

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



FROM: County Counsel

SUBMITTAL DATE: May 23, 2000

SUBJECT: Ordinance No. 348.3938

**RECOMMENDED MOTION:** That the Board of Supervisors adopt Ordinance No. 348.3938 amending the zoning in the Glen Ivy Area shown on Map No. 2.1954 Change of Zone Case No. 6341.

**BACKGROUND:** Change of Zone Case No. 6341 was approved by the Board of Supervisors on February 8, 2000.

cc: Aleta Laurence,  
Planning Director

*Karin Watts-Bazan*  
KARIN WATTS-BAZAN,  
Deputy County Counsel

C.E.O. RECOMMENDATION: **APPROVE.**

County Executive Office Signature *Gerald A. Maloney*

MINUTES OF THE BOARD OF SUPERVISORS

2. On motion of Supervisor Tavaglione, seconded by Supervisor Venable and duly carried by unanimous vote. IT WAS ORDERED that the above matter is approved as recommended.

Ayes: Tavaglione, Venable and Mullen  
Noes: None  
Absent: Buster and Wilson  
Date: May 23, 2000  
xc: Planning, Applicant, COB, BPC, Co/Co.

Gerald A. Maloney  
Clerk of the Board  
*Gerald A. Maloney*  
Deputy

Department:  Policy  Policy  
 Consent  Consent  
 Information  Information  
 Per Executive  Per Executive



1 C. The minimum side yard shall be five feet (5') for all buildings. No structural  
2 encroachments shall be permitted in the front, side or rear yard except as provided in  
3 Section 18.19 of Ordinance No. 348.

4 D. No lot shall have more than sixty percent (60%) of its net lot area covered  
5 with buildings or structures.

6 E. All buildings and structures shall not exceed thirty-five feet (35') in height.

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

9 b. Planning Area Nos. 2 and 17

10 (1) The uses permitted in Planning Area Nos. 2 and 17 of Specific Plan No. 221 shall  
11 be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except  
12 that the uses permitted pursuant to Section 8.100.a.(1), (2), (8); b.(1); and c.(1) shall not be  
13 permitted. In addition, the permitted uses identified under Section 8.100.a. shall also include open  
14 space, parks, debris basins for flood control purposes, access roads, and trails.

15 (2) The development standards for Planning Area Nos. 2 and 17 of Specific Plan No.  
16 221 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance  
17 No. 348.

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

20 c. Planning Area Nos. 3, 4, 5, 6, 7, 8, 10, 11, 12, 13 and 14

21 (1) The uses permitted in Planning Area Nos. 3, 4, 5, 6, 7, 8, 10, 11, 12, 13 and 14 of  
22 Specific Plan No. 221 shall be the same as those uses permitted in Article VI, Section 6.1 of  
23 Ordinance No. 348 except that the uses permitted pursuant to Section 6.1 b.(1) and (4) shall not be  
24 permitted. In addition, the permitted uses identified under Section 6.1.a. shall include attached  
25 single family dwellings.

26 (2) The development standards for Planning Areas Nos. 3, 4, 5, 6, 7, 8, 10, 11, 12, 13  
27 and 14 of Specific Plan No. 221 shall be the same as those standards identified in Article VI,  
28

1 Section 6.2 of Ordinance No. 348 except that development standards set forth in Article VI.  
2 Section 6.2 b., c., d., e., (1) and (2) and g. shall be deleted and replaced by the following:

3 A. Lot area shall not be less than four thousand fifty (4,050) square feet. The  
4 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
5 for access to the portion of a lot used as a building site. No more than thirty-three percent  
6 (33%) of the total number of lots within any planning area shall be four thousand fifty  
7 (4,050) square feet.

8 B. The minimum average width of that portion of a lot to be used as a building  
9 site shall be forty-five feet (45') with a minimum average depth of ninety feet (90'). That  
10 portion of a lot used for access on flag lots shall have a minimum width of twenty feet  
11 (20').

12 C. The minimum frontage of a lot shall be forty-five feet (45') except those lots  
13 fronting on knuckles or cul-de-sacs may have a minimum frontage of thirty-five feet (35').  
14 Lot frontage along curvilinear streets may be measured at the building setback in  
15 accordance with zone development standards. Lot frontage along curvilinear streets may  
16 be measured at the building setback in accordance with zone development standards.

17 D. The front yards shall not less than eighteen feet (18'), measured from the  
18 existing street line or from any future street line as shown on any specific plan of highways  
19 to the garage and ten feet (10') measured from the existing street line or from any future  
20 street line as shown on any specific plan of highways to the living portion of the structure.

