FROM: County Counsel
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, Deputy County Counsel

C.E.O. RECOMMENDATION: APPROVE.

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
Br. B.

Deputy

AGENDA NO. 3 37
ORDINANCE NO. 348.3938

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 4.2 of Ordinance No. 348, and official Zoning Plan Map No. 2, as amended, are further amended by placing in effect in the Glen Ivy area the zone or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 2,1954 Change of Zone Case No. 6341, which map is made a part of this ordinance.

Section 2. Article XVIIa, Section 17.43 of Ordinance No. 348 is hereby amended to as follows:

"SECTION 17.43 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 221.

a. Planning Area No. 1

(1) The uses permitted in Planning Area No. 1 of Specific Plan No. 221 shall be the same as those uses permitted in Article VIII, Section 8.1 of Ordinance No. 348 except that the uses permitted pursuant to Section 8.1 (a)(20), (21), (22); and (b) (1), (2) and (3) shall not be permitted.

(2) The development standards for Planning Area No. 1 of Specific Plan No. 221, shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348 except that development standards set forth in Article VIII, Section 8.2 a., b., c., d., e. and f. shall be deleted and replaced by the following:

A. The minimum lot area shall be twelve (12) acres.

B. The minimum front and rear yard setback shall be ten feet (10') for all buildings. The front yard setback shall be measured from any existing or future street line as shown on any specific street plan of the County. The rear yard setback shall be measured from the existing rear lot line or from any recorded alley or easement; if the rear lot line adjoins a street, the rear setback requirement shall be the same as required for a front yard setback.
C. The minimum side yard shall be five feet (5') for all buildings. No structural encroachments shall be permitted in the front, side or rear yard except as provided in Section 18.19 of Ordinance No. 348.

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

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

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

b. Planning Area Nos. 2 and 17

(1) The uses permitted in Planning Area Nos. 2 and 17 of Specific Plan No. 221 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), (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, parks, debris basins for flood control purposes, access roads, and trails.

(2) The development standards for Planning Area Nos. 2 and 17 of Specific Plan No. 221 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 Area Nos. 3, 4, 5, 6, 7, 8, 10, 11, 12, 13 and 14

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

(2) The development standards for Planning Areas Nos. 3, 4, 5, 6, 7, 8, 10, 11, 12, 13 and 14 of Specific Plan No. 221 shall be the same as those standards identified in Article VI,
Section 6.2 of Ordinance No. 348 except that development standards set forth in Article VI. Section 6.2 b., c., d., e., (1) and (2) and g. shall be deleted and replaced by the following:

A. Lot area shall not be less than four thousand fifty (4,050) 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. No more than thirty-three percent (33%) of the total number of lots within any planning area shall be four thousand fifty (4,050) square feet.

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

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

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

E. Side yards on interior and through lots shall not be 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 that where the lot is less than fifty feet (50') wide, the yard need not exceed twenty percent (20%) of the width of the lot.

F. For lots that are smaller than five thousand (5,000) square feet, no more than fifty percent (50%) of the net area of the lot shall be covered with buildings or
structures. For lots that are larger than five thousand (5,000) square feet, no more than
sixty percent (60%) of the net area of the lot shall be 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.

d. Planning Area No. 9

(1) The uses permitted in Planning Area No. 9 of Specific Plan No. 221, 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.(2), (4), and (8); b.(1); and c.(1) shall not be permitted.

(2) The development standards for Planning Area 9 of Specific Plan No. 221, 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.

e. Planning Area No. 9A

(1) The uses permitted in Planning Area No. 9A of Specific Plan No. 221 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), 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 restaurant and
banquet facilities.

(2) The development standards for Planning Area No. 9A of Specific Plan No. 221
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.

f. Planning Area No. 9B

(1) The uses permitted in Planning Area No. 9B of Specific Plan No. 221 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), (4), 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 golf course maintenance yards.

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

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

g. Planning Area No. 15

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

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

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

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

h. Planning Area No. 16

(1) The uses permitted in Planning Area No. 16 of Specific Plan No. 221 shall be the same as those uses permitted in Article VIII.e, 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. In addition, the permitted uses identified under Section 8.100.a. shall also include recreational vehicle storage and related facilities.

(2) The development standards for Planning Area No. 16 of Specific Plan No. 221 shall be the same as those standards identified in Article VIII.e. 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 VIIIc of Ordinance No. 348.

i. Planning Area No. 18

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

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

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

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

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

By [Signature]
Chairman, Board of Supervisors

ATTEST:
GERALD A. MALONEY
Clerk of the Board

By [Signature]
Deputy
(SEAL)

APPROVED AS TO FORM AND CONTENT:

By: [Signature]
KARIN WATTS-BAZAN
Deputy County Counsel

MAY 23 2000
STATE OF CALIFORNIA
COUNTY OF RIVERSIDE

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

Item 3.37