

1 b. Planning Area 2.

2 (1) The uses permitted in Planning Area 2 of Specific Plan No. 343 shall be
3 the same as those permitted in Article VIIIe, Section 8.100 of Ordinance 348, except that
4 those permitted uses pursuant to Article VIIIe, Section 8.100.a. (2), (4), (8); Section
5 8.100.b., (1); and Section 8.100 c., (1) shall not be permitted. The permitted uses
6 identified under Section 8.100.a. shall also include golf related offices, restaurants,
7 lounges, and banquet facilities.

8 (2) The development standards for Planning Area 2 of Specific Plan No. 343
9 shall be the same as those standards identified in Article VIIIe, Section 8.101 of
10 Ordinance No. 348 except that the development standards set forth in Article VIIIe,
11 Section 8.101.b.,e., shall be deleted and replaced with the following:

12 a.. Yards. Whenever a building is to be constructed on a lot in this zone, it
13 shall have a front yard, side yard and rear yard, each of which shall be not less than 25
14 feet. If more than one building is constructed on one lot, there shall be not less than 25
15 feet separation between the buildings.

16 b.. All buildings and structures shall not exceed 75 feet in height.

17 (3) All other zoning requirements for Planning Areas 1 of Specific Plan No.
18 343 shall be the same as those requirements identified in Article VIIIe of Ordinance No.
19 348.

20 c. Planning Area 3.

21 (1) The uses permitted in Planning Area 3 of Specific Plan No. 343 shall be
22 the same as those permitted in Article IXa, Section 9.25 of Ordinance 348, except that
23 those permitted uses pursuant to Article IXa, Section 9.25.a. (1), (2), (3), (8) shall not be
24 permitted. The permitted uses identified under Section 9.25.a. shall also include
25 restaurants, bars, spas, conference and meeting rooms.

1 (2) The development standards for Planning Area 3 of Specific Plan No. 343
2 shall be the same as those standards identified in Article IXa, Section 9.26 of Ordinance
3 No. 348 except that the development standards set forth in Article IXa.,b.,c Section 9.26
4 shall be deleted and replaced with the following:

5 a.. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or
6 M-H, there is no side, front or rear yard requirement for buildings. Setbacks shall
7 not increase with building heights.

8 b. All building and structures shall not exceed 100 feet in height.

9 (3) All other zoning requirements for Planning Areas 3 of Specific Plan No.
10 343 shall be the same as those requirements identified in Article IXa of Ordinance No.
11 348.

12 d. Planning Area 4.

13 (1) The uses permitted in Planning Area 4 of Specific Plan No. 343 shall be
14 the same as those permitted in Article VII, Section 7.1 of Ordinance 348, except that
15 those permitted uses pursuant to Article VII, Section 7.1.a. (2), (3), (4), (10), (11), and
16 (12); Article VII, Section 7.1.b. (3), (5), (6), (7), and (9), and Article VII, Section 7.1.c.
17 (1) and (2) shall not be permitted.

18 (2) The development standards for Planning Area 4 of Specific Plan No. 343
19 shall be the same as those standards identified in Article VII, Section 7.2 of Ordinance
20 No. 348 except that the development standards set forth in Article VII, Section 7.2 and
21 Article VII, Section 7.10 shall be deleted and replaced with the following:

22 SECTION 7.2. Building Height Limit. Building height shall not exceed
23 Six stories, with a maximum height of 75 feet.

1 SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter
2 erected or structurally altered shall have a lot or building site area of not less than
3 1500 square feet for each dwelling unit in such main building.

4 (3) All other zoning requirements for Planning Areas 4 of Specific Plan No.
5 343 shall be the same as those requirements identified in Article VII of Ordinance No.
6 348.

7 e. Planning Area 5.

8 (1) The uses permitted in Planning Area 3 of Specific Plan No. 343 shall be
9 the same as those permitted in Article IXa, Section 9.25 of Ordinance 348, except that
10 those permitted uses pursuant to Article IXa, Section 9.25.a. (1), (2), (3), (8) shall not be
11 permitted. The permitted uses identified under Section 9.25.a. shall also include
12 restaurants, bars, spas, conference and meeting rooms.

