FROM: TLMA - Planning Department

SUBJECT: CHANGE OF ZONE 7582 – (Mitigated Negative Declaration) – Applicant: Corman Leigh Communities – Engineer / Representative: RGP - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: High Density Residential (CD:HDR 8-14 Dwelling Units Per Acre) – Location: Northerly of Interstate 10, southerly of 38th Street, and westerly of Washington Street – 55.13 Gross Acres - Zoning: Controlled Development (W-2) - REQUEST: The Change of zone proposes to change the projects current zoning classification from Controlled Development Zone (W-2) to Specific Plan (SP).

RECOMMENDED MOTION:

ADOPTION of Ordinance 348.4646, proposing to change the site’s zoning classification from Controlled Development Zone (W-2) to Specific Plan (SP) based upon final adoption by the Board of Supervisors.

Ron Goldman
Planning Director
ORDINANCE NO. 348.4646

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, and Official Zoning Plan Map No. 30, as amended, are further amended by placing in effect in the Bermuda Dunes district zone or zones as shown on the map entitled, “Change of Official Zoning Plan Amending Ordinance No. 348, Map No. 30.094 Change of Zone Case No. 7582” which map is made a part of this ordinance.

Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section 17.112 to read as follows:

SECTION 17.112 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 360.

a. Planning Areas 1 through 11.

(1) The uses permitted in Planning Areas 1 through 11 of Specific Plan No. 360 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), (12); Section 7.1.b. (2), (5), (6), (7), (9); and Section 7.1.c. (1), (2) shall not be permitted.

(2) The development standards for Planning Areas 1 through 11 of Specific Plan No. 360 shall be the same as those standards identified in Article VII, Section 7.2 thru 7.11 of Ordinance No. 348 except that the development standards set forth in Article VII, Section 7.3, 7.4, 7.5, 7.6, 7.7, 7.9, and 7.10 shall be deleted and replaced with the following.

A. REQUIRED LOT AREA. Minimum lot size and lot coverage calculation includes paseos and private drives within lots. For single family detached home lots designed pursuant to Specific Plan No. 360 Figure 4-3 HDR.
Prototype 2 – Patio Homes, lot area shall be no less than 2,000 square feet. For single family detached home lots designed pursuant to Specific Plan No. 360 Figure 4-1 HDR Prototype 1 – Courtyard Homes, lot area shall be no less than 2,400 square feet. All others will be 2,400 square feet.

B. FRONT YARD REQUIRED. The front yard shall not be less than five feet (5’), measured from the existing street line or from any future street line as shown on any specific plan of highways, whichever is nearer to the proposed structure.

C. SIDE YARDS REQUIRED. Building setbacks measured from the side property lines. For all designs of home lots, the minimum side yard setback shall be 5 feet (5’).

D. REAR YARD REQUIRED. Building setbacks measured from the rear property lines. For all housing types, the minimum rear yard setback shall be 12 feet (12’). Where a garage abuts a private drive, the minimum rear yard setback shall be 2 feet (2’) from a private drive.

E. LOT COVERAGE PERMITTED. For single family detached home lots designed pursuant to Specific Plan No. 360 Figure 4-3 HDR Prototype 2 – Patio Homes, building lot coverage shall in no case shall be more than 70 percent of any lot. For all other housing types, coverage shall in no case be more than 60 percent of any lot.

F. DISTANCE REQUIRED BETWEEN MAIN BUILDINGS. For all designs of home lots, no garage shall be closer than 28 feet (28’) to another opposing garage. For single family detached home lots designed pursuant to Specific Plan No. 360 Figure 4-3 HDR Prototype 2 – Patio Homes, no front of a home shall be closer than 12 feet (12’) to another opposing front of a home. For single family detached home lots designed pursuant to Specific Plan No. 360, no front of a home shall be closer than 15 feet (15’) to another opposing front of a home. For all other housing types, no front of a home shall be closer than 15 feet
(15’) to another opposing front of a home. For all housing types, no front of a
home shall be closer than 15 feet (15’) to the side of another home. For all
housing types, no side of a home shall be closer than 10 feet (10’) to the side of
another home.

G. AREA PER DWELLING UNIT. Every main building hereafter
erected or structurally altered shall have a lot or building site area of not less than
2000 square feet for each dwelling unit in such main building.

(3) In addition to the development standards identified under Section 7.2
through 7.11, the following development standards shall also be included:

H. MINIMUM REQUIRED PRIVATE OPEN SPACE. The
minimum required private open space is 250 square feet per unit. Required private
open space area is inclusive of any required setback area.

I. MINIMUM PRIVATE OPEN SPACE DIMENSIONS. For
single family detached home lots, the minimum required private open space
dimensions are 12 feet (12’) by 12 feet (12’). For single family detached home
lots, the minimum required private open space dimensions are 15 feet (15’) by 15
feet (15’). For all other designs of home lots, the minimum required private open
space dimensions are 15 feet (15’) by 15 feet (15’).

(4) All other zoning requirements for Planning Areas 1 through 11 of Specific
Plan No. 360 shall be the same as those requirements identified in Article VII of Section
7.1, Ordinance No. 348.

b. Planning Areas 12 through 16.

