

1  
2 ORDINANCE NO. 348.4076

3 AN ORDINANCE OF THE COUNTY OF RIVERSIDE

4 AMENDING ORDINANCE NO. 348 RELATING TO ZONING

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

6 Section 1. Section 4.2 of Ordinance No. 348, and official Zoning Plan Map No. 2, as  
7 amended, are further amended by placing in effect in the El Cerrito district and the Glen Ivy area the zone  
8 or zones as shown on the map entitled "Change of Official Zoning Plan Amending Ordinance No. 348,  
9 Map No.2.2021, Change of Zone Case No. 6441," which map is made a part of this ordinance.

10 Section 2. Article XVIIa of Ordinance No. 348 is amended by adding thereto a new Section  
11 17.94 to read as follows:

12 SECTION 17.94 SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO.  
13 317.

14 a. Planning Area 1.

15 (1) The uses permitted in Planning Area 1 of Specific Plan No. 317 shall be the same  
16 as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses  
17 pursuant to Section 9.50.a.(1), (3), (5), (7), (11), (13), (16), (22), (22), (25), (28), (29), (30), (31),  
18 (32), (43), (44), (45), (46), (47), (49), (50), (51), (52), (53), (54), (58), (61), (64), (65), (68), (72),  
19 (73), (77), (80), (82), (83), (85), (86), (87), (88), (89), (91), (93), (94), (95), (96), (99), and (101),  
20 Section 9.50.b.(1), (2), (3), (5), (6), (7), (9), (10), (11), (12), (13), (14), (15), (16), (17), (18), (19),  
21 (20), and (24) shall not be permitted. In addition, those uses allowed in Section 9.50.a. shall also  
22 include camera and film sales and exchanges, civic and/or public facilities (including but not  
23 limited to fire stations, libraries, public schools and post offices), decorating or drapery stores,  
24 dental offices, medical offices, professional offices, recycling collection facilities, and video rental  
25 stores; and the uses allowed in Section 9.50.b shall include animal hospitals for veterinary care  
26 and treatment of household pets, excluding boarding or kennel services.

27 (2) The development standards for Planning Area 1 of Specific Plan No. 317 shall be  
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1 the same as those standards identified in Article IXb, Section 9.53 of Ordinance no. 348.

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

4 b. Planning Area 2A.

5 (1) The uses permitted in Planning Area 2A of Specific Plan No. 317 shall be the same  
6 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
7 permitted pursuant to Section 6.1.a.(5) and (7), Section 6.1.b.(1), (3) and (5), Section 6.1.c., and  
8 Section 6.1.e shall not be permitted.

9 (2) The development standards for Planning Area 2A of Specific Plan No. 317 shall be  
10 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
11 the development standards set forth in Article VI, Section 6.2.b. and e.(3) shall be deleted and  
12 replaced by the following:

13 A. Lot area shall be not less than one acre. The minimum lot area shall be  
14 determined by excluding that portion of a lot that is used solely for access to the portion of  
15 a lot used as a building site.

16 B. The rear yard shall not be less than twenty (20) feet.

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

19 c. Planning Area 2B.

20 (1) The uses permitted in Planning Area 2B of Specific Plan No. 317 shall be the same  
21 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
22 permitted pursuant to Section 6.1.a.(5) and (7), Section 6.1.b.(1), (3) and (5), Section 6.1.c., and  
23 Section 6.1.e shall not be permitted.

24 (2) The development standards for Planning Area 2B of Specific Plan No. 317 shall be  
25 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
26 the development standards set forth in Article VI, Section 6.2.b. and e.(3) shall be deleted and  
27 replaced by the following:

28 A. Lot area shall be not less than ten thousand (10,000) square feet. The

1 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
2 for access to the portion of a lot used as a building site.

3 B. The rear yard shall not be less than twenty (20) feet.

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

6 d. Planning Area 3.

7 (1) The uses permitted in Planning Area 3 of Specific Plan No. 317 shall be the same  
8 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
9 permitted pursuant to Section 6.1.a.(5) and (7), Section 6.1.b.(1), (3) and (5), Section 6.1.c., and  
10 Section 6.1.e shall not be permitted.

11 (2) The development standards for Planning Area 3 of Specific Plan No. 317 shall be  
12 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348, except that  
13 the development standards set forth in Article VI, Section 6.2.b. and e.(3) shall be deleted and  
14 replaced by the following:

15 A. Lot area shall be not less than twenty thousand (20,000) square feet. The  
16 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
17 for access to the portion of a lot used as a building site.

18 B. The rear yard shall not be less than twenty (20) feet.

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

21 e. Planning Areas 4 and 9.

