development standards for Planning Area 27 through 27H of Specific Plan No. 327 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.

k. Planning Area 27I.

(1) The uses permitted in Planning Area 27I of Specific Plan No. 327 shall be the same as those uses permitted in Article VIII, Section 8.100 of Ordinance No. 348, except that the permitted uses pursuant to Section 8.100a (1), (2), (3), (4), (5), (7), (8) and (9); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100a shall include paseos, trails, sewer lift stations, manufactured slopes and access roads, drainage culverts, community monuments, water conveyance features and uses related to fire fuel modification.

(2) The development standards for Planning Area 27I of Specific Plan No. 327 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.

EFFECTIVE DATE. This Ordinance shall become effective 30 days after adoption.

Kevin Jeffries, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on April 2, 2019, the foregoing Ordinance consisting of three (3) sections was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Hewitt
NAYS: None
ABSENT: None

Kecia R. Harper, Clerk of the Board
By: Karen Barton, Board Assistant