ORDINANCE NO. 348.4381

AN ORDINANCE OF THE COUNTY OF RIVERSIDE

AMENDING ORDINANCE NO. 348 RELATING TO ZONING

The Board of Supervisors of the County of Riverside Ordains as Follows:

Section 1. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.105 to read as follows:

SECTION 17.105 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 343.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 343 shall be the same as those permitted in Article VIIIe, Section 8.100 of Ordinance 348, except that those permitted uses pursuant to Article VIIIe, Section 8.100.a. (2), (4), (8); Section 8.100.b., (1); and Section 8.100 c., (1) shall not be permitted.

(2) The development standards for Planning Area 1 of Specific Plan No. 343 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348 except that the development standards set forth in Article VIIIe, Section 8.101.b.,e., shall be deleted and replaced with the following:

a. Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, each of which shall be not less than 25 feet. If more than one building is constructed on one lot, there shall be not less than 25 feet separation between the buildings.

b. All buildings and structures shall not exceed 75 feet in height.

(3) All other zoning requirements for Planning Areas 1 of Specific Plan No. 343 shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.
b. **Planning Area 2.**

   (1) The uses permitted in Planning Area 2 of Specific Plan No. 343 shall be the same as those permitted in Article VIIIe, Section 8.100 of Ordinance 348, except that those permitted uses pursuant to Article VIIIe, Section 8.100.a. (2), (4), (8); Section 8.100.b., (1); and Section 8.100 e., (1) shall not be permitted. The permitted uses identified under Section 8.100.a. shall also include golf related offices, restaurants, lounges, and banquet facilities.

   (2) The development standards for Planning Area 2 of Specific Plan No. 343 shall be the same as those standards identified in Article VIIIe, Section 8.101 of Ordinance No. 348 except that the development standards set forth in Article VIIIe, Section 8.101.b., e., shall be deleted and replaced with the following:

      a. Yards. Whenever a building is to be constructed on a lot in this zone, it shall have a front yard, side yard and rear yard, each of which shall be not less than 25 feet. If more than one building is constructed on one lot, there shall be not less than 25 feet separation between the buildings.

      b. All buildings and structures shall not exceed 75 feet in height.

   (3) All other zoning requirements for Planning Areas 1 of Specific Plan No. 343 shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348.

c. **Planning Area 3.**

   (1) The uses permitted in Planning Area 3 of Specific Plan No. 343 shall be the same as those permitted in Article IXa, Section 9.25 of Ordinance 348, except that those permitted uses pursuant to Article IXa, Section 9.25.a. (1), (2), (3), (8) shall not be permitted. The permitted uses identified under Section 9.25.a. shall also include restaurants, bars, spas, conference and meeting rooms.
(2) The development standards for Planning Area 3 of Specific Plan No. 343 shall be the same as those standards identified in Article IXa, Section 9.26 of Ordinance No. 348 except that the development standards set forth in Article IXa.b,c Section 9.26 shall be deleted and replaced with the following:

   a. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or M-H, there is no side, front or rear yard requirement for buildings. Setbacks shall not increase with building heights.

   b. All building and structures shall not exceed 100 feet in height.

(3) All other zoning requirements for Planning Areas 3 of Specific Plan No. 343 shall be the same as those requirements identified in Article IXa of Ordinance No. 348.

d. Planning Area 4.

   (1) The uses permitted in Planning Area 4 of Specific Plan No. 343 shall be the same as those permitted in Article VII, Section 7.1 of Ordinance 348, except that those permitted uses pursuant to Article VII, Section 7.1.a (2), (3), (4), (10), (11), and (12); Article VII, Section 7.1.b (3), (5), (6), (7), and (9), and Article VII, Section 7.1.c (1) and (2) shall not be permitted.

   (2) The development standards for Planning Area 4 of Specific Plan No. 343 shall be the same as those standards identified in Article VII, Section 7.2 of Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.2 and Article VII, Section 7.10 shall be deleted and replaced with the following:

       SECTION 7.2. Building Height Limit. Building height shall not exceed Six stories, with a maximum height of 75 feet.
SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter erected or structurally altered shall have a lot or building site area of not less than 1500 square feet for each dwelling unit in such main building.

