



FROM: PLANNING DEPARTMENT SUBMITTAL DATE: July 28, 1992

SUBJECT: ORDINANCE NO. 348.3455 (CHANGE OF ZONE NO. 4841 - NEWPORT HUB).

RECOMMENDED MOTION:

Adopt Ordinance No. 348.3455, an Ordinance of the County of Riverside Amending Ordinance No. 348 relating to Zoning (Change of Zone No. 4841).

JUSTIFICATION:

The public hearing concerning this matter has been closed, and the Board has tentatively approved the zone change. The final ordinance is now ready for adoption.

Keith D. Downs, AICP, Assistant Planning Director

MZ:al
7-28-92

REVIEWED BY ADMINISTRATIVE OFFICE

DATE: 8/4/92 (D)

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Younglove, seconded by Supervisor Cenicerros and duly carried by unanimous vote, IT WAS ORDERED that the above matter is approved as recommended.

Ayes:	Abraham, Cenicerros, Younglove and Larson	Gerald A. Maloney
Noes:	None	Clerk of the Board
Absent:	Dunlap	By:
Date:	August 11, 1992	Deputy
xc:	Planning, Land Use, Applicant	AGENDA NO.
Prev. Agn. ref.	Co. Co.	Depts. Comments Third Sup. Dist.

ORDINANCE NO. 348.3455

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 4.46 of Ordinance No. 348, and Sun City Zoning Plan Map No. 46, as amended, are further amended by placing in effect the zone or zones as shown on the map entitled "Change of Official Zoning Plan, Sun City District, Map No. 46.049, Change of Zone Case No. 4841," 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 17.61 to read as follows:

SECTION 17.61. SP ZONE REQUIREMENTS AND STANDARDS FOR SPECIFIC PLAN NO. 248.

a. Planning Area 1.

(1) The uses permitted in Planning Area 1 of Specific Plan No. 248 shall be the same as those uses permitted in Article IXb, Section 9.50 of Ordinance No. 348, except that the uses permitted pursuant to Section 9.50.b.(4) and (14) shall not be permitted. In addition, the permitted uses identified under Section 9.50.a. shall also include car washes and retail sales of automobile tires and accessories.

(2) The development standards for Planning Area 1 of Specific Plan No. 248 shall be the same as those

1 standards identified in Article IXb, Section 9.53 of
2 Ordinance No. 348.

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

6 b. Planning Area 2.

7 (1) The uses permitted in Planning Area 2 of
8 Specific Plan No. 248 shall be the same as those uses
9 permitted in Article IXb, Section 9.50 of Ordinance No.
10 348, except that the uses permitted pursuant to Section
11 9.50.a.(1), (16), (23), (50), (59), (65), and (97), and
12 Section 9.50.b. shall not be permitted.

13 (2) The development standards for Planning Area 2
14 of Specific Plan No. 248 shall be the same as those
15 standards identified in Article IXb, Section 9.53 of
16 Ordinance No. 348.

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

20 c. Planning Area 3.

21 (1) The uses permitted in Planning Area 3 of
22 Specific Plan No. 248 shall provide for the warehousing,
23 distribution, fabrication, and assemblage of goods that
24 are manufactured from raw materials at another location
25 and shall be the same as those uses permitted in Article
26 X, Section 10.1 of Ordinance No. 348, except that the
27 uses permitted pursuant to Section 10.1.a. shall be
28 deleted and replaced by the following:

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a. Food Products within an enclosed building:

(1) Cold storage and bulk sales of meat, poultry, and dairy products, not including meat packing, slaughtering, or dairies.

(2) Canning and preserving fruits and vegetables.

(3) Grain and bakery products.

(4) Sugar and confectionery products.

(5) Alcoholic and nonalcoholic beverages.

(6) Ice.

b. Assembly, weaving, knitting, fabrication, finishing, and distribution of cotton, wood, synthetics, wearing apparel, floor coverings, yarn, and thread materials.

c. Lumber and wood products within an enclosed building with outdoor storage screened from view of adjacent residential development:

(1) Assemblage of containers and crates.

(2) Fabrication of wood buildings and structures.

(3) Lumber yards.

(4) Assemblage and fabrication of furniture and fixtures including cabinets, partitions and similar items.

d. Paper products within an enclosed building:

(1) Paper shredding.

(2) Recycling and storage of paper.

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(3) Printing, publishing, and binding of newspapers, periodicals, books, forms, cards, and similar items.

e. Assemblage and fabrication of leather products within an enclosed building:

(1) Handbags, luggage, footwear, and other personal leather goods.

f. Stone, clay, glass, and concrete products within an enclosed building:

(1) Pottery and similar items.

