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ORDINANCE NO. 348.4645

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 348, and Official Zoning Map No. 41. as amended, are further amended by placing in effect in the Lower Coachella Valley Zoning District, as shown on the map entitled Change of Zoning Plan Amending Ordinance No. 348, Map No. 41.078, Change of Zone No. 7402," which map is made a part of this ordinance.

Section 2. Article XVIIIe of Ordinance No. 348 is amended by adding thereto a new Section 17.111 to read as follows:

SECTION 17.111 S.P. ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC  
PLAN NO. 362.

a. Planning Areas 1, 2 and 3.

(1) The uses permitted in the residential components of Planning Areas 1, 2, and 3 shall be the same as those permitted in Article VIIIId, Section 8.9.1 of Ordinance 348, except that the uses permitted pursuant to Section 8.91 c, d, e, and f(1) shall not be permitted; the uses permitted in the commercial components shall be the same as shall be the same as those permitted in Article IX, Section 9.1 of Ordinance 348, except that the uses permitted pursuant to Section 9.1.a. (1), (7), (9), (13), (14), (17), (18), (19), (23), (29), (33), (42), (43), (48), (49), (51), (53), (54), (59), (61), (64), (65), (66), (69), (77), (79), (80), (82), (83), (84), (89), and (91-96); Section 9.1.b. (3), (5-16), (18), (19), and (20); and Section 9.1.d. (1-13), (16), and (18) are not permitted. In addition, the uses permitted under Section 9.1.a. shall include, department stores, hardware stores, not including plumbing contractors, nursery and garden supply stores, office supply stores, and parking lot and parking structures; Section 9.1.b shall include construction offices and caretaker's quarters provided they are appropriately screened from public view,

**ORIGINAL**

1 daycare centers, and recycling collection facilities only when the use is incidental to  
2 grocery stores; Section 9.1.c shall include, bars and cocktail lounges, churches, temples  
3 and other places of worship, tire sales and service, not including re-capping, hotels, resort  
4 hotels and motels, and theaters, not including drive-ins; the uses permitted in the office  
5 components shall be the same as those permitted in Article IXd, Section 9.72 or  
6 ordinance 348 except that the uses permitted to Section 9.72a (9), (10) as indicated in  
7 attached Exhibit A to this ordinance, are not permitted. In addition, the uses permitted  
8 under Section 9.1.b. shall include, daycare centers, churches, temples or other places of  
9 worship.

10  
11 (2) The development standards for Planning Areas 1, 2 and 3 shall be the  
12 same as those standards identified in Article IX, Section 9.4 of County Ordinance 348,  
13 except that the development standards set forth in Article IX, Section 9.4 b shall be  
14 deleted and replaced by the following:

15 AA. There are no yard requirements for buildings which do not exceed  
16 40-feet in height except as required for specific plans. Any portion of a building  
17 which exceeds forty (40') feet in height shall be set back from the front, rear and  
18 side lot lines not less than two (2') feet for each foot by which the height exceeds  
19 forty (40') feet. The front setback shall be measured from the existing street line  
20 unless a specific plan has been adopted in which case it will be measured from the  
21 specific plan street line. The rear setback shall be measured from the existing rear  
22 lot line or from any recorded alley or easement; if the rear line adjoins a street, the  
23 rear setback requirement shall be the same as required for a front setback. Each  
24 side setback shall be measured from the side lot line, or from an existing adjacent  
25 street line unless a specific plan has been adopted, in which case it will be  
26 measured from the specific plan street line. No encroachment into required open  
27 space buffers is permitted. No setbacks required for permitted commercial uses  
28 under forty (40') feet in height. Any portion of a building that exceeds over forty

1 (40') feet in height shall be set back from the front, side lot lines by no less than  
2 two (2') feet for each foot by which the height exceeds forty (40') feet.

3  
4 (3) The parking standards to be used in Planning Area 1, 2 and 3 of Specific  
5 Plan No. 362 shall be provided in conformance with Article XVIII, Section 18.12 a (2) of  
6 Ordinance 348.

