

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

921B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
June 1, 2009

**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 38<sup>th</sup> 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

RG:db

REVIEWED BY EXECUTIVE OFFICE

DATE 6/2/09

Tina Grande  
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL

DATE 6/1/09

Policy

Policy

Consent

Consent

Dept's Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Fourth

Agenda Number:

3.48e



1 Prototype 2 – Patio Homes, lot area shall be no less than 2,000 square feet. For  
2 single family detached home lots designed pursuant to Specific Plan No. 360  
3 Figure 4-1 HDR Prototype 1 – Courtyard Homes, lot area shall be no less than  
4 2,400 square feet. All others will be 2,400 square feet.

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

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

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

16 E. LOT COVERAGE PERMITTED. For single family detached  
17 home lots designed pursuant to Specific Plan No. 360 Figure 4-3 HDR Prototype  
18 2 – Patio Homes, building lot coverage shall in no case shall be more than 70  
19 percent of any lot. For all other housing types, coverage shall in no case be more  
20 than 60 percent of any lot.

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

1 (15') to another opposing front of a home. For all housing types, no front of a  
2 home shall be closer than 15 feet (15') to the side of another home. For all  
3 housing types, no side of a home shall be closer than 10 feet (10') to the side of  
4 another home.

5 G. AREA PER DWELLING UNIT. Every main building hereafter  
6 erected or structurally altered shall have a lot or building site area of not less than  
7 2000 square feet for each dwelling unit in such main building.

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

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

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

19 (4) All other zoning requirements for Planning Areas 1 through 11 of Specific  
20 Plan No. 360 shall be the same as those requirements identified in Article VII of Section  
21 7.1, Ordinance No. 348.

22 b. Planning Areas 12 through 16.

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

28 (2) The development standards for Planning Areas 12 through 16 of Specific

1 Plan No. 360 shall be the same as those standards identified in Article VIII, Section 8.2  
2 of Ordinance No. 348 except that the development standards set forth in Article VIII,  
3 Section 8.2.a., b., c., d., f., h. shall be deleted and replaced with the following:

- 4 a. The minimum lot area shall be 2000 square feet.
- 5 b. Building setbacks are measured from the front and rear property  
6 lines. The minimum front yard setback shall be 5 feet (5'). The minimum  
7 garage setback from a private drive shall be 2 feet (2').
- 8 c. Building setbacks are measured from the side property line. The  
9 minimum side yard setback shall be 5 feet (5'). No garage shall be closer  
10 than 28 feet (28') to another opposing garage. No front of a home shall be  
11 closer than 15 feet (15') to another opposing front of a home. No front of a  
12 home shall be closer than 15 feet (15') to the side of another home. No  
13 side of a home shall be closer than 15 feet (15') to the side of another  
14 home.
- 15 d. No lot shall have more than 70 percent of its net area covered with  
16 buildings or structures.
- 17 e. All buildings and structures shall not exceed 45 feet in height.

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

- 20 a. The minimum required private open space is 40 square feet per  
21 unit. Required private open space area is inclusive of any required setback  
22 area.
- 23 b. The minimum required private open space dimensions are 6 feet  
24 (6') by 6 feet (6').

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

28 c. Planning Areas 17 through 19.

1           (1) The uses permitted in Planning Areas 17 through 19 of Specific Plan No.  
2 360 shall be the same as those permitted in Article VIIIe, Section 8.100 of Ordinance  
3 348, except that those permitted uses pursuant to Article VIIIe, Section 8.100.a. (1), (3),  
4 (5), shall not be permitted. The permitted uses identified under Section 8.100.a. shall also  
5 include basketball courts, volleyball courts, tennis courts, bocce ball courts, barbeques,  
6 shade structures, Frisbee Golf, pools, spas, walking trails, open turf fields, community  
7 gardens, playgrounds, tot lots and fountains and other similar uses.

8           (2) The development standards for Planning Areas 17 through 19 of Specific  
9 Plan No. 360 shall be the same as those standards identified in Article VIIIe, Section  
10 8.101. of Ordinance No. 348 except that the development standards set forth in Article  
11 VIII, Section 8.101.d. shall be deleted and replaced with the following:

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

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

19           e. Planning Areas 20 through 22.

20           (1) The uses permitted in Planning Areas 20 through 22 of Specific Plan No.  
21 360 shall be the same as those permitted in Article VIIIe, Section 8.100 of Ordinance  
22 348, except that those permitted uses pursuant to Article VIIIe, Section 8.100.a. (1), (3),  
23 (5), shall not be permitted. The permitted uses identified under Section 8.100.a. shall  
24 also include par courses, Frisbee Golf, bocce ball courts, drainage facilities, shade  
25 structures, walking trails, open turf fields, community gardens and fountains and other  
26 similar uses.