22 (1) The uses permitted in Planning Areas 4 and 9 of Specific Plan No. 317 shall be the  
23 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
24 permitted pursuant to Section 6.1.a.(3), (5) and (7), Section 6.1.b.(1), (3), and (5), Section 6.1.c.,  
25 and Section 6.1.e shall not be permitted.

26 (2) The development standards for Planning Areas 4 and 9 of Specific Plan No. 317  
27 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,  
28

1 except that the development standards set forth in Article VI, Section 6.2.b. shall be deleted and  
2 replaced by the following:

3 A. Lot area shall be not less than six thousand (6,000) 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.

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

8 f. Planning Areas 5A, 5B, 7, and 8.

9 (1) The uses permitted in Planning Areas 5A, 5B, 7 and 8 of Specific Plan No. 317  
10 shall be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except  
11 that the uses permitted pursuant to Section 6.1.a.(3), (5) and (7), Section 6.1.b.(1), (3), and (5),  
12 Section 6.1.c. and Section 6.1.e shall not be permitted.

13 (2) The development standards for Planning Areas 5A, 5B, 7 and 8 of Specific Plan  
14 No. 317 shall be the same as those standards identified in Article VI, Section 6.2 of Ordinance No.  
15 348, except that the development standards set forth in Article VI, Section 6.2.b. shall be deleted  
16 and replaced by the following:

17 A. Lot area shall be not less than eight thousand (8,000) square feet. The  
18 minimum lot area shall be determined by excluding that portion of a lot that is used solely  
19 for access to the portion of a lot used as a building site.

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

22 g. Planning Area 6.

23 (1) The uses permitted in Planning Area 6 of Specific Plan No. 317 shall be the same  
24 as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the uses  
25 permitted pursuant to Section 6.1.a.(5) and (7), Section 6.1.b.(1), (3) and (5), Section 6.1.c., and  
26 Section 6.1.e shall not be permitted.

27 (2) The development standards for Planning Area 6 of Specific Plan No. 317 shall be  
28 the same as those standards identified in Article VI, Section 6.2 of Ordinance No. 348,

1 except that the development standards set forth in Article VI, Section 6.2.b. and e.(3) shall be  
2 deleted and replaced by the following:

3 A. Lot area shall be not less than ten thousand (10,000) 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.

6 B. The rear yard shall not be less than twenty (20) feet.

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

9 h. Planning Areas 10, 11, 12 and 13.

10 (1) The uses permitted in Planning Areas 10, 11, 12 and 13 of Specific Plan No. 317  
11 shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348,  
12 except that the uses permitted pursuant to Section 8.100.a.(8) shall not be permitted. In addition,  
13 the permitted uses identified under Section 8.100.a.(4) shall also include “open space, public  
14 parks, playgrounds and trails”; and the permitted uses identified under Section 8.100.a.(6) shall be  
15 deleted and replaced with “Water pipelines, water conduits, water tanks or reservoirs, water wells,  
16 and appurtenant pumping and water production facilities”.

17 (2) The development standards for Planning Areas 10, 11, 12 and 13 of Specific Plan  
18 No. 317 shall be the same as those standards identified in Article VIIIe, Section 8.101 of  
19 Ordinance No. 348.