(2) Glass blowing, pressing, cutting, and other glassware products.

g. Assemblage, and distribution of metal products within an enclosed building:

(1) Cans and containers.

(2) Cutlery, tableware, hand tools, and hardware.

(3) Plumbing and heating items.

(4) Wrought iron.

(5) Fencing.

(6) Machine and welding shops.

(7) Metal buildings.

(8) Jewelry.

h. Assemblage, fabrication and distribution of machinery within an enclosed building:

(1) Engines, turbines, and parts.

(2) Farm and garden construction machinery.

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- (3) Office and computing machines.
- (4) Refrigeration and heating equipment.
- (5) Equipment sales, rental, and storage.

i. Electrical equipment within an enclosed building:

- (1) Electrical and electronic apparatus and components.
- (2) Appliances.
- (3) Lighting and wiring.
- (4) Fabrication, assembly, testing and repair of components, devices, equipment, and systems of an electric, electronic, or electro-mechanic nature, such as, but not limited to:
 - (a) Data processing equipment and systems.
 - (b) Coils, tubes, semiconductors and similar components.
 - (c) Radar, infrared, and ultraviolet equipment and systems.
 - (d) Metering instruments, equipment, and systems.
 - (e) Radio, television, and communications equipment.
 - (f) Musical, phonograph and audio, and recording equipment.

j. Engineering and scientific instruments within an enclosed building:

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(1) Assemblage and repair of engineering, scientific, and medical instrumentation including, but not limited to:

(a) Measuring devices, watches, clocks, and related items.

(b) Optical goods, medical and dental instruments, supplies, and equipment and photography equipment.

(c) Engineering, survey, and drafting instruments.

k. Industrial uses within an enclosed building with outdoor storage screened from view of adjacent residential uses:

(1) Public utility substations and storage buildings.

(2) Mini warehouses.

(3) Warehousing and distribution.

(4) Communication and microwave installations.

(5) Cold storage plant.

(6) Contractors storage yards.

(7) Telephone exchanges and switching equipment.

(8) Post Offices.

(9) Police and fire stations.

(10) Water and gas company service facilities.

(11) Parcel delivery services.

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1. Services and commercial uses:
 - (1) Banks and financial institutions.
 - (2) Blueprint and duplicating services.
 - (3) Gasoline and diesel service stations.
 - (4) Laboratories, film, medical, research, or testing centers.
 - (5) Office equipment sales and service.
 - (6) Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.
 - (7) Parking lots and parking structures.
 - (8) Restaurants and other eating establishments.
 - (9) Motor vehicle repair shops.
 - (10) Barber and beauty shops.
 - (11) Body and fender shops, and spray painting within indoor spray booths.
 - (12) Building materials sales yards.
 - (13) Day care centers.
 - (14) Health and exercise centers.
 - (15) Hardware and home improvement centers.
 - (16) Nurseries and garden supply stores.
 - (17) Car washes.
 - (18) Feed and grain sales.
 - (19) Vehicle and trailer sales and rental dealerships.

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(20) Winery (warehousing, distribution, sales and tasting facilities).

(21) Motels.

(22) Lodging with ancillary recreational vehicle facilities.

(23) Trailer, recreational vehicle, and boat storage screened from view of adjacent residential uses.

(24) Mobile homes, provided they are kept mobile and licensed pursuant to state law, when used for construction offices and caretaker's quarters on construction sites for the duration of a valid building permit.

(25) One-family dwellings on the same parcel as the industrial or commercial use provided such dwellings are occupied exclusively by the proprietor or caretaker of the use and their immediate families.

(2) The development standards for Planning Area 3 of Specific Plan No. 248 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 (f) and (g) shall be deleted and replaced by the following:

A. The minimum rear yard setback shall be ten feet (10').

B. The minimum side yard setback shall be ten feet (10') except when plot plans for buildings

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on contiguous parcels are processed simultaneously in which case there shall be no minimum side yard setback.

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

d. Planning Area 4.

(1) The uses permitted in Planning Area 4 of Specific Plan No. 248 shall provide for the warehousing, distribution and limited fabrication and assemblage of goods that are manufactured from raw materials at another location and shall be the same as those uses permitted in Article X, Section 10.1 of Ordinance No. 348, except that the uses permitted pursuant to Section 10.1.a. shall be deleted and replaced by the following:

- a. Food Products within an enclosed building:
 - (1) Grain and bakery products.
 - (2) Sugar and confectionery products.
 - (3) Alcoholic and nonalcoholic beverages.
 - (4) Ice Distribution.
- b. Distribution of cotton, wood, synthetics, wearing apparel, floor coverings, yarn, and thread materials.
- c. Paper products within an enclosed building:
 - (1) Recycling and storage of paper.
 - (2) Printing, publishing, and binding of newspapers, periodicals, books,

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forms, cards, and similar items.

