

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, IT WAS ORDERED, FOUND AND DETERMINED that the following ordinances were duly published:

<u>ORDINANCE</u>	<u>DATE</u>	<u>NEWSPAPER</u>
No. 580.8	March 17, 2024	The Desert Sun
No. 348.5013	April 9, 2024	The Press Enterprise

Roll Call:

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

I hereby certify that the foregoing is a full, true and correct copy of an order made and entered on September 17, 2024, of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors
Dated: September 17, 2024
Kimberly A. Rector, Clerk of the Board of Supervisors, in and
for the County of Riverside, State of California.

(seal)

By: *Mary L. [Signature]*, Deputy

AGENDA NO.

1.1

ATTACHMENTS FILED WITH
THE CLERK OF THE BOARD

2024 MAR 26 AM 10:59



PO Box 631437 Cincinnati, OH 45263-1437

PROOF OF PUBLICATION

RD OF SUP. RIVERSIDE COUNTY-BOA
Riverside County-Board Of Sup.
Po Box 1147
Riverside CA 92502-1147

STATE OF WISCONSIN, COUNTY OF BROWN

The Desert Sun, a newspaper published in the city of Palm Springs, Riverside County, State of California, and personal knowledge of the facts herein state and that the notice hereto annexed was Published in said newspapers in the issue:

03/17/2024

and that the fees charged are legal.
Sworn to and subscribed before on 03/17/2024

Legal Clerk

Notary, State of WI, County of Brown

1-2-25

My commission expires

Publication Cost: \$293.94

Order No: 9956479

Customer No: 1252599

PO #:

of Copies:

1

THIS IS NOT AN INVOICE!

Please do not use this form for payment remittance.

KATHLEEN ALLEN
Notary Public
State of Wisconsin

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

SUMMARY OF ORDINANCE NO. 580.8
AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMMENDING ORDINANCE NO 580 RELATING TO
MOBILE FOOD FACILITES ANDSTREET FOOD
VENDING

This summary is presented pursuant to California Government Code Section 25124(b): a certified copy of the full text of Ordinance No. 580.8 may be examined at the Office of the Clerk of the Board of Supervisors of the County of Riverside, located at 4080 Lemon Street, 1st Floor, Riverside, California.

Ordinance 580.8, amends Ordinance 580 in its entirety, keep-

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

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AN ORDINANCE OF THE COUNTY OF RIVERSIDE
AMMENDING ORDINANCE NO 580 RELATING TO
MOBILE FOOD FACILITES ANDSTREET FOOD
VENDING

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Ordinance 580.8, amends Ordinance 580 in its entirety, keeping much of the original language and regulations but also adding or updating terminology and definitions to reflect current state law and provide clarity. The revision is needed to comply with Senate Bill 972 which became effective January 1, 2023. This revision proposes the following changes:

1. Modify existing mobile food categories and include the Compact Mobile Food Operation (CMFO) category mandated by Senate Bill 972.
2. Expand the definition of limited food preparation in California Retail Food Code (CRFC) to include cooking of raw proteins and chopping of produce.
3. Allow expansion of private residences and other non-food facilities to serve as commissary facilities as outlined in California Retail Food Code for Cottage Food (Class B) and other prepackaged mobile food facilities.
4. Prohibits expansion of Microenterprise Home Kitchens Operations (MeHKO) to act as a commissary for CMFOs. Residential settings are not designed or intended to manage the potential for grease, trash, and vermin likely if not prohibited.
5. Allow standard plans to be approved to streamline permitting and reduce costs to applicants.
6. Define minimum fees for updated mobile food categories. (Comparison fees of surrounding counties are included as an attachment).

Impact on Residents and Businesses

A potential positive impact on residents would be expected as it promotes a wider selection of mobile food facilities offering a broader menu of food that may be offered by mobile food operators. This may also have a positive impact on public health by reducing unregulated food vending. This revision provides additional mobile food vending options, streamlines the permitting process, and reduces permit costs to facilitate greater access for food vendors to get the required Environmental Health permit. Expanding commissary options will alleviate the historical lack of adequate options to support mobile food facilities in Riverside County. Educational materials have been produced and are included as attachments. In-person workshops were also offered to educate the public on the changes. Modifications to permitting procedures for external agencies or incorporated cities are not anticipated. Ordinance 580.8 would take effect 30 days after its adoption.