13 (2) The development standards for Planning Area 5 of Specific Plan No. 343
14 shall be the same as those standards identified in Article IXa, Section 9.26 of Ordinance
15 No. 348 except that the development standards set forth in Article IXa.,b.,c Section 9.26
16 shall be deleted and replaced with the following:

17 a. If a lot adjoins a lot zoned C-T, C-1, C-P, C-P-S, M-SC, M-M, or
18 M-H, there is no side, front or rear yard requirement for buildings. Setbacks shall
19 not increase with building heights.

20 b. All building and structures shall not exceed 100 feet in height.

21 (3) All other zoning requirements for Planning Areas 3 of Specific Plan No.
22 343 shall be the same as those requirements identified in Article IXa of Ordinance No.
23 348.

24 f. Planning Area 6.

1 (1) The uses permitted in Planning Area 6 of Specific Plan No. 343 shall be
2 the same as those permitted in Article VII, Section 7.1 of Ordinance 348, except that
3 those permitted uses pursuant to Article VII, Section 7.1.a. (2), (3), (4), (10), (11), and
4 (12), Article VII, Section 7.1.b. (3), (5), (6), (7), and (9), and Article VII, Section 7.1.c.
5 (1) and (2) shall not be permitted.

6 (2) The development standards for Planning Area 4 of Specific Plan No. 343
7 shall be the same as those standards identified in Article VII, Section 7.2 of Ordinance
8 No. 348 except that the development standards set forth in Article VII, Section 7.2 and
9 Article VII, Section 7.10 shall be deleted and replaced with the following:

10 SECTION 7.2. Building Height Limit. Building height shall not exceed
11 Six stories, with a maximum height of 75 feet.

12 SECTION 7.10. Area Per Dwelling Unit. Every main building hereafter
13 erected or structurally altered shall have a lot or building site area of not less than
14 1500 square feet for each dwelling unit in such main building.

15 (3) All other zoning requirements for Planning Areas 6 of Specific Plan No.
16 343 shall be the same as those requirements identified in Article VII of Ordinance No.
17 348.

18 g. Planning Area 7.

19 (1) The uses permitted in Planning Area 7 of Specific Plan No. 343 shall be
20 the same as those permitted in Article IX, Section 9.1 of Ordinance 348, except that those
21 permitted uses pursuant to Article IX, Section 9.1.a. (1), (3), (5), (7), (8), (14), (15), (17),
22 (19), (29), (30), (33), (39), (42), (51), (54), (61), (64), (80), (84), (91), (92), (93), (94);
23 Section 9.1.b. (3), (4), (6), (7), (9), (10), (11), (12), (13), (16), (18), (19), (20); and
24 Section 9.1.c. (1), (2), (5), (6), (7), (8), (9), (10), (11), (12), (13), (14), (15), (16), (17),
25 and (18) shall not be permitted but shall permit heliports. The permitted uses identified

1 under Section 9.1.a. shall also include residences and offices above parking and primary
2 retail level (first floor above parking shall be dedicated exclusively to retail); and public
3 fairs.

4 (2) The development standards for Planning Area 7 of Specific Plan No. 343
5 shall be the same as those standards identified in Article IX, Section 9.4 of Ordinance No.
6 348 except that the development standards set forth in Article IX, Section 9.4.b.,c., shall
7 be deleted and replaced with the following:

8 a. No building or structure shall exceed sixty (60') feet in height,
9 unless a greater height structure is approved pursuant to Section 18.34 of this
10 ordinance. In no event, however, shall a building or structure exceed seventy-five
11 (75') feet in height, unless a variance is approved pursuant to Section 18.27 of this
12 ordinance.

13 (3) All other zoning requirements for Planning Area 7 of Specific Plan No.
14 343 shall be the same as those requirements identified in Article IX of Ordinance No.
15 348.

16 h. Planning Area 8.