7 (4) Any land division or plot plan application submitted within Planning  
8 Areas 1, 2 or 3 shall comply with the following requirements:

9 AA. DEVELOPMENT OBJECTIVE. The development objective of  
10 this section is to facilitate mixed-use multi family and commercial projects which  
11 exhibit excellence in design and in the provision of housing opportunities through  
12 an integration of site planning, subdivision design, and housing development. It is  
13 envisioned that the site plans for these developments will be determined through a  
14 thorough analysis of a project site in terms of its constraints, opportunities,  
15 grading requirements, area characteristics, the requirements of the County  
16 General Plan, and other County ordinances governing the development of land.

17 Projects developed pursuant to this section are expected to:

18 (1) Provide for the placement of dwellings in multi-story rental  
19 structures or condominium subdivisions such that residential units can be either  
20 above retail uses, as outlined in subsection c.1 of this ordinance, or such that  
21 residential structures can be situated next to retail uses, as outlined in subsection  
22 c.1 of this ordinance. Such placement of dwelling units and retail uses shall be  
23 situated so as to create variety in the street scene and to balance the distribution of  
24 height and bulk of individual dwellings relative to other dwellings and their  
25 location in the project, and to provide for superior residential and retail design and  
26 livability through the location and arrangement of units.

27 (2) Provide for a basic level of usable and total open space, both on  
28 individual residential units and throughout a project, so as to meet the needs of  
project residents.

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(3) Result in mixed-use communities which offer a variety of housing opportunities and provide for diversity in design through careful attention to unit designs, floor plans, street scenes, architecture, including the visual impact of garages, integration with neighboring retail uses, and placement of mechanical equipment, fencing and landscaping.

BB. ALLOWABLE DENSITY. The allowable density of a project will be determined by the physical and service constraints of the property and the area in which the property is located; the planning goals, objectives, policies, and standards of the County General Plan; and, the development standards of this section and other County ordinances. However in no case shall the residential unit count for Planning Areas 1, 2, and 3 exceed a total of 157 residential units.

CC. DESIGN GUIDELINES.

(1) Wherever development objectives are identified in this section, or wherever design-oriented objectives are specified under minimum development standards, those objectives shall be implemented in conjunction with design guidelines adopted by the Board of Supervisors and consistent with the Specific Plan.

(2) The Applicant shall prepare, and have adopted by the Board of Supervisors, a mixed-use design guidelines manual specific to Planning Areas 1, 2, and 3, which shall be consistent with the guidelines of the Specific Plan.

DD. FILING REQUIREMENTS.

(1) Concurrent with the first plot plan or subdivision application within Planning Areas 1, 2, or 3, a comprehensive mixed-use site plan shall be submitted which shall include all of Planning Areas 1, 2, and 3. The following information shall be filed in conjunction with a mixed-use site plan pursuant to this section:

1  
2 a) An application for a land division pursuant to County  
3 Ordinance No. 460 or an application for a plot plan pursuant to  
4 Ordinance No .348.

5 b) If the application is intended to implement an adopted  
6 specific plan of land use, a statement shall be filed specifying how  
7 the specific plan is being implemented through the project.

8 c) A comprehensive mixed-use site plan for Planning Areas  
9 1, 2, and 3, conceptual grading plan, based upon a contour interval  
10 no greater than four feet, showing the following for both plot plans  
11 and subdivisions which are in addition to the requirements of  
12 County Ordinance No. 460 if a subdivision application is being  
13 filed:

14 1. proposed lots including lot lines and proposed easement  
15 lines, if any.

16 2. building footprints.

17 3. residential floor plan assignments.

18 4. proposed setbacks.

19 5. pad elevations, street grades and all cut and fill slopes in  
20 excess of one foot in vertical height.

21 d) The following separate tabulations shall be provided:

22 1. the mix of residential floor plans

23 2. the lot/building calculations for each lot in the mixed-use  
24 site plan area as follows:

25 a. lot area.  
26  
27  
28

1 b. lot pad area.