Chuck Washington, Chair of the Board
I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on March 12, 2024, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Jeffries, Spiegel, Washington, Perez and Gutierrez

NAYS: None

ABSENT: None

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

Pub: 3/17/2024

3/22/24
19-1

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

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

Account Number: 5209148

Ad Order Number: 0011660114

Customer's Reference Ordinance No. 348.5013
/ PO Number:

Publication: The Press-Enterprise

Publication Dates: 04/09/2024

Amount: \$6,777.80

Payment Amount: \$0.00

4/2/24
21.1
Planning

Invoice Text: (2) The development standards for Planning Area 53 of Specific Plan No. 286 shall be as follows: a. Building height shall not exceed three stories, with a maximum height of forty (40') feet. b. Lot area shall be not less than two thousand five hundred (2,500) square feet.

c. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of sixty feet (60'). That portion of a lot used for access on "flag" lots shall have minimum width of twenty feet (20'). d. The minimum frontage of a lot shall be thirty feet (30') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty feet (20') and flag lots may have a minimum frontage of twenty feet (20'). The minimum frontage of each abutting lot utilizing shared private driveways shall be fifteen (15') feet, provided that the combined frontage of these abutting lots has a minimum combined frontage of thirty-five feet (35'). e. Minimum yard requirements are as follows:

1. The minimum front yard setback to a habitable portion of the main building shall be six feet (6') measured from edge of the right-of-way or the back of sidewalk from the private residential street. The minimum front yard setback from the edge of the right-of-way to front facing garages shall be fifteen feet (15') or eighteen (18') feet from the back of sidewalk to front facing garages. 2. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on lots adjacent to streets shall be not less than six feet (6'). Side yards on corner lots shall be not less than three and a half feet (3.5'). 3. The rear yard shall be not less than nine feet (9'). Shade structures or other similar improvements are permitted provided that a minimum setback of three feet (3') is provided from property line. 4. Chimneys, fireplaces, and other unhabitable architectural features that extend beyond the building face shall be allowed to encroach into setbacks a maximum of two feet (2') provided there is a minimum setback of three feet (3') provided from the edge of foundation to the property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348. f. Each dwelling unit shall provide a minimum of two (2) garage spaces.

g. In no case shall more than eighty percent (80%) of any lot be covered by dwelling. h. Shared private driveways are allowed from a private street to serve a maximum of two (2) dwelling units, provided that the shared driveway is no less than twenty (20') feet wide for its entire length. (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348. T. Planning Area 54

(1) The uses permitted in Planning Area 54 of Specific Plan No. 286 shall be the same as those standards identified 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 54 of Specific Plan No. 286 shall be the same as those permitted 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.; and d.; shall be deleted and replaced by the following: a. Lot area shall be not less than one thousand six hundred (1,600) 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. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of forty-five feet (45'). b. The minimum front yard setback from a private or public street right-of-way or property line to a habitable portion of the main building shall be five feet (5') measured from the right-of-way, except that porches may encroach up to four and a half feet (4.5') into the front yard setback. c. The minimum rear yard setback to a habitable portion of the main building shall be five feet (5') measured from the building to the property line. d. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on lots adjacent to streets shall be not less than six feet (6'). Side yards on corner lots shall be not less than three and a half feet (3.5'). e. Lot coverage shall not exceed eighty percent (80%) for one-story homes, and seventy-five percent (75%) for two-story homes. f. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34. of Ordinance No. 348. g. The minimum setback for garage faces shall be between a minimum of two feet (2'), however no greater than three feet (3'), as measured from the garage face to private alley driveway or courtyard, and if greater than three feet (3') shall be a minimum of eighteen feet (18') from a private or public street right-of-way or property line. h. The minimum frontage of a lot shall be thirty-five feet (35') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30'). i. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2') provided there is a minimum setback of three feet (3') provided from the edge of foundation to the property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section t.(2).B of this Specific Plan Zoning Ordinance, or Section 18.19 of Ordinance No. 348. j. The minimum area for private yards shall be three hundred (300) square feet. k. Building to building separation should be a minimum of six (6') feet.

(3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348. Section 3 This ordinance shall take effect thirty (30) days after its adoption.

Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on April 2, 2024, the foregoing Ordinance was adopted by said Board by the following vote:

AYES: Washington, Perez and Gutierrez

NAYS: Jeffries, Spiegel

ABSENT: None

Kimberly A. Rector, Clerk of the Board

By: Cindy Fernandez, Clerk of the Board Assistant

Published The Press-Enterprise April 9, 2024

END OF PUBLIC NOTICE

The Press-Enterprise

3512 14th Street
Riverside, CA 92501
Willoughby, OH 44096
951-368-9222
951-368-9018 FAX

5209148

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

Publication: The Press-Enterprise

PROOF OF PUBLICATION OF

Ad Desc: Ordinance No. 348.5013

Legal No. 0011660114

Ad Copy:

FILE NO. Ordinance No. 348.5013

PROOF OF PUBLICATION

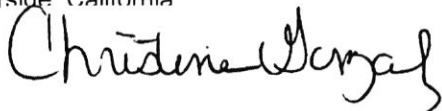
I am a citizen of the United States. I am over the age of eighteen years and not a party to or interested in the above entitled matter. I am an authorized representative of THE PRESS-ENTERPRISE, a newspaper in general circulation, printed and published daily in the County of Riverside, and which newspaper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

04/09/2024

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

Date: April 09, 2024.

At: Riverside, California



Legal Advertising Representative, The Press-Enterprise

ORDINANCE NO. 348.5013
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. 348.5013, and Official Zoning Plan Map No. 2.2498, as amended, are further amended by placing in effect in the Rancho California Zoning Area the zone or zones as shown on the map entitled, "Change of Official Zoning Plan Amending Ordinance No. 348.5013, Map No. 2.2498, Change of Zone Case No. 2100234," which is made a part of this ordinance.

Section 2. Article XVIIa Section 17.76 of Ordinance No. 348.5013 is hereby amended to read as follows:

"SECTION 17.76 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 286.

A. Planning Areas 1, 3, and 6.

- (1) The uses permitted in Planning Areas 1, 3, and 6 of Specific Plan No. 286 shall be the same as those standards identified 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.
- (2) The development standards for Planning Areas 1, 3, and 6 of Specific Plan 286 shall be the same as those permitted 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.(1), (2), (3) and (4) shall be deleted and replaced by the following:
 - a. The minimum front yard setback to a habitable portion of the main building shall be fifteen feet (15') measured from the right-of-way.
 - b. The minimum front yard setback for garages shall be twenty feet (20') measured from the right-of-way.
 - c. 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.
 - d. The minimum average width of that portion of a 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 minimum width of twenty feet (20').
 - e. 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') and flag lots may have a minimum frontage of twenty (20') feet.
 - f. Side yards on interior and through lots shall be not less than five feet (5') in width.
 - g. 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, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - h. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').
 - i. 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, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) Lot coverage shall not exceed fifty percent (50%) for one-story buildings.
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

B. Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B.

- (1) The uses permitted in Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B of Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), (3), (4), (5), and (8); and b.(1); and c.(1) shall not be

permitted. In addition, the permitted uses identified under Section 8.100.a. shall include undeveloped open space and drainage areas.

- (2) The development standards for Planning Areas 2A, 2C, 20, 22, 25, 35A, 35B, 52A and 52B of Specific Plan No. 286 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 4, 27, and 34.

- (1) The uses permitted in Planning Areas 4, 27, and 34 of Specific Plan No. 286 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.

(2) The development standards for Planning Areas 4, 27, and 34 of Specific Plan No. 286 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.c. and e.(3) and (4) shall be deleted and replaced by the following:

- a. The minimum average width of that portion of a lot to be used as a building site shall be one hundred (100') feet with a minimum average depth of one hundred fifty (150') feet.
- b. The rear yard shall be not less than fifty (50') feet.
- c. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

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

D. Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38, and 44.

- (1) The uses permitted in Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 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.a shall also include public parks and public playgrounds.

- (2) The development standards for Planning Areas 5A, 5B, 7, 10B, 12A, 13A, 13B, 14A, 14B, 21A, 21B, 23, 24, 32, 37, 38, and 44 of Specific Plan No. 286 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.e.(3) and (4) shall be deleted and replaced by the following:

- a. The rear yard shall be not less than twenty (20) feet.
- b. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2) feet. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.