(3) All other zoning requirements for Planning Areas 4 of Specific Plan No. 343 shall be the same as those requirements identified in Article VII of Ordinance No. 348.

c. Planning Area 5.

(1) The uses permitted in Planning Area 3 of Specific Plan No. 343 shall be the same as those permitted in Article IXa, Section 9.25 of Ordinance 348, except that those permitted uses pursuant to Article IXa, Section 9.25.a. (1), (2), (3), (8) shall not be permitted. The permitted uses identified under Section 9.25.a. shall also include restaurants, bars, spas, conference and meeting rooms.

(2) The development standards for Planning Area 5 of Specific Plan No. 343 shall be the same as those standards identified in Article IXa, Section 9.26 of Ordinance No. 348 except that the development standards set forth in Article IXa,b.,c Section 9.26 shall be deleted and replaced with the following:

a. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or M-H, there is no side, front or rear yard requirement for buildings. Setbacks shall not increase with building heights.

b. All building and structures shall not exceed 100 feet in height.

(3) All other zoning requirements for Planning Areas 3 of Specific Plan No. 343 shall be the same as those requirements identified in Article IXa of Ordinance No. 348.

(1) The uses permitted in Planning Area 6 of Specific Plan No. 343 shall be the same as those permitted in Article VII, Section 7.1 of Ordinance 348, except that those permitted uses pursuant to Article VII, Section 7.1.a. (2), (3), (4), (10), (11), and (12), Article VII, Section 7.1.b. (3), (5), (6), (7), and (9), and Article VII, Section 7.1.c. (1) and (2) shall not be permitted.

(2) The development standards for Planning Area 4 of Specific Plan No. 343 shall be the same as those standards identified in Article VII, Section 7.2 of Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.2 and Article VII, Section 7.10 shall be deleted and replaced with the following:

SECTION 7.2. Building Height Limit. Building height shall not exceed Six stories, with a maximum height of 75 feet.

SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter erected or structurally altered shall have a lot or building site area of not less than 1500 square feet for each dwelling unit in such main building.

(3) All other zoning requirements for Planning Areas 6 of Specific Plan No. 343 shall be the same as those requirements identified in Article VII of Ordinance No. 348.

g. Planning Area 7,

(1) The uses permitted in Planning Area 7 of Specific Plan No. 343 shall be the same as those permitted in Article IX, Section 9.1 of Ordinance 348, except that those permitted uses pursuant to Article IX, Section 9.1.a. (1), (3), (5), (7), (8), (14), (15), (17), (19), (29), (30), (33), (39), (42), (51), (54), (61), (64), (80), (84), (91), (92), (93), (94); Section 9.1.b. (3), (4), (6), (7), (9), (10), (11), (12), (13), (16), (18), (19), (20); and Section 9.1.c. (1), (2), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17), and (18) shall not be permitted but shall permit heliports. The permitted uses identified

5
under Section 9.1.a. shall also include residences and offices above parking and primary retail level (first floor above parking shall be dedicated exclusively to retail); and public fairs.

(2) The development standards for Planning Area 7 of Specific Plan No. 343 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No. 348 except that the development standards set forth in Article IX, Section 9.4.b.,c., shall be deleted and replaced with the following:

a. No building or structure shall exceed sixty (60’) feet in height, unless a greater height structure is approved pursuant to Section 18.34 of this ordinance. In no event, however, shall a building or structure exceed seventy-five (75’) feet in height, unless a variance is approved pursuant to Section 18.27 of this ordinance.

(3) All other zoning requirements for Planning Area 7 of Specific Plan No. 343 shall be the same as those requirements identified in Article IX of Ordinance No. 348.

h. Planning Area 8.

