

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



1.1

On motion of Supervisor Jeffries, 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. 348.4927	June 02, 2020	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 July 07, 2020 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: July 07, 2020
Kecia R. Harper, Clerk of the Board of Supervisors, in and for
the County of Riverside, State of California.

(seal)

By: Roseella Resso, Deputy

AGENDA NO.

1.1

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD



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

THE PRESS-ENTERPRISE

DATE	ORDER NUMBER	PO Number	PRODUCT	SIZE	Amount
6/2/20	0011388148		PE Riverside	5 x 284 Li	1,846.00
6/2/20	0011388148		PE Riverside	5 x 284 Li	1,729.00

*TLMA - Planning Department.
Item 2.3 of 5/19/20*

Placed by: Hannah Lumanaw

Legal Advertising Memo Invoice

BALANCE DUE
3,575.00

SALESCONTACT INFORMATION	ADVERTISER INFORMATION			
Mikki Almeida 626-962-8811	BILLING DATE	BILLED ACCOUNT NUMBER	ADVERTISER/CLIENT NUMBER	ADVERTISER/CLIENT NAME
	06/02/2020	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
06/02/2020	5209148	5209148
BALANCE DUE	ORDER NUMBER	TERMS OF PAYMENT
3,575.00	0011388148	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.: /


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:

06/02/2020

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

Date: June 02, 2020

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011388148-01

P.O. Number:

Ad Copy:

ORDINANCE NO. 348,4927
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 17.120 of Article XVIIa of Ordinance No. 348 is amended in its entirety to read as follows:
"Section 17.120 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 312.