- (3) Except as provided above, all other 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. 286 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 (64) shall not be permitted. In addition, the permitted uses identified under Section 9.50.b. shall include mini-warehouses, trailer and boat storage, recreational vehicle storage, and vehicle storage.

- (2) The development standards for Planning Area 8 of Specific Plan No. 286 shall be the same as those 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.

F. Planning Area 9.

- (1) The uses permitted in Planning Area 9 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.

- (2) The development standards for Planning Areas 9 of Specific Plan No. 286 shall be the same as those 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.

G. Planning Areas 10A, 11, 19, 31, 39 and 42.

- (1) The uses permitted in Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan No. 286 shall be the same as those standards identified 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.
- (2) The development standards for Planning Areas 10A, 11, 19, 31, 39 and 42 of Specific Plan 286 shall be the same as those permitted 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) shall be deleted and replaced by the following:
 - a. 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.
 - b. The minimum average width of that portion of a 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 minimum width of twenty feet (20').
 - c. 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') and except that "flag" lots may have a minimum frontage of twenty (20') feet. Lot frontage along curvilinear streets may be measured at the building setback in accordance with zone development standards.
 - d. 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, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - e. The rear yard shall be not less than fifteen feet (15') if adjacent to a greenbelt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').

Notice Continued to the Right

- f. 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, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - (3) Lot coverage shall not exceed fifty percent (50%) for one-story buildings.
 - (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.
- H. Planning Areas 12B, 16A, 16B, 26A, 33 and 45.
 - (1) The uses permitted in Planning Areas 12B, 16A, 16B, 26A, 33, and 45 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that uses permitted pursuant to Section 8.100.a.(1), (2), and (6) and b.(1) shall not be permitted. In addition, the permitted uses identified under Section 8.100.a. shall include public parks and trails.
 - (2) The development standards for Planning Areas 12B, 16A, 16B, 26A, 33, and 45 of Specific Plan No. 286 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 Areas 15, 26B and 46.
 - (1) The uses permitted in Planning Areas 15, 26B and 46 of Specific Plan No. 286 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348. In addition, the permitted uses identified under Section 6.1.a. shall also include public schools.
 - (2) The development standards for Planning Areas 15, 26B and 46 of Specific Plan No. 286 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.e.(3) and (4) shall be deleted and replaced by the following:
 - a. The rear yard shall be not less than twenty (20') feet.
 - b. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2') feet. No other structural encroachments shall be permitted in the front, rear or side 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.
- J. Planning Area 18.
 - (1) The uses permitted in Planning Area 18 of Specific Plan No. 286 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.(11), (23), (30), (32), (52) and (64); b.(5) and (7) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include single-family dwellings, multiple family dwellings, congregate care residential facilities, public and private recreation areas, and paseos/trails.
 - (2) The developments standards for commercial uses within Planning Area 18 of Specific Plan No. 286 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348. For purposes of this ordinance amendment, a commercial use shall be defined as development that included any permitted use other than single-family dwellings, multiple family dwelling or apartments.
 - (3) The development standards for residential uses and combined residential and commercial uses within Planning Area 18 of Specific Plan No. 286 shall be as follows:
 - a. Lot area shall be not less than seven thousand two hundred (7,200) square feet for detached single-family dwellings with a minimum average width of sixty feet (60') and a minimum average depth of one hundred feet (100').
 - b. The minimum front and rear yards shall be twenty feet (20') and ten feet (10') respectively for single-family dwellings. The minimum front and rear yards shall be ten feet (10') for all other permitted uses that do not exceed thirty-five feet (35') in height. Any portion of a building that exceeds thirty-five feet (35') in height shall be set back from the front and rear lot lines no less than ten feet (10') plus two (2) feet for each foot by which the height exceeds thirty-five feet (35'). The front setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear setback shall be measured from the existing rear lot line

or from any recorded alley or easement; if the rear line adjoins a street, the rear setback requirement shall be the same as required for a front setback.