(1) The uses permitted in Planning Area 8 of Specific Plan No. 343 shall be the same as those permitted in Article X, Section 10.1 of Ordinance 348, except that those permitted uses pursuant to Article X, Section 10.1.a. (1)a)1., (1)a)2., (1)a)3., (1)a)4., (1)a)5., (1)b)1., (1)b)2, (1)d)1., (1)d)2.a., (1)d)2.b, (1)d)5., (1)d)6., (1)d)7., (1)e)1., (1)e)2., (1)g)4., (1)g)10., (2)k), (2)n), (2)o, (2)p); Article X, Section 10.1.b. (1), (3); Article X. Section 1.c. shall not be permitted.

(2) The development standards for Planning Area 8 of Specific Plan No. 343 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance
No. 348 except that the development standards set forth in Article X, Section 10.4.a.d., e., f., g., m., shall be deleted and replaced with the following:

a. The minimum lot size shall be 10,000 square feet with a minimum average lot width of 100 feet.

b. A minimum 25 foot setback shall be required on any public street.

c. There are no sideyard setbacks.

d. There are no rear yard setbacks.

e. A minimum 25 foot setback shall be required on any boundary where the industrial property abuts a residential or commercially zoned property.

f. All signs shall be in conformance with the sign program associated with the NorthStar project. Said sign program shall be developed and submitted for approval by the County of Riverside Planning Department.

(3) All other zoning requirements for Planning Area 8 of Specific Plan No. 343 shall be the same as those requirements identified in Article X of Ordinance No. 348.

e. **Planning Area 9.**

(1) The uses permitted in Planning Area 9 of Specific Plan No. 343 shall be the same as those permitted in Article IXd, Section 9.72 of Ordinance 348, except that those permitted uses pursuant to Article IXd, Section 9.72.a. (10); and Section 9.72.b. (4) shall not be permitted.

(2) The development standards for Planning Area 9 of Specific Plan No. 343 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance No. 348 except that the development standards set forth in Article IXd, Section 9.73.c.,i., m., shall be deleted and replaced with the following:

a. **Height Requirements.** The height of structures, including buildings, shall be as follows:
Structures and buildings shall not exceed 50 feet unless a height up to 75 feet is granted pursuant to Section 18.34 of this ordinance.

b. All signs shall be in conformance with the sign program associated with the NorthStar project.

c. Access shall be allowed from residential streets.

(3) All other zoning requirements for Planning Area 9 of Specific Plan No. 343 shall be the same as those requirements identified in Article IXd of Ordinance No. 348.

f. Planning Area 10.

(1) The uses permitted in Planning Area 10 of Specific Plan No. 343 shall be the same as those permitted in Article IXb, Section 9.50 of Ordinance 348, except that those permitted uses pursuant to Article IXb, Section 9.50.a. (6), (14), (16), (18), (19), (30), (31), (32), (37), (43), (52), (55), (59), (64), (83), (95), (102); and Section 9.50.b. (1), (2), (3), (5), (6), (7), (8), (9), (13), (14), (15), (16), (17), (18), and (19) shall not be permitted. The permitted uses identified under Section 9.50.a. shall also include public fairs and automobile rentals.

(2) The development standards for Planning Area 10 of Specific Plan No. 343 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance No. 348.

(3) All other zoning requirements for Planning Area 10 of Specific Plan No. 343 shall be the same as those requirements identified in Article IXb of Ordinance No. 348.
Section 2. This ordinance shall take effect 30 days after its adoption.

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

By: Bob Buster
Chairman, Board of Supervisors
Bob Buster

ATTEST:

NANCY ROMERO
Clerk of the Board

By: Jana Schlemmer
Deputy

(Seal)

APPROVED AS TO FORM AND CONTENT:

March 14, 2006

By: Minh C. Tran
Deputy County Counsel
STATE OF CALIFORNIA  }  ss.
COUNTY OF RIVERSIDE  }

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on
April 4, 2006, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

AYES:   Buster, Tavaglione, Stone, and Wilson
NAYS:    None
ABSENT: None

DATE:    April 4, 2006

NANCY ROMERO
Clerk of the Board

SEAL

Item 16.1