21 E. Side yards on interior and through lots shall not be less than five feet (5') in  
22 width. Side yards on corner and reversed corner lots shall be not less than ten feet (10')  
23 from the existing street line or from any future street line as shown on any specific plan of  
24 highways, whichever is nearer the proposed structure, upon which the main building sides,  
25 except that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty  
26 percent (20%) of the width of the lot.

27 F. For lots that are smaller than five thousand (5,000) square feet, no more  
28 than fifty percent (50%) of the net area of the lot shall be covered with buildings or

1 structures. For lots that are larger than five thousand (5,000) square feet, no more than  
2 sixty percent (60%) of the net area of the lot shall be covered with buildings or structures.

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

5 d. Planning Area No. 9

6 (1) The uses permitted in Planning Area No. 9 of Specific Plan No. 221, shall be the  
7 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that the  
8 uses permitted pursuant to Section 8.100.a.(2), (4), and (8); b.(1); and c.(1) shall not be permitted.

9 (2) The development standards for Planning Area 9 of Specific Plan No. 221, shall be  
10 the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348.

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

13 e. Planning Area No. 9A

14 (1) The uses permitted in Planning Area No. 9A of Specific Plan No. 221 shall be the  
15 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the  
16 uses permitted pursuant to Section 8.100.a.(1), and (8); b.(1); and c.(1) shall not be permitted. In  
17 addition, the permitted uses identified under Section 8.100.a. shall also include restaurant and  
18 banquet facilities.

19 (2) The development standards for Planning Area No. 9A of Specific Plan No. 221  
20 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.  
21 348.

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

24 f. Planning Area No. 9B

25 (1) The uses permitted in Planning Area No. 9B of Specific Plan No. 221 shall be the  
26 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), (4), and (8); b.(1); and c.(1) shall not be permitted.

1 In addition, the permitted uses identified under Section 8.100.a. shall also include golf course  
2 maintenance yards.

3 (2) The development standards for Planning Area No. 9B of Specific Plan No. 221  
4 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.  
5 348.

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

8 g. Planning Area No. 15

9 (1) The uses permitted in Planning Area No. 15 of Specific Plan No. 221 shall be the  
10 same as those uses permitted in Article VI, Section 6.50 of Ordinance No. 348 except that the uses  
11 permitted pursuant to Section 6.50.a. (14) and (17); and c.(1) shall not be permitted.

12 (2) The development standards for Planning Area No. 15 of Specific Plan No. 221  
13 shall be the same as those standards identified in Article VI, Sections 6.51, 6.52, 6.53 and 6.54 of  
14 Ordinance No. 348 except that development standards set forth in Article VI, Section 6.52 shall be  
15 deleted and replaced by the following:

16 A. Minimum lot size of one (1) acre, with minimum width of one hundred feet  
17 (100') and a minimum depth of one hundred fifty feet (150').

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

20 h. Planning Area No. 16

21 (1) The uses permitted in Planning Area No. 16 of Specific Plan No. 221 shall be the  
22 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348 except that the  
23 uses permitted pursuant to Section 8.100.a.(1), (4), and (8); b.(1); and c.(1) shall not be permitted.  
24 In addition, the permitted uses identified under Section 8.100.a. shall also include recreational  
25 vehicle storage and related facilities.

26 (2) The development standards for Planning Area No. 16 of Specific Plan No. 221  
shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No.  
28 348.

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

3 i. Planning Area No. 18


4 (1) The uses permitted in Planning Area No. 18 of Specific Plan No. 221 shall be the  
5 same as those uses permitted in Article IXB, Section 9.50 of Ordinance No. 348 except that the  
6 uses permitted pursuant to Section 9.50.a. (30), (31), (32), (43), (52), (55), (64); and b.(7) and (9)  
7 shall not be permitted.

8 (2) The development standards for Planning Area No. 18 of Specific Plan No. 221.  
9 Amendment No. 2. shall be the same as those identified in Article IXb, Sections 9.51 and 9.53 of  
10 Ordinance No. 348.

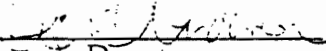
11 (3) Except as provided above, all other zoning requirements shall be the same as those  
12 requirements identified in Article IXb of Ordinance No. 348.