- c. The minimum side yard shall be five feet (5') for buildings that do not exceed thirty-five feet (35') in height. Any portion of a building that exceeds thirty-five feet (35') in height shall be set back from each side lot line five feet (5') plus two feet (2') for each foot by which the height exceeds thirty-five feet (35'). If the side yard adjoins a street, the side setback requirement shall be the same as required for a front setback. No structural encroachments shall be permitted in the front, side or rear yards except as provided in Section 18.19 of Ordinance No. 348.
 - d. No structural encroachments shall be permitted in the front, side, or rear yard except as provided in Section 18.19 of Ordinance No. 348.
 - e. No lot shall have more than fifty percent (50%) of its net area covered with building or structures.
 - f. The maximum ratio of floor area to lot area shall not be greater than two to one (2:1), not including basement floor area.
 - g. All buildings and structures shall not exceed fifty feet (50') in height, unless a height up to seventy-five feet (75') is specifically permitted under the provisions of Section 18.34 of Ordinance No. 348.
 - h. Automobile storage space shall be provided as required by Section 18.2 of Ordinance No. 348.
 - i. Interior side yards may be reduced to accommodate zero lot line or common wall situations, except that, in no case shall the reduction in side yard areas reduce the required separation between detached structures.
 - j. Setback areas may be used for driveways, parking and landscaping.
 - k. A minimum of fifteen percent (15%) of the site proposed for development shall be landscaped and irrigated.
 - l. 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.
 - m. Outside storage areas are prohibited.
 - n. Utilities shall be installed underground except that electrical lines rated at 33kV or greater may be installed above ground.
 - o. All lighting fixtures, including spot lights, electrical reflectors and other means of illumination for signs, structures, landscaping, parking, loading, unloading and similar areas, shall be focused, directed and arranged to prevent glare to direct illumination on residential uses.
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
- K. Planning Areas 28 and 30.
- (1) The uses permitted in Planning Areas 28 and 30 of Specific Plan No. 286 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.
 - (2) The development standards for Planning Areas 28 and 30 of Specific Plan No. 286 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., c., d. and e.(2) and (3) shall be deleted and replaced by the following:
 - a. Lot area shall be not less than twenty thousand (20,000) 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 width of that portion of a lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots shall have a minimum width of twenty feet (20').
 - c. The side yard shall not be less than ten feet (10').
 - d. The rear yard shall not be less than fifty feet (50').
 - (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 Area 29.

- (1) The uses permitted in Planning Area 29 of Specific Plan No. 286 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.
- (2) The development standards for Planning Area 29 of Specific Plan No. 286 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., c., d., and e. (2), (3) and (4) shall be deleted and replaced by the following:
 - a. Lot area shall be not less than two and one-half (2 1/2) gross acres. 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 width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80').
 - c. The minimum frontage of a lot shall be forty feet (40').
 - d. 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, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - e. The rear yard shall be not less than fifteen feet (15') if adjacent to a green-belt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').
 - f. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two (2) feet. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) Lot coverage shall not exceed fifty percent (50%).
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

Notice Continued to the Right

M. Planning Area 36.

- (1) The uses permitted in Planning Area 36 of Specific Plan No. 286 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 (64) shall not be permitted.
- (2) The development standards for Planning Area 36 of Specific Plan No. 286 shall be the same as those 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.

N. Planning Area 40.

- (1) The uses permitted in Planning Area 40 of Specific Plan No. 286 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.A.(3), (5), (7), (8), and (9); B.(5) and (6); C.(1); and E.(1). shall not be permitted.
- (2) The development standards for Planning Area 40 of Specific Plan No. 286 shall be as follows:
 - a. Building height shall not exceed three stories, with a maximum height of forty (40') feet.
 - b. Lot area shall be not less than two thousand seven hundred (2,700) square feet.
 - c. The minimum average width of that portion of a lot to be used as a building site shall be forty feet (40') with a minimum average depth of sixty-eight feet (68'). That portion of a lot used for access on "flag" lots shall have 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 twenty feet (20') and flag lots may have a minimum frontage of twenty feet (20'). The minimum frontage of each abutting lot utilizing shared private driveways shall be fifteen (15') feet, provided that the combined frontage of these abutting lots have a minimum combined frontage of thirty-five feet (35').
 - e. Minimum yard requirements are as follows:
 1. The minimum front yard setback to a habitable portion of the main building shall be eight feet (8') measured from edge of the right-of-way or the back of sidewalk for a private residential street. The minimum front yard setback to "side-in" garages shall be eight feet (8'). The minimum front yard setback to front facing garages shall be eighteen feet (18').
 2. Side yards on interior and through lots shall be not less than three feet (3') in width. Side yards on corner and reversed corner lots shall be not less than ten feet (10').
 3. The rear yard shall be not less than ten feet (10').
 4. Chimneys, fireplaces, and other unhabitable architectural features that extend beyond the building face shall be allowed to encroach into setbacks a maximum of two feet (2') provided there is a minimum setback of three feet (3') provided from the edge of foundation to the property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - f. Each dwelling unit shall provide a minimum of two (2) garage spaces.
 - g. In no case shall more than eighty percent (80%) of any lot be covered by dwelling.
- (3) "No Parking" curb striping shall be provided at the outside curve of knuckle and corner conditions.
- (4) Zero-inch/mountable/rolled curbs shall be provided at knuckle and corner conditions to allow for fire truck turning movements.
- (5) Shared private driveways are allowed from a private street to serve a maximum of two (2) dwelling units, provided that the shared driveway is no less than twenty (20') feet wide for its entire length.
- (6) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