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

1 8.101. of Ordinance No. 348.

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

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

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

11  
12 BOARD OF SUPERVISORS OF THE COUNTY  
13 OF REVERSIDE, STATE OF CALIFORNIA

14 By: \_\_\_\_\_  
15 Chairman, Board of Supervisors

16 ATTEST:

17 CLERK OF THE BOARD

18  
19  
20 By: \_\_\_\_\_

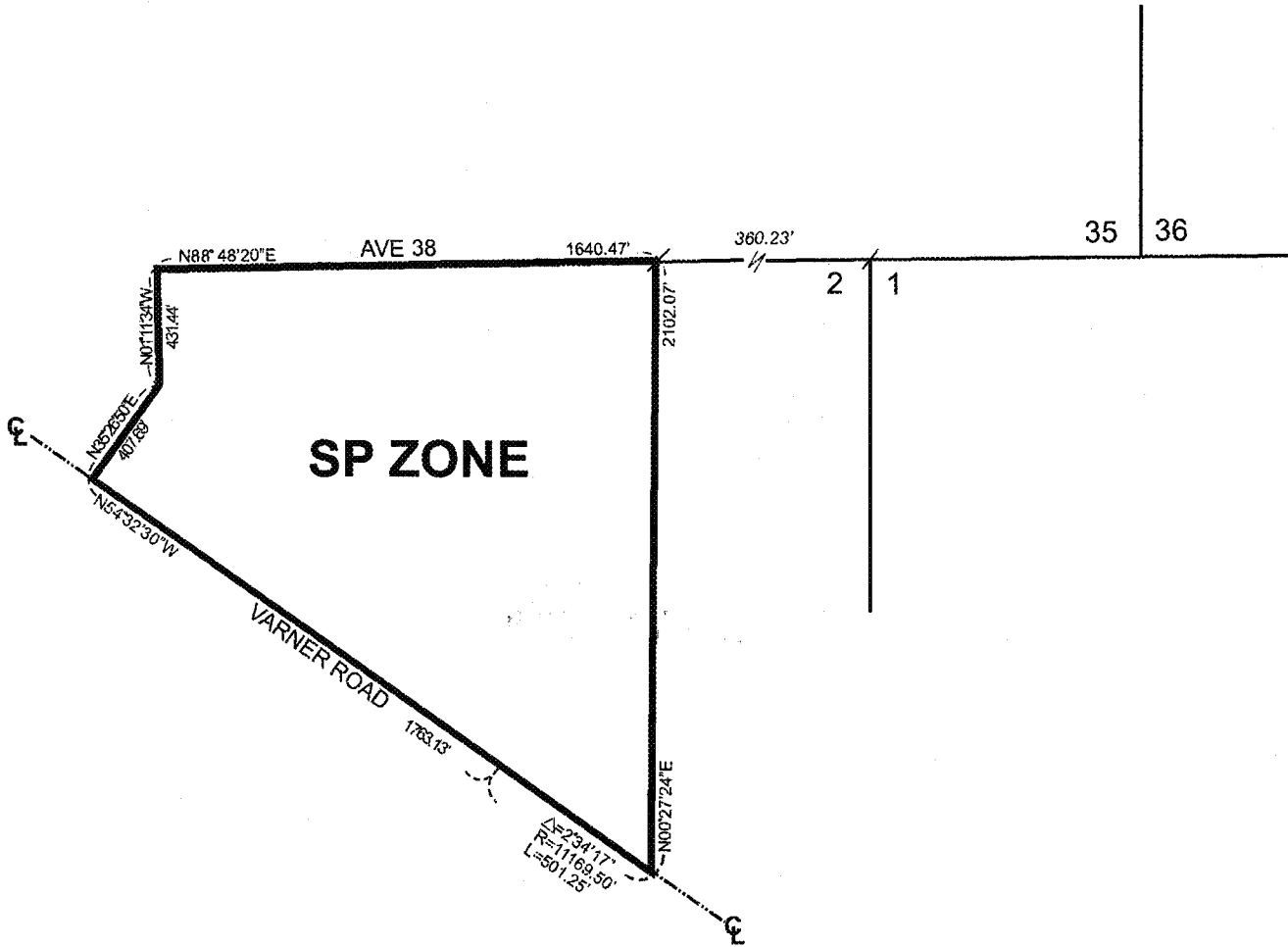
21 Deputy

22  
23 (Seal)

24  
25 APPROVED AS TO FORM  
26 April 20, 2009

27 By:   
28 MINH C. TRAN  
Deputy County Counsel

SEC. 2, T5S, R6E S.B.B. & W.