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

3 Section 3. This ordinance shall take effect 30 days after its adoption.  
4

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

7 By Bob Buster  
8 Chairman, Board of Supervisors  
9 **BOB BUSTER**

10 ATTEST:  
11 NANCY ROMERO  
12 Clerk to the Board

13 By [Signature]  
14 Deputy

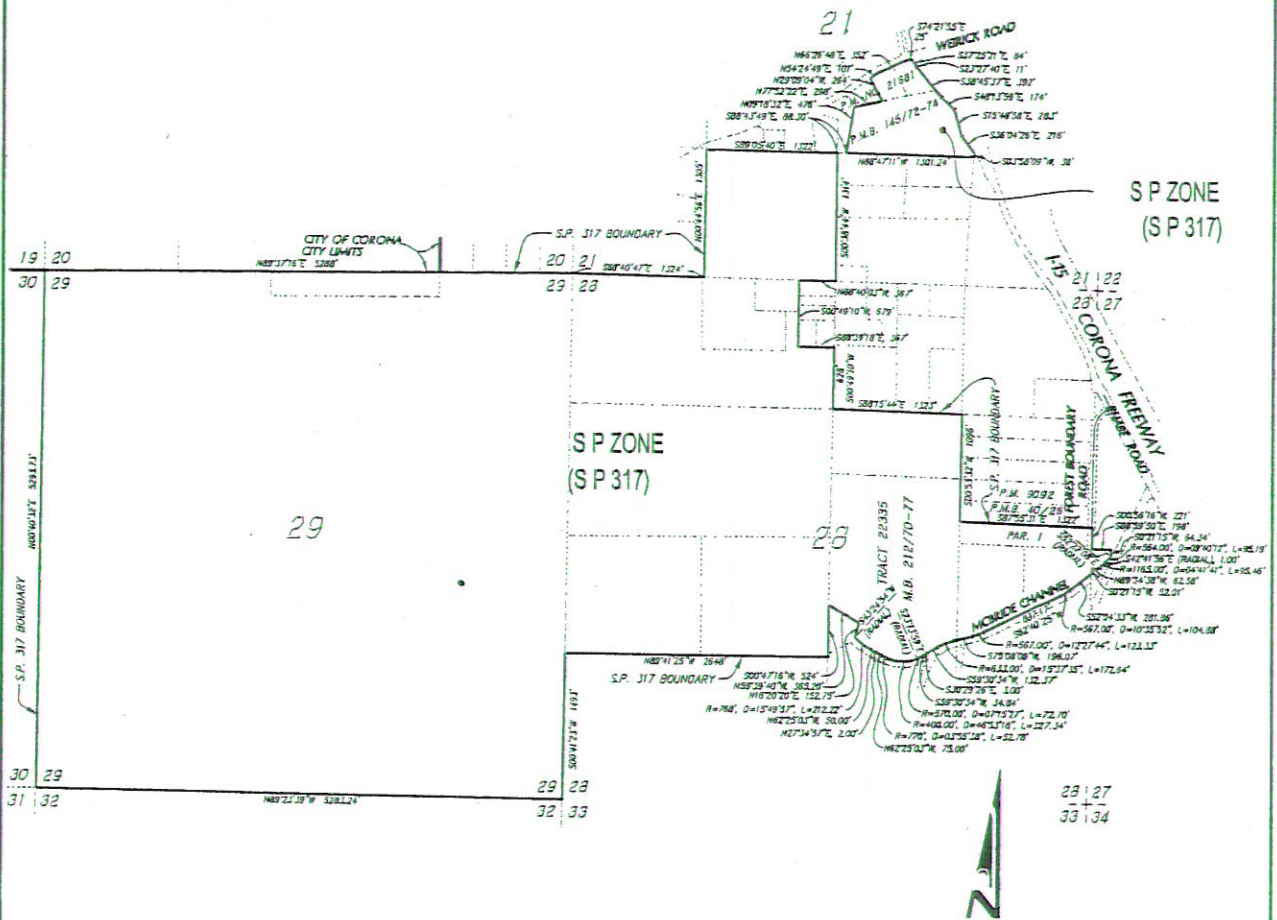
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18  
19 FORM APPROVED  
COUNTY COUNSEL

20 JUN 24 2002  
21 BY K. Watts-Boye  
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SECS. 21, 27, 28, & 29, T4S., R.6W., S.B.M.



LEGEND



SP ZONE

SPECIFIC PLAN

MAP NO. 2.2021

CHANGE OF OFFICIAL ZONING PLAN

EL CERRITOS DISTRICT

CHANGE OF ZONE CASE NO. 06441

AMENDING ORDINANCE NO. 348

ADOPTED BY ORDINANCE NO. 348.4076

JUNE 18, 2002

RIVERSIDE COUNTY BOARD OF SUPERVISORS

**LEGEND**

| LAND USE                            | ACREAGE       | DENSITY          | DUIS       |
|-------------------------------------|---------------|------------------|------------|
| LOW RESIDENTIAL                     | 36.67         | 0.98 du/ac       | 36         |
| MEDIUM RESIDENTIAL                  | 167.47        | 3.0 du/ac        | 509        |
| PARKS                               | 8.14          | ...              | ...        |
| GOLF COURSE                         | 254.08        | ...              | ...        |
| OPEN SPACE                          | 547.73        | ...              | ...        |
| PROJECT ROADWAYS                    | 17.91         | ...              | ...        |
| TRAIL                               | ...           | ...              | ...        |
| CLUBHOUSE                           | ...           | ...              | ...        |
| MAXIMUM LIMITS OF POTENTIAL GRADING | ...           | ...              | ...        |
| <b>TOTALS</b>                       | <b>1032.0</b> | <b>0.5 du/ea</b> | <b>545</b> |