O. Planning Area 41.

- (1) The uses permitted in Planning Area 41 of Specific Plan No. 286 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348.
- (2) The development standards for Planning Areas 41 of Specific Plan No. 286 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348.
- (3) The residential uses within Planning Area 41 of Specific Plan No. 286 shall also be subject to the standards for Planned Residential Developments set forth in Article XVIII, Section 18.5 of Ordinance 348 except that the standards set forth in Section 18.5 b. and c. shall be deleted and replaced with the following:
 - a. Not less than 20 percent (20%) of a 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').
 - b. 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.

P. Planning Area 43.

- (1) The uses permitted in Planning Area 43 of Specific Plan No. 286 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.
- (2) The development standards for Planning Area 43 of Specific Plan No. 286 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., c., d. and e.(2), (3) and (4) shall be deleted and replaced by the following:
 - a. Lot area shall be not less than four (4) acres gross. 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 width of that portion of a lot to be used as a building site shall be fifty feet (50') with a minimum average depth of eighty feet (80').
 - c. The minimum frontage of a lot shall be forty feet (40').
 - d. 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, except where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.
 - e. The rear yard shall be not less than fifteen feet (15') if adjacent to a green-belt or other open space identified in Specific Plan No. 286. Otherwise, the rear yard shall not be less than twenty feet (20').
 - f. 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, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
- (3) Lot coverage shall not exceed fifty percent (50%).
- (4) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

Q. Planning Areas 47, 49, 50, and 51.

- (1) The uses permitted in Planning Areas 47, 49, 50, and 51 of Specific Plan No. 286 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.
- (2) The development standards for Planning Areas 47, 49, 50, and 51 of Specific Plan No. 286 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.c., and e.(3) and (4) shall be deleted and replaced by the

following:

- a. The minimum average width of that portion of a lot to be used as a building site shall be sixty feet (60') with a minimum average depth of one hundred feet (100'). However, for areas immediately adjacent to low density residential as shown on Figure 4-10 of Specific Plan No. 286, the minimum average width of that portion of the lot to be used as a building site shall be one hundred feet (100') with a minimum average depth of one hundred fifty feet (150'). That portion of a lot used for access on "flag" lots shall have minimum width of twenty feet (20').
 - b. The rear yard shall be not less than twenty feet (20'). However, for areas immediately adjacent to low-density residential as shown on Figure 4-10 of Specific Plan No. 286, the rear yard shall not be less than fifty feet (50').
 - c. 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, rear or side 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 348.

R. Planning Area 48

- (1) The uses permitted in Planning Area 48 of Specific Plan No. 286 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.(14), (19), (22), (25), (29), (30), (37), (41), (43), (44), (49), (50), (52), (54), (62), (64), (69), (71), (72), (80), (85), and (91); b.(1), (2), (6), (7), (9), (13), (17), and (18) shall not be permitted.
- (2) The development standards for Planning Area 48 of Specific Plan No. 286 shall be the same as those 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.

S. Planning Area 53

- (1) The uses permitted in Planning Area 53 of Specific Plan No. 286 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.A.(3), (5), (7), (8), and (9); B.(5) and (6); C.(1); and E.(1). shall not be permitted.