2  
3 c. building footprint area.

4  
5 d. percentage lot coverage

6 e. lot width.

7  
8 f. front setback.

9 3. the total gross project area, total net project area, net area  
10 devoted to streets and net area devoted to lot purposes.

11 EE. A fencing plan including details of proposed materials to be used.

12  
13 FF. Dimensioned conceptual floor plans and elevations, including  
14 details of proposed materials for elevations, and square-footage and heights of  
15 individual residential units.

16 (1) Proposed phasing plan.

17 (2) The following additional requirements shall apply to  
18 applications filed pursuant to this section:

19 a) All necessary information shall be filed in order for the  
20 project to be environmentally evaluated in accordance with the  
21 Riverside County General Plan, the California Environment  
22 Quality Act (CEQA), and the Riverside County Rules to  
23 Implement CEQA.

24 GG. COMPLETE APPLICATION.

25 (1) An application shall not be deemed complete until a  
26 determination is made by the Planning Director that all necessary  
27 information has been submitted.

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1 (2) The Planning Director may waive the filing of any information  
2 determined to be unnecessary or not applicable with the exception of the  
3 required land division application.  
4

5 HH. OPEN SPACE DEVELOPMENT STANDARDS.

6 a) To maintain consistency with the Specific Plan, a standard  
7 of 5 acres of active parkland is required per every thousand residents  
8 within Planning Areas 1, 2, and 3. The requirement above shall be  
9 satisfied for the project as a whole and within each phase of the project for  
10 the respective number of units in that phase, if the project is to be in  
11 phases.

12 b) The residents per dwelling unit generation factor shall be  
13 consistent with the requirements of the Coachella Valley Parks and  
14 Recreation Park Master Plan.

15 II. RESIDENTIAL DEVELOPMENT STANDARDS.

16 a) All dwellings shall comply with the requirements of  
17 Section 18.11 of Ordinance 348.

18 b) Projects shall provide a range of dwelling unit sizes and  
19 floor plans developed in concert with the scale of the project. A minimum  
20 of one floor plan shall be provided for each 60 dwelling units, or fraction  
21 thereof, in a proposed project, except that in no case shall less than three  
22 floor plans be provided for any individual project.

23 c) Projects shall provide a variety of structure elevations for  
24 projects containing more than one structure developed in concert with the  
25 scale of the project.

26 d) Structures containing only residential uses shall not exceed  
27 forty feet (40') feet in overall height. Structures containing retail and  
28 residential uses shall not exceed fifty feet (50') feet in height, unless a  
greater height is approved pursuant to Section 18.34 of Ordinance 348. In

1 no event shall a building or structure exceed seventy-five feet (75') in  
2 height.

3  
4 JJ. FINAL PLAN OF DEVELOPMENT.

5 (1) No final subdivision map shall be recorded pursuant to this  
6 section until such time as a final site plan has been submitted to and  
7 approved by the Planning Director. The final site plan shall show all lots,  
8 building footprints, setbacks, yard spaces, floor plans and elevations, and  
9 such additional information as deemed necessary by the Planning Director  
10 to determine that the final site plan conforms to this section and the final  
11 site plan approved in conjunction with the tentative subdivision map for  
12 the property.

13 (2) Nonsubstantial adjustments to an approved project's design  
14 including setbacks, floor plans, and elevations are permitted subject to the  
15 approval of the Planning Director or the approval of a minor change  
16 pursuant to County Ordinance No. 460. Changes determined to be  
17 substantial by the Planning Director including changes in concept and  
18 product type, shall be submitted for review in accordance with the  
19 provisions of County Ordinance No. 460 governing minor changes and  
20 revised tentative maps.

21 (3) Except as provided above, all other zoning requirements  
22 shall be the same as those set forth in Article VIIIe of Ordinance 348.

23 b. Planning Area 4.

