

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



1.1

On motion of Supervisor Washington, seconded by Supervisor Spiegel 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. 348.4908	April 16, 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 June 18, 2019 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: June 18, 2019
Kecia Harper-Ihem, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

(seal)

By: *Yerrain Villal*, Deputy

AGENDA NO.

1-1

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD



CALL (951) 368-9222
EMAIL legals@pe.com

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PONumber	PRODUCT	SIZE	Amount
4/23/19	0011260964		PE Riverside	4 x 239 Li	1,242.80

Invoice text: Adoption of Ord. No. 348.4908

*Planning
21.1 4/16/19*

Placed by: Karen Barton

Legal Advertising Memo Invoice

BALANCE DUE

1,242.80

SALES/CONTACT INFORMATION		ADVERTISER INFORMATION			
		BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
Nick Eller 951-368-9229		04/23/2019	5209148	5209148	BOARD OF SUPERVISORS



THE PRESS-ENTERPRISE

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04/23/2019	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
1,242.80	0011260964	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.: Adoption of Ord. No. 348.4908 /

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:

04/23/2019

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

Date: April 23, 2019

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011260964-01

P.O. Number:

Ad Copy:

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

ORDINANCE NO. 348.4908
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. Article XVIIa Section 17.69 of Ordinance No. 348 is amended in its entirety to read as follows:

"Section 17.69 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 284

- a. Planning Areas 1 and 2.
 - (1) The uses permitted in Planning Areas 1 and 2 of Specific Plan No. 284 shall be the same as those uses permitted in Article X, Sections 10.1, 10.2, and 10.3 of Ordinance No. 348.
 - (2) The development standards for Planning Areas 1 and 2 of Specific Plan No. 284 shall be the same as those development standards identified in Article X, Section 10.4 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article X of Ordinance No. 348.
- b. Planning Areas 3 and 4.
 - (1) The uses permitted in Planning Areas 3 and 4 of Specific Plan No. 284 shall be the same as those uses permitted in Article IXb, Sections 9.50 and 9.51 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.a(32), (52), and (64) shall not be permitted.
 - (2) The development standards for Planning Areas 3 and 4 of Specific Plan No. 284 shall be the same as those development standards identified in Article IXb, Section 9.53 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- c. Planning Areas 5, 17 and 21.
 - (1) The uses permitted in Planning Areas 5, 17 and 21 of Specific Plan No. 284 shall be the same as those uses permitted in Article VIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Section 8.100.a.(1), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100 shall include public parks, public playgrounds, private recreation centers, trails, pools, tennis courts, gazebos and shade structures.
 - (2) The development standards for Planning Areas 5, 17 and 21 of Specific Plan No. 284 shall be the same as those development standards identified in Article VIIe, 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 VIIe of Ordinance No. 348.
- d. Planning Area 6.
 - (1) The uses permitted in Planning Area 6 of Specific Plan No. 284 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.
 - (2) The development standards for Planning Area 6 of Specific Plan No. 284 shall be the same as those development 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., and f. shall be deleted and replaced, respectively, by the following:
 - a. The minimum lot area shall be not less than four thousand five hundred (4,500) square feet with a minimum average width of forty feet (40') and a minimum average depth of eighty feet (80').
 - b. The minimum front yard shall be eight feet (8') measured from any existing of future street line as shown on any specific street plan of the County. The minimum rear yard shall be ten feet (10') measured from the existing rear lot line or easement.
 - c. The minimum side yard shall be five feet (5') for interior lots and eight (8') for corner and reversed corner lots.
 - f. All buildings shall not exceed two stories with a maximum height of thirty-five feet (35').
 - (3) The residential uses within Planning Area 6 of Specific Plan No. 284 shall also be subject to the development standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance No. 348 except that the development standards set forth in Section 18.5 b. and c. shall be deleted and replaced, respectively, with the following:
 - b. Not less than 20 percent (20%) of a gross project area shall be used for open area or recreational facilities, or a combination thereof. The height of buildings shall not exceed thirty-five feet (35') and the distance between buildings shall be ten feet (10').
 - c. Building setbacks from a project's interior streets and boundary lines shall be eight feet (8'). The minimum building setback from interior drives shall be five feet (5').
 - (4) 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 Areas 7, 9, 14, 15, 16 and 18.
 - (1) The uses permitted in Planning Area 7, 9, 14, 15, 16 and 18 of Specific Plan No. 284 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that uses permitted pursuant to Section 6.1.b.(1) and (3); and d. shall not be permitted. In addition, the permitted uses identified under Section 6.1 shall also include public schools.
 - (2) The development standards for Planning Areas 7, 9, 14, 15, 16 and 18 of Specific Plan No. 284 shall be the same as those development 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.e.(3) and (4) shall be deleted and replaced, respectively, by the following:
 - (3) The rear yard shall be not less than twenty feet (20').
 - (4) Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). 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.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.
- f. Planning Areas 8, 10, and 19.
 - (1) The uses permitted in Planning Areas 8, 10, and 19 of Specific Plan No. 284 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.b.(1) and (3) shall not be permitted.
 - (2) The development standards for Planning Areas 8, 10, and 19 of Specific Plan No. 284 shall be the same as those development 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.(2), (3), and (4); and g., shall be deleted and replaced, respectively, by the following:
 - b. Lot area shall be not less than five thousand (5,000) square feet. 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.
 - c. The minimum average width of that portion of the lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - d. The minimum frontage of a lot shall be forty feet (40'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - e. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed 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.
 - (3) Except as provided above, all other zoning requirements shall be the same