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

14  
15 BOARD OF SUPERVISORS OF THE COUNTY  
16 OF RIVERSIDE, STATE OF CALIFORNIA


17 By   
Chairman, Board of Supervisors

18  
19 ATTEST:  
GERALD A. MALONEY  
20 Clerk of the Board

21 By   
Deputy

22 (SEAL)

23 APPROVED AS TO FORM AND CONTENT:

24  
25 By:   
26 KARIN WATTS-BAZAN  
Deputy County Counsel

lb:kwb:sp-zoning\348.3938

MAY 23 2000 3.37

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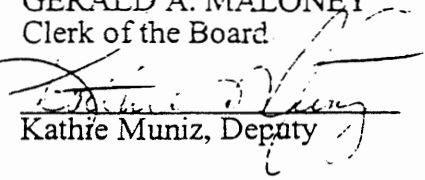
STATE OF CALIFORNIA            )  
  )  
COUNTY OF RIVERSIDE        )        ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on May 23, 2000, the foregoing ordinance consisting of 3 sections was adopted by the following vote:

AYES:            Tavaglione, Venable, Wilson and Mullen  
NOES:            None  
ABSENT:         Buster

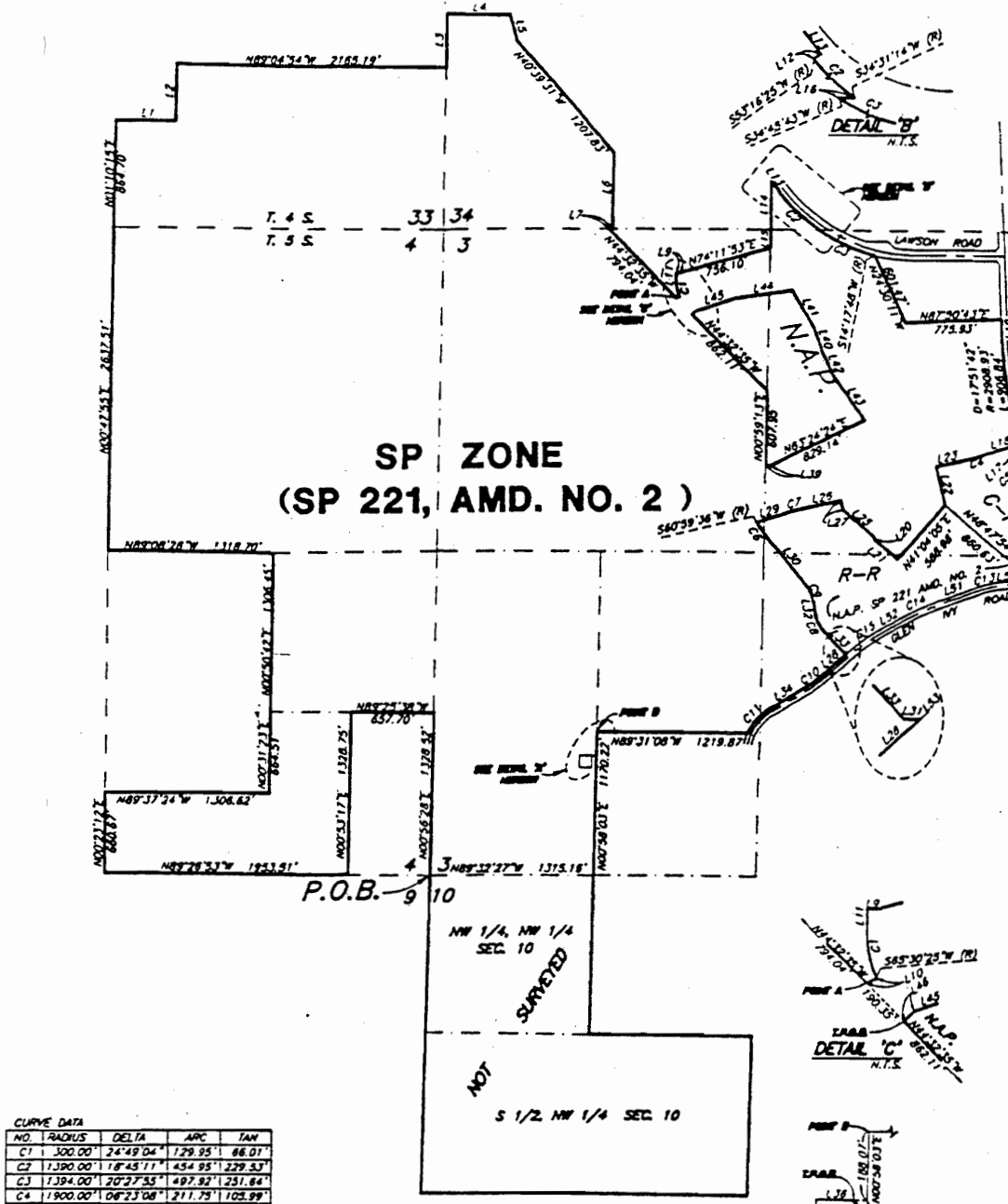
DATE:            May 23, 2000

GERALD A. MALONEY  
Clerk of the Board

BY:   
Kathie Muniz, Deputy



GLEN IVY AREA  
SECTION 33 AND 34 T. 4 S., R. 6 W., S.B.M.  
SEC. 3, 4 AND 10 T. 5 S., R. 6 W., S.B.M.