24 (1) The uses permitted in Planning Area 4 of Specific Plan No. 362  
25 (Panorama) shall be the same as those permitted in Article VIIIId, Section 8.91 of  
26 Ordinance 348, except that the uses permitted pursuant to Section 8.91 c, d, e, and  
27 f(1) shall not be permitted.  
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(2) The development standards for Planning Area 4 of Specific Plan No. 362 (Panorama) shall be the same as those standards identified in Article VIIIId, Section 8.93 of County Ordinance 348, except that the development standards set forth in Article VIIIId, Section 8.93 a and d shall be deleted and replaced by the following:

A. No minimum lot size is required.

B. MINIMUM YARD REQUIREMENTS. The minimum yard requirements for multi family structures are as follows:

AA. The front yard shall be not less than twenty (20') feet, measured from the existing or future right-of-way as shown on any specific plan of highways, whichever is nearer the proposed structure.

BB. The distance between structures shall not be less than twenty feet (20'). Any portion of a building that exceeds over forty (40') feet in height shall be set back from the front and side lot lines by no less than two (2') feet for each foot by which the height exceeds forty (40') feet.

(3) Except as provided above, all other zoning requirements shall be the same as those set forth in Article VIII of Ordinance 348.

c. Planning Areas 5, 6, 7, 8, 9, 10, 12 and 13.

(1) The uses permitted in Planning Areas 5, 6, 7, 8, 9, 10, 12, and 13 of Specific Plan No. 362 (Panorama) shall be the same as those permitted in Article VIIIId, Section 8.91 of Ordinance 348, except that the uses permitted pursuant to Section 8.91 c, d, e, and f(1) shall not be permitted.

(2) The development standards for Planning Areas 5, 6, 7, 8, 9, 10, 12, and 13 of Specific Plan No. 362 (Panorama) shall be the same as those standards

1 identified in Article VIIIId, Section 8.93 of County Ordinance 348, except that the  
2 development standards set forth in Article VIIIId, Section 8.93 a and d shall be  
3 deleted and replaced by the following:  
4

5 A. The minimum overall area for each dwelling unit, exclusive of the  
6 area used for commercial purposes and area set aside for street rights of way, but  
7 including recreation and service areas shall be 3,000 square feet.

8 B. MINIMUM YARD REQUIREMENTS. The minimum yard  
9 requirements are as follows:

10 AA. The front yard shall be not less than twenty (20') feet,  
11 measured from the existing or future right-of-way as shown on any  
12 specific plan of highways, whichever is nearer the proposed structure. In  
13 addition, front yards shall be not less than fifteen (15') feet where side-  
14 loaded garages are used and adequate off-street vehicle storage is  
15 provided.

16 BB. Side yards on interior lots shall be not less than a width of  
17 five feet. Additionally, side yards on corner and reversed corner lots shall  
18 be not less than ten (10') feet from the existing or future right-of-way or  
19 from any future right-of-way as shown on any specific plan of highways,  
20 whichever is nearer the proposed structure.

21 CC. The rear yard shall not be less than ten (10') feet.

22 (3) Except as provided above, all other zoning requirements shall be the same  
23 as those set forth in Article VIII of Ordinance 348.

24 e. Planning Areas 11, 14, 15 and 19.

25 (1) Planning Area 11: The uses permitted in Planning Area 11 of Specific  
26 Plan No. 362 shall include educational uses, all uses ancillary and apportionment to  
27 educational uses.  
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2 (2) Planning Area 14: The uses permitted in Planning Areas 14 of Specific  
3 Plan No. 362 shall include County Fire Station and appurtenances.

4 (3) Planning Area 15: The uses permitted in Planning Areas 15 of Specific  
5 Plan No. 362 shall include public utilities and appurtenances.

6 (4) The development standards for Planning Area 15 shall be the same as  
7 those standards identified in Article X, Section 10.4 of County Ordinance 348, except  
8 that the development standards set forth in Article X, Section 10.4d shall be deleted and  
9 replaced by the following:

10 (a) The east side yard of Planning Area No. 15 may be reduced to 15-  
11 feet if adjacent to an internal street.