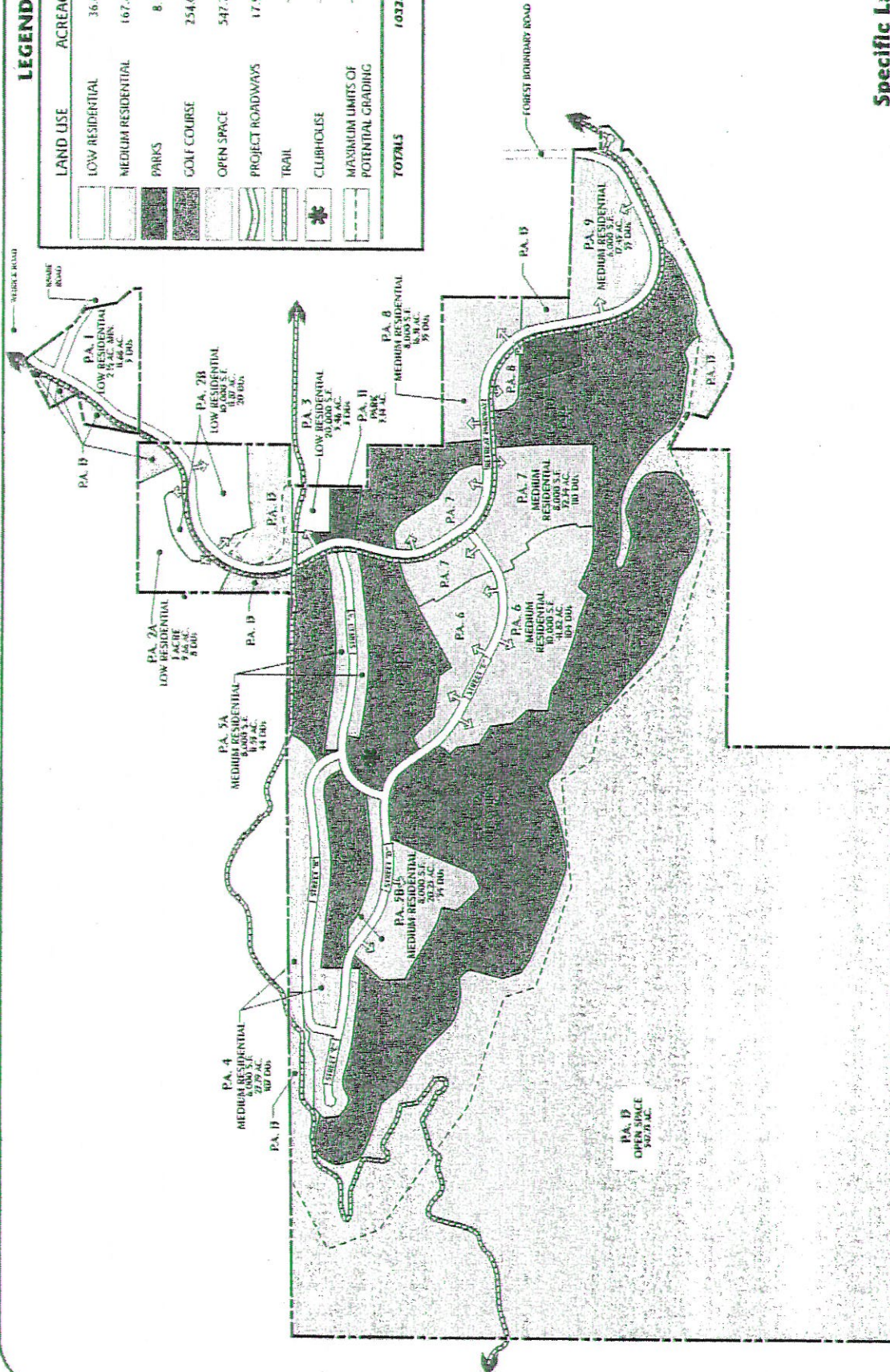


Figure 4A-2  
**Specific Land Use Plan (Illustrated)**



**THE RETREAT**

**SPECIFIC PLAN No. 317 / EIR No. 425**



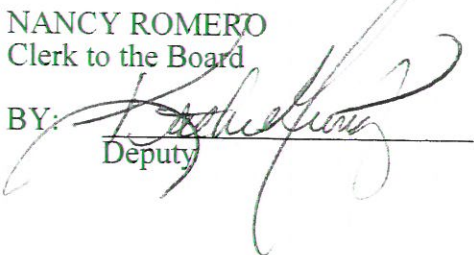
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STATE OF CALIFORNIA            )  
  )  
COUNTY OF RIVERSIDE        )        ss.

I HEREBY CERTIFY that at a regular meeting of the Board of Supervisors of said county held on June 25, 2002, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

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

DATE:            June 25, 2002

NANCY ROMERO  
Clerk to the Board  
BY:   
Deputy

Item 3.60