- d. Assemblage and fabrication of leather products within an enclosed building:
 - (1) Handbags, luggage, footwear, and other personal leather goods.
- e. Distribution of stone, clay, glass, and concrete products within an enclosed building:
 - (1) Pottery and similar items.
 - (2) Glass blowing, pressing, cutting and other glassware products.
- f. Distribution of metal products within an enclosed building:
 - (1) Cans and containers.
 - (2) Cutlery, tableware, hand tools, and hardware.
 - (3) Plumbing and hearing items.
 - (4) Wrought iron.
 - (5) Fencing.
 - (6) Metal buildings.
 - (7) Jewelry.
- g. Distribution of machinery within an enclosed building:
 - (1) Engines, turbines, and parts.
 - (2) Farm and garden construction machinery.
 - (3) Office and computing machines.
 - (4) Refrigeration and hearing equipment.

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(5) Equipment sales, rental, and storage.

h. Electrical equipment within an enclosed building:

(1) Electrical and electronic apparatus and components.

(2) Appliances.

(3) Fabrication, assembly, testing and repair of components, devices, equipment, and systems of an electric, electronic, or electro-mechanic nature, such as, but not limited to:

(a) Data processing equipment and systems.

(b) Coils, tubes, semiconductors and similar components.

(c) Radar, infrared, and ultraviolet equipment and systems.

(d) Metering instruments, equipment, and systems.

(e) Radio, television and communications equipment.

(f) Musical, phonograph and audio, and recording equipment.

i. Engineering and scientific instruments within an enclosed building:

(1) Assemblage and repair of

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engineering, scientific, and medical instrumentation including, but not limited to:

- (a) Measuring devices, watches, clocks and related items.
- (b) Optical goods, medical and dental instruments, supplies, and equipment and photography equipment not including the use of hazardous materials, substances, or waste as defined by the Riverside County Health Department and Riverside County Ordinances.
- (c) Engineering, survey, and drafting instruments.

j. Industrial uses within an enclosed building:

- (1) Public utility substations and incidental storage buildings.
- (2) Mini warehouses.
- (3) Warehousing and distribution.
- (4) Communication and microwave installations.
- (5) Telephone exchanges and switching equipment.
- (6) Post Offices.
- (7) Police and fire stations.

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(8) Water and gas company service facilities.

(9) Parcel delivery services.

k. Services and Commercial uses:

(1) Banks and financial institutions.

(2) Blueprint and duplicating services.

(3) Laboratories, film, medical, research, or testing centers but not including medical testing or medical research centers.

(4) Office equipment sales and service.

(5) Offices, professional sales and service, including business, law, medical, dental, chiropractic, architectural, and engineering.

(6) Parking lots and parking structures.

(7) Restaurants and other eating establishments.

(8) Barber and beauty shops.

(9) Day care centers.

(10) Health and exercise centers.

(11) Hardware and home improvement centers.

(12) Trailer, recreational vehicle, and boat storage screened from view of adjacent residential uses.

(2) The development standards for Planning Area 4 of Specific Plan No. 248 shall be the same as those

1 standards identified in Article X, Section 10.4 of
2 Ordinance No. 348, except that the development standards
3 set forth in Article X, Section 10.4.b., f. and g. shall
4 be deleted and replaced by the following:

- 5 A. The maximum height of all structures,
6 including buildings, shall be thirty-five
7 feet (35') at the yard setback line.
8 B. The minimum rear yard setback shall be
9 ten feet (10').
10 C. The minimum side yard setback shall be
11 ten feet (10') except when plot plans for
12 buildings on contiguous parcels are
13 processed simultaneously in which case
14 there shall be no minimum side yard
15 setback.

16 In addition, the following standard shall also
17 apply:

18 AA. No balconies shall be permitted.

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

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

24 BOARD OF SUPERVISORS OF THE COUNTY
25 OF RIVERSIDE, STATE OF CALIFORNIA

26 ATTEST AUG 11 1992

27 GERALD A. MALONEY
28 Clerk of the Board

BY: ViceChairman, Board of Supervisors

BY: Deputy
KLW:re: jf/279lit 9/17/90

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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 August 11, , 1992, the foregoing ordinance consisting of Three sections was adopted by the following vote:

AYES: Supervisors Abraham, Cenicerros, Larson, Younglove
NOES: None
ABSENT: Supervisor Dunlap

DATE: August 11, 1992

(Seal)

GERALD A. MALONEY
Clerk of the Board

BY: Susan Panty
 Deputy

Item 3.1