12 (5) Planning Area 19: The uses permitted in Planning Areas 19 of Specific  
13 Plan No. 362 shall include Community Centers.

14 (6) Except as provided above, all other zoning requirements shall be the same  
15 as those set forth in Article X of Ordinance 348.

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17 f. Planning Areas 16, 17 and 18.

18 (1) Planning Areas, 16, 17 and 18: The uses permitted in Planning Areas 16,  
19 17, and 18 of Specific Plan No. 362 shall include parks, pools, frisbee golf courses, and  
20 other recreational appurtenances.

21 (2) The parking standards for Planning Areas 16, 17 and 18 shall conform to  
22 Article XVIII, except Section 18.12a.(2) of County Ordinance 348, which delete the  
23 standards for parks and recreational uses and replaced them with the following:

- 24
- 25 • parks and recreational uses: 1 space/12,000 sq. ft. of active recreational  
26 area within a park or playground. 1 space/acre of passive recreational area  
27 within a park or playground.

28 (3) Except as provided above, all other zoning requirements shall be the same

1 as those set forth in Article VIIIe of Ordinance 348.

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3 g. Planning Area 20.

4 (1) The uses permitted in Planning Area 20 of Specific Plan No. 362 shall be  
5 the same as those permitted in Article IX, Section 9.1 of Ordinance 348, except that the  
6 uses permitted pursuant to Section 9.1.a. (1), (7), (9), (13), (14), (17), (18), (19), (23),  
7 (29), (33), (42), (43), (48), (49), (51), (53), (54), (59), (61), (64), (65), (66), (69), (77),  
8 (79), (80), (82), (83), (84), (89), and (91-96); Section 9.1.b. (3), (5-16), (18), (19), and  
9 (20); and Section 9.1.c. (1-13), (16), and (18) are not permitted. In addition, the uses  
10 permitted under Section 9.1.a. shall include, hardware stores, nursery and garden supply  
11 stores, office supply stores, and parking lot and parking structures; Section 9.1.b shall  
12 include bicycle sales and rentals, bookstores, ceramic sales and manufacture for on-site  
13 sales, construction offices and caretaker's quarters, provided they are appropriately  
14 shielded from public view, daycare centers, and recycling collection facilities only when  
15 the use is incidental to grocery stores; Section 9.1.d shall include, bars and cocktail  
16 lounges, churches, temples and other places of worship, convenience stores including the  
17 sale of motor vehicle fuel, tire sales and service, not including tire re-capping, hotels,  
18 daycare, resort hotels and motels, and theaters, not including drive-ins.

19 (2) The development standards for Planning Area 20 shall be the same as  
20 those standards identified in Article IX, Section 9.4 of County Ordinance 348, except that  
21 the development standards set forth in Article IX, Section 9.4 b shall be deleted and  
22 replaced by the following:

23 AA. There are no yard requirements for buildings which do not  
24 exceed forty (40') feet in height except as required for specific plans. Any  
25 portion of a building which exceeds forty (40') feet in height shall be set  
26 back from the front, rear and side lot lines not less than two feet for each  
27 foot by which the height exceeds forty (40') feet. The front setback shall  
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1 be measured from the existing or future right-of-way unless a specific plan  
2 has been adopted in which case it will be measured from the specific plan  
3 street line. The rear setback shall be measured from the existing rear lot  
4 line or from any recorded alley or easement; if the rear line adjoins a  
5 street, the rear setback requirement shall be the same as required for a  
6 front setback. Each side setback shall be measured from the side lot line,  
7 or from an existing adjacent existing or future right-of-way unless a  
8 specific plan has been adopted, in which case it will be measured from the  
9 specific plan existing or future right-of-way. No encroachment into  
10 required open space buffers is permitted.