Notice Continued to the Right

- (2) The development standards for Planning Area 53 of Specific Plan No. 286 shall be as follows:
- a. Building height shall not exceed three stories, with a maximum height of forty (40') feet.
 - b. Lot area shall be not less than two thousand five hundred (2,500) square feet.
 - c. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of sixty feet (60'). That portion of a lot used for access on "flag" lots shall have minimum width of twenty feet (20').
 - d. The minimum frontage of a lot shall be thirty feet (30') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of twenty feet (20') and flag lots may have a minimum frontage of twenty feet (20'). The minimum frontage of each abutting lot utilizing shared private driveways shall be fifteen (15') feet, provided that the combined frontage of these abutting lots has a minimum combined frontage of thirty-five feet (35').
 - e. Minimum yard requirements are as follows:
 1. The minimum front yard setback to a habitable portion of the main building shall be six feet (6') measured from edge of the right-of-way or the back of sidewalk from the private residential street. The minimum front yard setback from the edge of the right-of-way to front facing garages shall be fifteen feet (15'), or eighteen (18') feet from the back of sidewalk to front facing garages.
 2. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on lots adjacent to streets shall be not less than six feet (6'). Side yards on corner lots shall be not less than three and a half feet (3.5').
 3. The rear yard shall be not less than nine feet (9'). Shade structures or other similar improvements are permitted provided that a minimum setback of three feet (3') is provided from property line.
 4. Chimneys, fireplaces, and other uninhabitable architectural features that extend beyond the building face shall be allowed to encroach into setbacks a maximum of two feet (2') provided there is a minimum setback of three feet (3') provided from the edge of foundation to the property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 18.19 of Ordinance No. 348.
 - f. Each dwelling unit shall provide a minimum of two (2) garage spaces.
 - g. In no case shall more than eighty percent (80%) of any lot be covered by dwelling.
 - h. Shared private driveways are allowed from a private street to serve a maximum of two (2) dwelling units, provided that the shared driveway is no less than twenty (20') feet wide for its entire length.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348.