LEGEND

SP ZONE      SPECIFIC PLAN (SP 360)

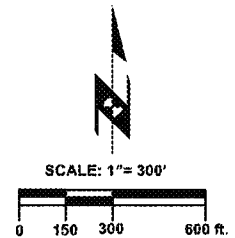
MAP NO. 30.094

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

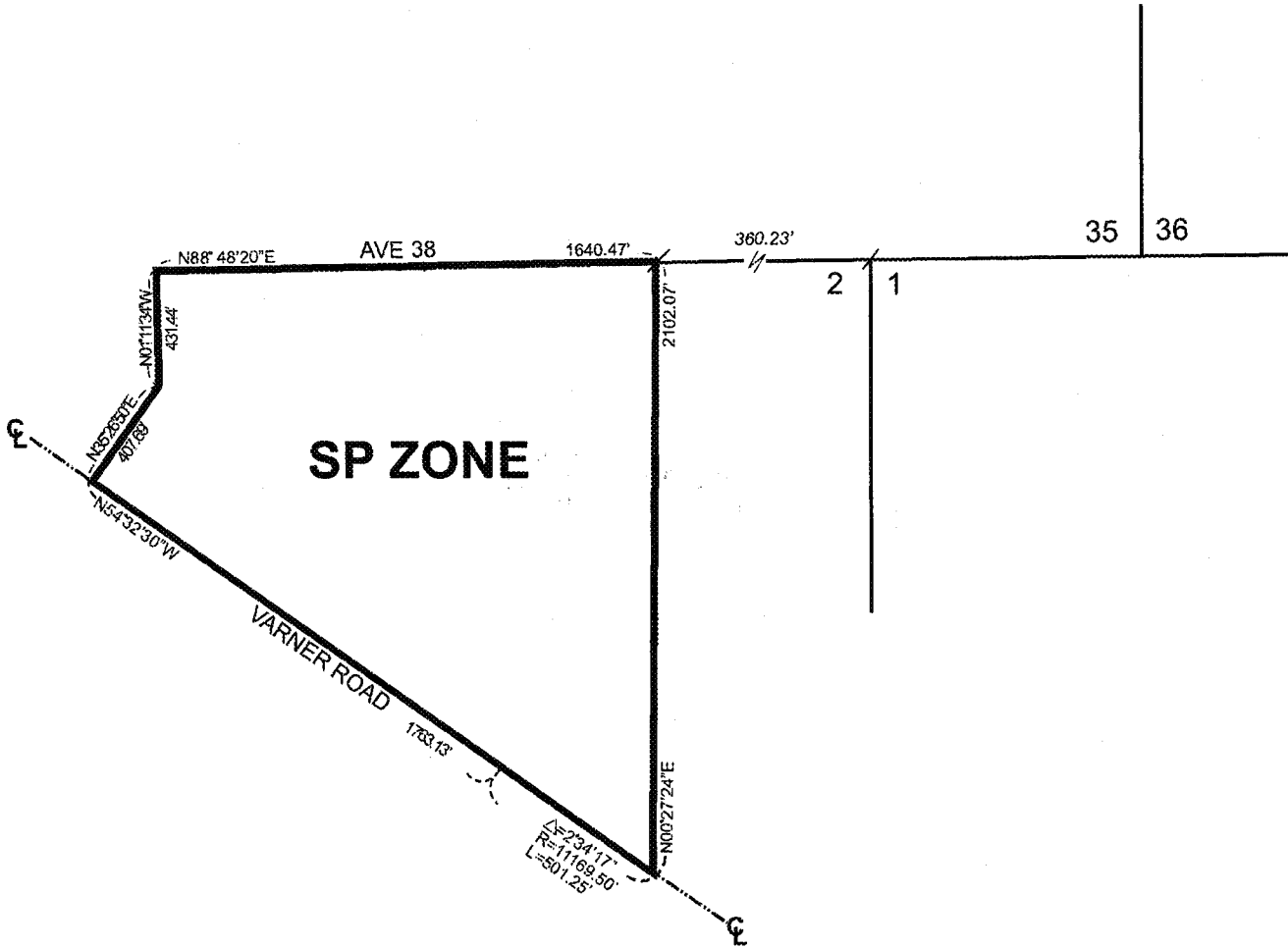
RIVERSIDE COUNTY BOARD OF SUPERVISORS

ASSESSORS PARCEL NO. 626-130-019





SEC. 2, T5S, R6E S.B.B. & W.



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