11 (3) The parking standards to be used in Planning Area 20 of Specific Plan No.  
12 362 shall be the same as those set forth in Article XVIII, Section 18.12 a (2) of Ordinance  
13 348, except the standards for the following uses shall be deleted and replaced :

- 14 • general retail; including but not limited to freestanding convenience  
15 markets, liquor stores and supermarkets: 1 space/ 250 sq. ft. of gross  
16 leasable floor area;
- 17 • general retail; including but not limited to, neighborhood, community  
18 and regional shopping centers, including those with restaurants: 4  
19 spaces/1,000 sq. ft. of net leasable floor area

20 (4) Except as provided above, all other zoning requirements shall be the same  
21 as those set forth in Article IX of Ordinance 348.

22 h. Planning Areas 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32.

23 (1) The uses permitted in Planning Areas 21, 22, 23, 24, 25, 26, 27, 28, 29,  
24 30, 31 and 32 of Specific Plan No. 362 shall be limited to those set forth in Specific Plan  
25 362 and include trails and bikepaths, stormwater retention basins and appentences,  
26 access drives to adjoining properties, community garden areas, frisbee golf courses,  
27 signage including property-identifying monument signs, directional and limit business  
28

1 signage. Limited encroachment with outdoor dining and comparable uses may also be  
2 permitted with an approved plot plan.

3 (2) The development standards for Planning Areas 21, 22, 23, 24, 25, 26, 27,  
4 28, 29, 30, 31 and 32 are set forth in Specific Plan No. 362 and shall vary consistent with  
5 applicable development standards and guidelines of Specific Plan 362.

6 (3) Except as provided above, all other zoning requirements shall be the same  
7 as those set forth in Article VIIIe of Ordinance 348.

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9 i. Planning Areas 33 and 34.

10 (1) The uses permitted in Planning Areas 33 and 34 of Specific Plan No. 362  
11 shall be the same as those permitted in Article IXd, Section 9.72 of Ordinance 348,  
12 except that the uses permitted pursuant to Section 9.72.b. (4), and (6), as indicated in the  
13 attached Exhibit A to this ordinance, are not permitted.

14 (2) The development standards for Planning Areas 33 and 34 shall be the  
15 same as those standards identified in Article IXd, Section 9.73 of County Ordinance 348,  
16 except that the development standards set forth in Article IX, Section 9.73b, c and d shall  
17 be deleted and replaced by the following:

18 a) Setbacks.

19 (1) Required minimum setback shall be no less than twenty  
20 five (25') feet on front or side where property line adjoins a street  
21 or any planning area designated for residential use. Additionally,  
22 no encroachment into required open space buffer is permitted.

23 (2) Where the front, side, or rear yard adjoins a lot with a  
24 zoning classification other than those specified in sub-section one  
25 (1) above, there is no minimum setback.