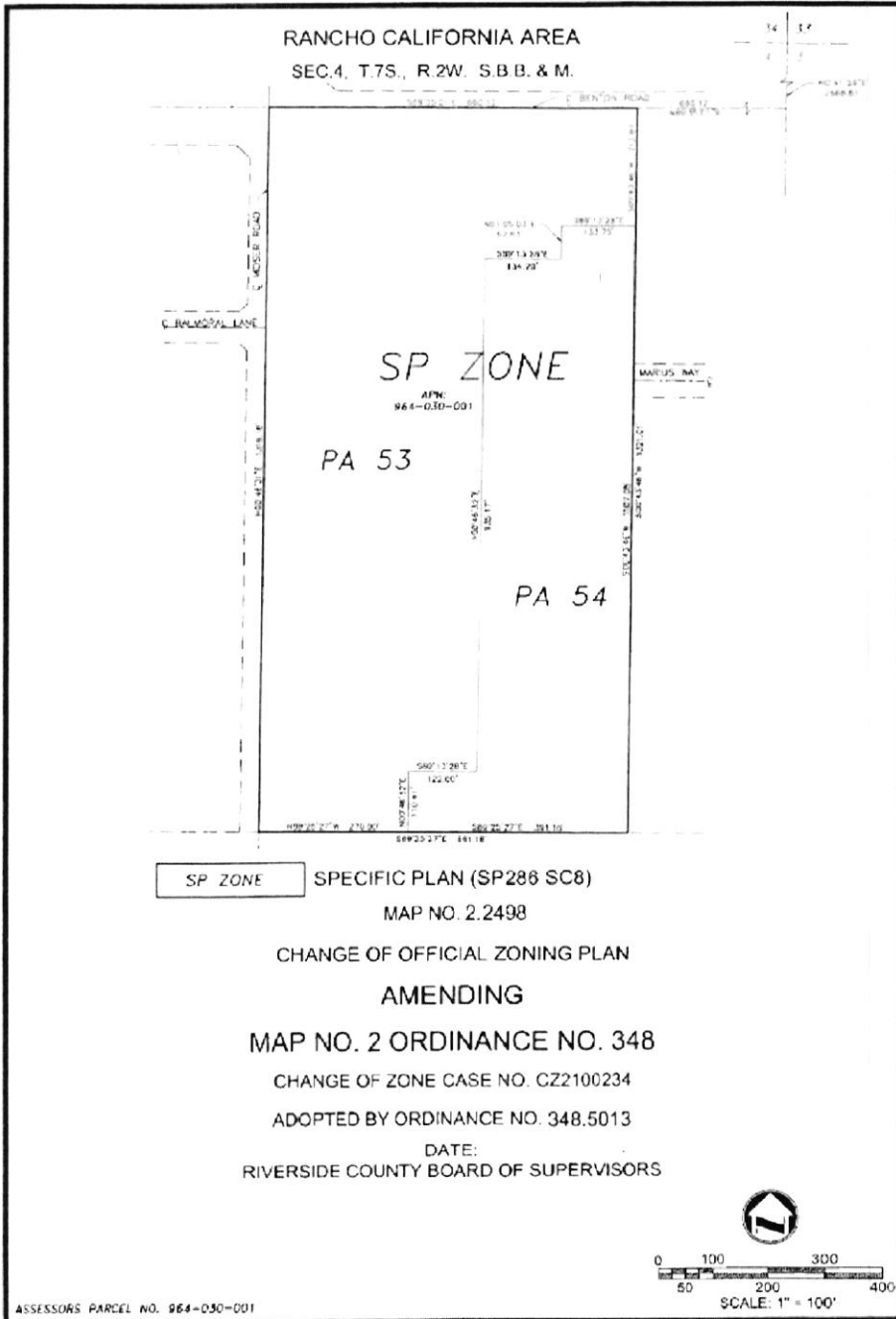
T. Planning Area 54

- (1) The uses permitted in Planning Area 54 of Specific Plan No. 286 shall be the same as those standards identified 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 54 of Specific Plan No. 286 shall be the same as those permitted 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.; and d.; shall be deleted and replaced by the following:
- a. Lot area shall be not less than one thousand six hundred (1,600) 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. The minimum average width of that portion of a lot to be used as a building site shall be thirty-five feet (35') with a minimum average depth of forty-five feet (45').
 - b. The minimum front yard setback from a private or public street right-of-way or property line to a habitable portion of the main building shall be five feet (5') measured from the right-of-way, except that porches may

encroach up to four and a half feet (4.5') into the front yard setback.

- c. The minimum rear yard setback to a habitable portion of the main building shall be five feet (5') measured from the building to the property line.
 - d. Side yards on interior and through lots shall be not less than five feet (5') in width. Side yards on lots adjacent to streets shall be not less than six feet (6'). Side yards on corner lots shall be not less than three and a half feet (3.5').
 - e. Lot coverage shall not exceed eighty percent (80%) for one-story homes, and seventy-five percent (75%) for two-story homes.
 - f. All buildings and structures shall not exceed 50 feet in height, unless a height up to 75 feet is specifically permitted under the provisions of Section 18.34. of Ordinance No. 348.
 - g. The minimum setback for garage faces shall be between a minimum of two feet (2'), however no greater than three feet (3'), as measured from the garage face to private alley driveway or courtyard, and if greater than three feet (3') shall be a minimum of eighteen feet (18') from a private or public street right-of-way or property line.
 - h. The minimum frontage of a lot shall be thirty-five feet (35') except that lots fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty (30').
 - i. Chimneys and fireplaces shall be allowed to encroach into side yards a maximum of two feet (2') provided there is a minimum setback of three feet (3') provided from the edge of foundation to the property line. No other structural encroachments shall be permitted in the front, rear or side yard except as provided for in Section 1.2).B of this Specific Plan Zoning Ordinance, or Section 18.19 of Ordinance No. 348.
 - i. The minimum area for private yards shall be three hundred (300) square feet.
 - k. Building to building separation should be a minimum of six (6') feet.
- (3) Except as provided above, all other zoning requirements shall be the same as those requirements identified in Article VI of Ordinance 348."

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



Chuck Washington, Chair of the Board

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said County, held on April 2, 2024, the foregoing Ordinance was adopted by said Board by the following vote:

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

Kimberly A. Rector, Clerk of the Board
By: Cindy Fernandez, Clerk of the Board Assistant
Published The Press-Enterprise April 9, 2024

END OF PUBLIC NOTICE