(1) The uses permitted in Planning Areas 12 through 16 of Specific Plan No.
360 shall be the same as those permitted in Article VIII, Section 8.1 of Ordinance 348,
except that those permitted uses pursuant to Article VIII, Section 8.1.a. (2), (3), (11), (9),
(6), (13), (14), (17), (18), (19), (20), (21), (22), (23), (24), (25), (26), (27), (28); and
Section 8.1.b. (1), (2) shall not be permitted.

(2) The development standards for Planning Areas 12 through 16 of Specific
Plan No. 360 shall be the same as those standards identified in Article VIII, Section 8.2 of Ordinance No. 348 except that the development standards set forth in Article VIII, Section 8.2.a., b., c., d., f., h. shall be deleted and replaced with the following:

a. The minimum lot area shall be 2000 square feet.

b. Building setbacks are measured from the front and rear property lines. The minimum front yard setback shall be 5 feet (5’). The minimum garage setback from a private drive shall be 2 feet (2’).

c. Building setbacks are measured from the side property line. The minimum side yard setback shall be 5 feet (5’). No garage shall be closer than 28 feet (28’) to another opposing garage. No front of a home shall be closer than 15 feet (15’) to another opposing front of a home. No front of a home shall be closer than 15 feet (15’) to the side of another home. No side of a home shall be closer than 15 feet (15’) to the side of another home.

d. No lot shall have more than 70 percent of its net area covered with buildings or structures.

e. All buildings and structures shall not exceed 45 feet in height.

(3) The development standards set forth in Article VIII, Section 8.2 shall also include the following:

a. The minimum required private open space is 40 square feet per unit. Required private open space area is inclusive of any required setback area.

b. The minimum required private open space dimensions are 6 feet (6’) by 6 feet (6’).

(4) All other zoning requirements for Planning Areas 12 through 16 of Specific Plan No. 360 shall be the same as those requirements identified in Article VIII of Ordinance No. 348.

c. Planning Areas 17 through 19.
(1) The uses permitted in Planning Areas 17 through 19 of Specific Plan No. 360 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. (1), (3), (5), shall not be permitted. The permitted uses identified under Section 8.100.a. shall also include basketball courts, volleyball courts, tennis courts, bocce ball courts, barbeques, shade structures, Frisbee Golf, pools, spas, walking trails, open turf fields, community gardens, playgrounds, tot lots and fountains and other similar uses.

(2) The development standards for Planning Areas 17 through 19 of Specific Plan No. 360 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 VIII, Section 8.101.d. shall be deleted and replaced with the following:

a. Planning Areas 17 through 19 of Specific Plan No. 360 are ancillary uses to Planning Areas 1 through 16; therefore, automobile storage space will be satisfied through required residential parking requirements in Planning Areas 1 through 16.

(3) All other zoning requirements for the Planning Areas 17 through 19 of Specific Plan No. 360 shall be the same as those requirements identified in Article VIIIe. of Ordinance No. 348.

e. Planning Areas 20 through 22.

(1) The uses permitted in Planning Areas 20 through 22 of Specific Plan No. 360 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. (1), (3), (5), shall not be permitted. The permitted uses identified under Section 8.100.a. shall also include par courses, Frisbee Golf, bocce ball courts, drainage facilities, shade structures, walking trails, open turf fields, community gardens and fountains and other similar uses.

(2) The development standards for Planning Areas 20 through 22 Specific Plan No. 360 shall be the same as those standards identified in Article VIIIe, Section
8.101. of Ordinance No. 348.

(3) All other zoning requirements for Planning Areas 20 through 22 of Specific Plan No. 360 shall be the same as those requirements identified in Article VIIIe of Ordinance No. 348, except that the development standards set forth in Article VIII, Section 8.101.d. shall be deleted and replaced with the following:

a. Planning Areas 20 through 22 of Specific Plan No. 360 are ancillary uses to Planning Areas 1 through 16; therefore, automobile storage space will be satisfied through required residential parking requirements in Planning Areas 1 through 16.

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

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

By: ____________________________
Chairman, Board of Supervisors

ATTEST:

CLERK OF THE BOARD

By: ____________________________
Deputy

(Seal)

APPROVED AS TO FORM
April 20, 2009

By: ____________________________
MINH C. TRAN
Deputy County Counsel
SEC. 2, T5S, R6E S.B.B. & W.

LEGEND

SP ZONE SPECIFIC PLAN (SP 360)

MAP NO. 30.094

CHANGE OF OFFICIAL ZONING PLAN
BERMUDA DUNES DISTRICT

CHANGE OF ZONE CASE NO. 7582
AMENDING ORDINANCE NO. 348
ADOPTED BY ORDINANCE NO. 348.4646
DATE JUNE 9, 2009
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 626-130-019
SEC. 2, T5S, R6E S.B.B. & W.

SP ZONE

LEGEND

SP ZONE  SPECIFIC PLAN
(SP 360)

MAP NO. 30.094

CHANGE OF OFFICIAL ZONING PLAN
BERMUDA DUNES DISTRICT

CHANGE OF ZONE CASE NO. 7582
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