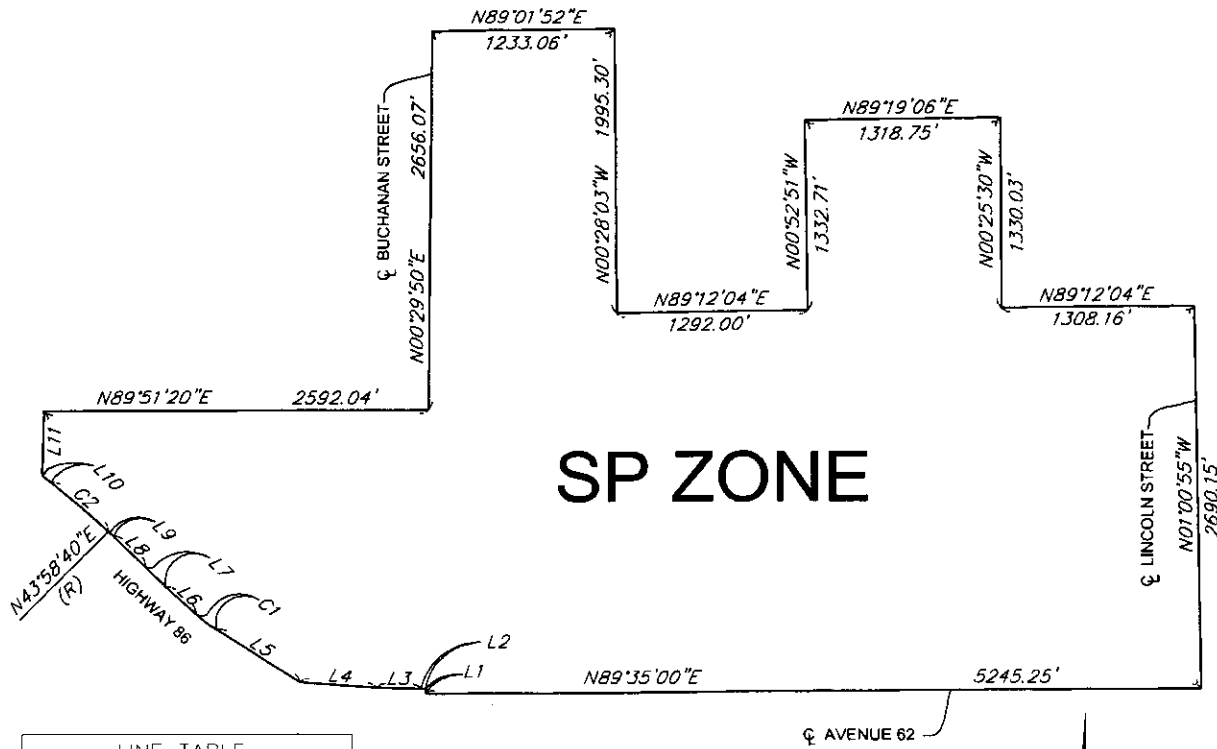
26 (3) Setback areas may be used for driveways, parking, and  
27 landscaping.  
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SEC.31, T.6S., R.9E



**SP ZONE**

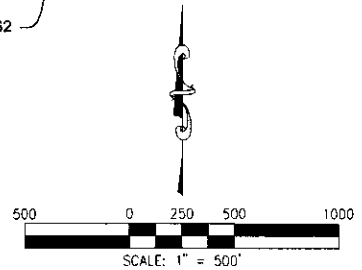
LINE TABLE		
LINE	BEARING	LENGTH
L1	N00°29'50"E	33.16'
L2	N88°30'56"W	30.00'
L3	N88°30'56"W	302.48'
L4	N85°51'31"W	518.00'
L5	N56°29'47"W	674.26'
L6	N46°29'26"W	277.05'
L7	N44°11'33"W	198.55'
L8	N45°26'46"W	301.36'
L9	N46°01'26"W	50.86'
L10	N50°35'16"W	73.12'
L11	N01°21'14"E	451.38'

CURVE TABLE				
CURVE	DELTA	LENGTH	TANGENT	RADIUS
C1	10°00'21"	179.00'	89.73'	1025.00'
C2	4°33'56"	518.90'	259.59'	6512.00'

SP ZONE

LEGEND

SPECIFIC PLAN (SP 362)



MAP NO. 41.078

CHANGE OF OFFICIAL ZONING PLAN  
LOWER COACHELLA VALLEY  
DISTRICT

CHANGE OF ZONE CASE NO. 7402  
AMENDING ORDINANCE NO. 348  
ADOPTED BY ORDINANCE NO. 348.4645  
DATE: JUNE 9, 2009  
RIVERSIDE COUNTY BOARD OF SUPERVISORS

APN: 717-270-002, 717-270-003, 717-270-007, 717-270-008, 717-270-012, 717-270-015, 717-270-016, 717-270-017, 717-270-018, 717-270-019, 717-270-020, 717-270-021, 717-270-022, 717-270-023, 757-342-004

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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 9, 2009, the foregoing ordinance consisting of 3 Sections was adopted by the following vote:

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

DATE:        June 9, 2009

KECIA HARPER-IHEM  
Clerk of the Board  
BY: *Kim Thibault*  
Deputy

SEAL