- a. Planning Areas 1 and 40.
- (1) The uses permitted in Planning Areas 1 and 40 of Specific Plan No. 312 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 Section 8.100.a.(1), (2), (3), (4), (5), (6), (7) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space and trails.
 - (2) The development standards for Planning Areas 1 and 40 of Specific Plan No. 312 shall be the same as those 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.
- b. Planning Areas 2A, 2B, 2C, 2D, 2E and 2F.
- (1) The uses permitted in Planning Areas 2A, 2B, 2C, 2D, 2E and 2F of Specific Plan No. 312 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 Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space.
 - (2) The development standards for Planning Areas 2A, 2B, 2C, 2D, 2E and 2F Specific Plan No. 312 shall be the same as those 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.
- c. Planning Areas 3A, 3B, 3C, 3D and 3E.
- (1) The uses permitted in Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No. 312 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 Section 8.100.a.(1), (2), (3), (4), (5), (6), (7), and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open space detention facilities.
 - (2) The development standards for Planning Areas 3A, 3B, 3C, 3D and 3E of Specific Plan No. 312 shall be the same as those 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.
- d. Planning Area 5, 6, 9, 11, 13, 14, 17A, and 20/21.
- (1) The uses permitted in Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific Plan No. 312 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.(3) and (4); b.(1) and (3); and e. shall not be permitted. In addition, the permitted uses identified under Section 6.1.b. shall also include community recreation centers, athletic fields and playgrounds.
 - (2) The development standards for Planning Areas 5, 6, 9, 11, 13, 14, 17A, and 20/21 of Specific Plan No. 312 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., and e.(4) shall be deleted and replaced by the following:
 - A. Lot area shall not be 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.
 - B. 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.
- In addition, the following development standards shall also apply:
- AA. Interior side yards may be reduced to accommodate zero lot line situations, except that, in no case shall the reduction in the side yard areas reduce the separation between structures to less than ten feet (10').
 - (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 Areas 10, 12, 17B, 18B, and 25.
- (1) The uses permitted in Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No. 312 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.(3) and (4); b.(1) and (3); and e. shall not be permitted.
 - (2) The development standards for Planning Areas 10, 12, 17B, 18B, and 25 of Specific Plan No. 312 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that the development standard set forth in Article VI, Section 6.2.e.(4) shall be deleted and replaced by the following:
 - A. 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.
- In addition, the following development standards shall also apply:
- AA. The interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in the side yard areas reduce the separation between structures to less than ten feet (10').
 - (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 Area 7.
- (1) The uses permitted in Planning Area 7 of Specific Plan No. 312 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.(3) and (4); b.(1) and (3); and e. shall not be permitted.
 - (2) The development standards for Planning Area 7 of Specific Plan No. 312 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. and e.(4) shall be deleted and replaced by the following:
 - A. Lot area shall be not less than eight thousand (8,000) 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.
 - B. 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.
- g. Planning Area 15.
- (1) The uses permitted in Planning Area 15 of Specific Plan No. 312 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 Section 8.100.a.(1), (2), (3), (4), (5), (6), (8), 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 trails and water quality/detention basins.
- (2) The development standards for Planning Area 15 of Specific Plan No. 312 shall be the same as those 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.
- h. Planning Areas 8, 16, 18A, 28, and 41.
- (1) The uses permitted in Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No. 312 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 Section 8.100.a.(1), (2), (6) and (8); 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, private parks, dog parks, and trails.
- (2) The development standards for Planning Areas 8, 16, 18A, 28, and 41 of Specific Plan No. 312 shall be the same as those 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 Area 19.
- (1) The uses permitted in Planning Area 19 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Area 19 of Specific Plan No. 312 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.b., c., d., e.(1), (2), (3) and e.(4) shall be deleted and replaced by the following:
- A. Lot area shall not be 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.
- B. The minimum average lot width of a standard lot shall be forty five feet (45'). The minimum lot width fronting on a cul-de-sac or knuckle shall be thirty five feet (35'). The minimum average lot depth shall be one hundred feet (100').
- C. The minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to covered porches, courtyards, and balconies shall be ten feet (10'). The minimum front yard setback to the garage shall be twenty feet (20'). No other structural encroachments shall be permitted in the front yard except as provided for in Section 18.19 of Ordinance No. 348.
- D. The minimum side yard setback shall be five feet (5') for interior lots. The minimum side yard setback for corner lots facing a street shall be ten feet (10'). Chimneys, fireplaces, media centers, and air conditioning units may encroach into the required side yard setback a maximum of two feet (2'). No other structural encroachments shall be permitted in the side rear yard except as provided for in Section 18.19 of Ordinance No. 348.
- E. The minimum rear yard setback shall be fifteen feet (15'), except that dwelling units with a minimum front yard setback to a habitable portion of the main structure of ten feet (10') shall provide a minimum rear yard setback of twenty feet (20'). Covered patios, balconies and decks may encroach into the required rear yard setback a maximum of five feet (5'). No other structural encroachments shall be permitted in the 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.
- i. Planning Areas 22, 26, 31, 33, and 39.
- (1) The uses permitted in Planning Areas 22, 26, 31, 33, and 39 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Areas 22, 26, 31, 33, and 39 of Specific Plan No. 312 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.b., c., d., e.(1), e.(4), and g. shall be deleted and replaced by the following:
- A. Lot area shall not be less than five thousand and five hundred (5,500) 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.
- B. The minimum average lot width of a standard lot shall be fifty feet (50'). The minimum average lot depth shall be one hundred feet (100').
- C. 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 feet (35') 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 minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
- E. The minimum front and rear yard setback to covered porches, courtyards, and balconies shall be ten feet (10').
- F. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at 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. No lot shall have more than seventy (70%) percent of its net area covered with buildings or structures.
- H. A minimum of ten percent (10%) of the lots in each Planning Area shall include a single-story architectural element including, but not limited to, architectural projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage element.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

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.: /

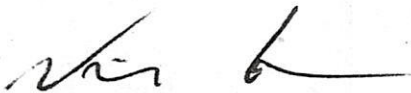
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper 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:

06/02/2020

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

Date: June 02, 2020

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

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

Ad Number: 0011388148-02

P.O. Number:

Ad Copy:

k. Planning Areas 23, 27, 30, and 38.

- (1) The uses permitted in Planning Areas 23, 27, 30, and 38 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Areas 23, 27, 30, and 38 of Specific Plan No. 312 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.b., c., d., e.(1), e.(4), and g. shall be deleted and replaced by the following:
 - A. Lot area shall not be 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.
 - B. The minimum average lot width of a standard lot shall be fifty feet (55').
 - C. The minimum average lot depth shall be one hundred feet (100').
 - D. The minimum frontage of a lot shall be fifty-five feet (55'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') 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.
 - E. The minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
 - F. The minimum front and rear yard setback to covered porches, courtyards, and balconies shall be ten feet (10').
 - G. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at 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.
 - H. No lot shall have more than seventy (70%) percent of its net area covered with buildings or structures.
 - I. A minimum of ten percent (10%) of the lots in each Planning Areas shall include a single-story architectural element such as, but not limited to, architectural projections, bay windows, porches, balconies, one-story living spaces, and/or a one-story garage element, and other similar architectural elements.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

l. Planning Areas 24 and 34.