LINE DATA

NO.	BEARING	DISTANCE
L1	N89°04'08" W	467.00'
L2	N01°08'50" E	467.34'
L3	N00°44'37" E	434.84'
L4	N87°50'40" W	498.97'
L5	N1°32'07" W	217.94'
L6	N00°57'59" E	616.71'
L7	N89°39'53" W	33.20'
L8		
L9	N89°40'31" W	30.00'
L10	N65°30'25" E	30.00'
L11	N00°19'29" E	64.01'
L12	N43°16'25" E	7.00'
L13	N16°43'35" W	92.88'
L14	N00°34'48" E	190.40'
L15	N00°59'13" E	148.99'
L16	N89°39'19" W	7.10'
L17	N84°18'53" W	32.12'
L18	N71°25'55" E	265.50'
L19	N02°07'59" W	136.08'
L20	N41°02'31" E	13.72'
L21	N49°03'18" W	251.31'
L22	N1°28'54" W	321.20'
L23	N77°49'03" E	195.01'
L24		
L25	N49°03'18" W	344.06'
L26	N77°49'03" E	286.74'
L27	N12°10'57" W	76.52'
L28	N47°53'10" E	272.14'
L29	N71°44'31" E	230.12'
L30	N38°14'05" W	515.28'
L31	N86°50'17" W	21.31'
L32	N05°53'32" W	89.50'
L33	N45°08'09" W	24.38'
L34	N57°51'44" E	312.03'
L35	N00°58'03" E	100.00'
L36	N89°01'57" W	100.00'
L37	N00°58'03" E	100.00'
L38	N89°01'57" W	100.00'
L39	N89°00'47" W	40.00'
L40	N19°25'48" W	221.50'
L41	N30°18'58" W	348.23'
L42	N28°05'14" W	218.97'
L43	N34°29'52" W	417.98'
L44	N82°01'05" E	447.64'
L45	N71°39'48" E	338.49'
L46	N45°27'25" E	40.00'
L47	N66°44'11" E	361.84'
L48	N20°28'19" W	30.04'
L49	N66°44'11" E	309.43'
L50	N87°42'40" E	117.96'
L51	N69°57'40" E	413.49'
L52	N60°34'40" E	263.38'
L53	N47°53'10" E	75.30'

CURVE DATA

NO.	RADIUS	DELTA	ARC	TAN
C1	302.00'	24°49'04"	129.95'	66.01'
C2	1390.00'	18°45'11"	454.95'	229.53'
C3	1394.00'	20°27'55"	497.92'	251.64'
C4	1900.00'	06°23'08"	211.75'	105.99'
C5	2908.93'	00°26'58"	22.54'	11.27'
C6	770.00'	09°13'41"	124.02'	62.14'
C7	1637.50'	06°04'33"	173.64'	86.90'
C8	270.00'	32°12'37"	151.79'	77.96'
C9	330.00'	28°20'32"	163.24'	81.33'
C10	970.00'	09°58'34"	168.89'	84.64'
C11	430.00'	34°57'48"	262.40'	135.43'
C12	470.00'	16°58'29"	139.25'	70.14'
C13	712.84'	13°45'00"	171.07'	85.95'
C14	1330.00'	09°23'00"	217.81'	109.15'
C15	11030.00'	12°41'30"	278.16'	114.55'

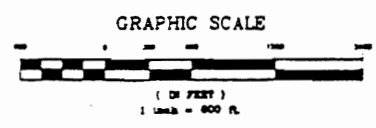
**LEGEND**

**SP ZONE** SPECIFIC PLAN

**C-P-8 ZONE** SCENIC HIGHWAY COMMERCIAL

**R-R ZONE** RURAL RESIDENTIAL

MAP NO. 2.1954  
CHANGE OF OFFICIAL ZONING PLAN  
AMENDING  
MAP NO. 2, ORDINANCE 348  
CHANGE OF ZONE CASE NO. 6341  
ADOPTED BY ORDINANCE NO. 348.3938  
MAY 23, 2000  
RIVERSIDE COUNTY BOARD OF SUPERVISORS



ASSESSOR'S BOOK PAGE AND PARCEL NUMBERS

282-220-018	283-140-014	283-140-020	283-140-021	290-030-028
290-030-032	290-030-030	290-030-034	290-030-035	290-030-031
290-180-002	290-180-004	290-180-018	290-180-006	290-180-016
290-180-017	290-180-020	290-180-011	290-180-034	290-180-045
290-180-035	290-180-044	283-180-018	290-040-045	290-040-028
290-040-040	290-090-021	290-090-008	290-180-014	290-180-013
290-180-008	290-180-012	290-180-011	290-180-008	290-180-010