- as those requirements identified in Article VI of Ordinance No. 348.
- g. Planning Area 11.
 - (1) The uses permitted in Planning Area 11 of Specific Plan No. 284 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.
 - (2) The development standards for Planning Area 11 of Specific Plan No. 284 shall be the same as those development standards identified in Article VIII, Section 8.2 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 12A and 12B.
 - (1) The uses permitted in Planning Areas 12A and 12B of Specific Plan No. 284 shall be the same as those uses permitted in Article VIIIE, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to Sections 8.100.a.(1), (2), (6), (8) and (9); and b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include swim lagoons, trails, and walkways.
 - (2) The development standards for Planning Areas 12A and 12B of Specific Plan No. 284 shall be the same as those development standards identified in Article VIIIE, 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 VIIIE of Ordinance No. 348.
 - i. Planning Areas 13 and 20.
 - (1) The uses permitted in Planning Areas 13 and 20 of Specific Plan No. 284 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.b.(1) and (3) shall not be permitted.
 - (2) The development standards for Planning Areas 13 and 20 of Specific Plan No. 284 shall be the same as those development 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.; e.(2), (3) and (4); and g. shall be deleted and replaced, respectively, by the following:
 - b. Lot area shall be not less than six thousand (6,000) square feet. 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.
 - c. The minimum average width of that portion of the lot to be used as a building site shall be fifty feet (50') with a minimum average depth of one hundred feet (100'). "Flag" lots shall not be permitted.
 - d. The minimum frontage of a lot shall be fifty feet (50'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five (35'). Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - e.(2) Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on corner and reversed 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.
 - e.(3) The rear yard shall be not less than twenty feet (20').
 - e.(4) Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2'). 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.
 - g. In no case shall more than forty-five percent (45%) of any lot be covered for lots with one story buildings or more than forty percent (40%) of any lot be covered for lots with two-story 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.
 - i. Planning Areas 22 and 23.
 - (1) The uses permitted in Planning Areas 22 and 23 of Specific Plan No. 284 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.(30), (52); and b.(7) shall not be permitted. In addition, the uses permitted under Section 9.50.a of Ordinance No. 348 shall include fitness centers.
 - (2) The development standards for Planning Areas 22 and 23 of Specific Plan No. 284 shall be the same as those development standards identified in Article IXb, Section 9.53 of Ordinance No. 348.
 - (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.

Section 2. This ordinance shall take effect 30 days after its 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 16, 2019, the foregoing Ordinance consisting of two (2) sections was adopted by said Board by the following vote:

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

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