- (1) The uses permitted in Planning Areas 24 and 34 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Areas 24 and 34 of Specific Plan No. 312 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.b., c., d., e.(1), e.(4), and g. shall be deleted and replaced by the following:
 - A. Lot area shall not be 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.
 - B. The minimum average lot width of a standard lot shall be forty-five feet (45'). The minimum average lot depth shall be one hundred feet (100').
 - C. The minimum frontage of a lot shall be forty-five feet (45'), except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35') 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 minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
 - E. The minimum front and rear yard setback to covered porches, courtyards, and balconies shall be ten feet (10').
 - F. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at 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. No lot shall have more than seventy (70%) percent of its net area covered with buildings or structures.
 - H. A minimum of ten percent (10%) of the lots in each Planning Area shall feature a single-story architectural element such as, but not limited to, architectural projections, bay windows, porches, balconies, one-story living spaces, or a one-story garage element.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance No. 348.

m. Planning Area 29.

- (1) The uses permitted in Planning Area 29 of Specific Plan No. 312 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.(1), (3), (6) and (8); b.(1); and c.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include private recreation facilities, athletic fields and playgrounds.
- (2) The development standards for Planning Area 29 of Specific Plan No. 312 shall be the same as those standards identified in Article VIII, Section 8.101 of Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.101.b shall be deleted and replaced by the following:
 - A. The minimum front, side, and rear yard setbacks for buildings in Planning Area 29 is twenty feet (20').
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

n. Planning Areas 32, 35, and 36.

- (1) The uses permitted in Planning Areas 32, 35, and 36 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Areas 32, 35, and 36 of Specific Plan No. 312 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.b., e.(1), and e.(4) shall be deleted and replaced by the following:
 - A. Lot area shall not be less than seven thousand (7,000) 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.
 - B. The minimum front yard setback to front-entry garages shall be twenty

- feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
- C. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at 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.
- n. Planning Area 37.
- (1) The uses permitted in Planning Area 37 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Area 37 of Specific Plan No. 312 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., e.(1), and e.(4) shall be deleted and replaced by the following:
- A. Lot area shall be not less than eight thousand (8,000) 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.
- B. The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
- C. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at 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.
- o. Planning Area 42.
- (1) The uses permitted in Planning Area 42 of Specific Plan No. 312 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), (4), (5), (7), (8), and (9); b.(1), (3), (4), and (5); c.(1); and e.(1) shall not be permitted.
- (2) The development standards for Planning Area 42 of Specific Plan No. 312 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.b., c., d., e., and g., shall be deleted and replaced respectively by the following:
- B. Lot area shall not be 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 lot width of a standard lot shall be fifty feet (50'). The minimum average lot depth shall be one hundred feet (100'). The portion of a lot used for access on flag lots or where access may be shared via easement between multiple lots shall have a minimum width of twenty (20') feet. Flag lots shall have a minimum driveway width of twenty (20') feet.
- 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 feet (35') measured along the right-of-way line. The minimum lot frontage for lots with shared driveways may individually be less than thirty-five (35') feet, but combined will be a minimum lot frontage of thirty-five (35') feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
- E. Minimum yard requirements are as follows:
1. The minimum front yard setback to a habitable portion of the main structure shall be ten feet (10'). The minimum front yard setback to front-entry garages shall be twenty feet (20'). The minimum front yard setback to side-entry garages shall be ten feet (10').
2. Side yards on interior and through lots shall be not less than ten percent of the width of the lot, but not less than three feet in width in any event, and need not exceed a width of five feet. Side yards on corner and reversed corner lots shall be not less than ten feet 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, except that where the lot is less than 50 feet wide the yard need not exceed 20 percent of the width of the lot.
3. The rear yard shall not be less than ten feet.
4. Chimneys, fireplaces, media centers, and air conditioning units shall be allowed to encroach into side yards at 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. No lot shall have more than seventy percent (70%) of its net area covered with buildings or structures.
- (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 2. This ordinance shall take effect 30 days after its adoption.

V. Manuel Perez, Chairman of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on May 19, 2020, the foregoing Ordinance consisting of two (2) 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: Hannah Lumanauw, Board Assistant