17 (1) The uses permitted in Planning Area 8 of Specific Plan No. 343 shall be
18 the same as those permitted in Article X, Section 10.1 of Ordinance 348, except that
19 those permitted uses pursuant to Article X, Section 10.1.a. (1)a)1., (1)a)2., (1)a)3.,
20 (1)a)4., (1)a)5., (1)b)1., (1)b)2., (1)d)1., (1)d)2.a., (1)d)2.b., (1)d)5., (1)d)6., (1)d)7.,
21 (1)e)1., (1)e)2., (1)g)4., (1)g)10., (2)k), (2)n), (2)o), (2)p); Article X, Section 10.1.b. (1),
22 (3); Article X. Section 1.c. shall not be permitted.

23 (2) The development standards for Planning Area 8 of Specific Plan No. 343
24 shall be the same as those standards identified in Article X, Section 10.4 of Ordinance
25

1 No. 348 except that the development standards set forth in Article X, Section 10.4.a.,d.,
2 e., f., g., m., shall be deleted and replaced with the following:

3 a. The minimum lot size shall be 10,000 square feet with a minimum
4 average lot width of 100 feet.

5 b. A minimum 25 foot setback shall be required on any public street.

6 c. There are no sideyard setbacks.

7 d. There are no rear yard setbacks.

8 e. A minimum 25 foot setback shall be required on any boundary
9 where the industrial property abuts a residential or commercially zoned property.

10 f. All signs shall be in conformance with the sign program associated
11 with the NorthStar project. Said sign program shall be developed and submitted
12 for approval by the County of Riverside Planning Department.

13 (3) All other zoning requirements for Planning Area 8 of Specific Plan No.
14 343 shall be the same as those requirements identified in Article X of Ordinance No. 348.

15 e. Planning Area 9.

16 (1) The uses permitted in Planning Area 9 of Specific Plan No. 343 shall be
17 the same as those permitted in Article IXd, Section 9.72 of Ordinance 348, except that
18 those permitted uses pursuant to Article IXd, Section 9.72.a. (10); and Section 9.72.b. (4)
19 shall not be permitted.

20 (2) The development standards for Planning Area 9 of Specific Plan No. 343
21 shall be the same as those standards identified in Article IXd, Section 9.73 of Ordinance
22 No. 348 except that the development standards set forth in Article IXd, Section 9.73.c.,l.,
23 m., shall be deleted and replaced with the following:

24 a. Height Requirements. The height of structures, including
25 buildings, shall be as follows:

1 Structures and buildings shall not exceed 50 feet unless a height up to 75 feet is
2 granted pursuant to Section 18.34 of this ordinance.

3 b. All signs shall be in conformance with the sign program associated
4 with the NorthStar project.

5 c. Access shall be allowed from residential streets.

6 (3) All other zoning requirements for Planning Area 9 of Specific Plan No.
7 343 shall be the same as those requirements identified in Article IXd of Ordinance
8 No. 348.

9 f. Planning Area 10.

10 (1) The uses permitted in Planning Area 10 of Specific Plan No. 343 shall be
11 the same as those permitted in Article IXb, Section 9.50 of Ordinance 348, except that
12 those permitted uses pursuant to Article IXb, Section 9.50.a. (6), (14), (16), (18), (19),
13 (30), (31), (32), (37), (43), (52), (55), (59), (64), (83), (95), (102); and Section 9.50.b. (1),
14 (2), (3), (5), (6), (7), (8), (9), (13), (14), (15), (16), (17), (18), and (19) shall not be
15 permitted. The permitted uses identified under Section 9.50.a. shall also include public
16 fairs and automobile rentals.

17 (2) The development standards for Planning Area 10 of Specific Plan No. 343
18 shall be the same as those standards identified in Article IXb, Section 9.53 of Ordinance
19 No. 348.

20 (3) All other zoning requirements for Planning Area 10 of Specific Plan No.
21 343 shall be the same as those requirements identified in Article IXb of Ordinance No.
22 348.

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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 April 4, 2006, the foregoing ordinance consisting of 2 Sections was adopted by the following vote:

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

DATE: April 4, 2006

NANCY ROMERO
Clerk of the Board
BY: Janda Schlemmer
Deputy

SEAL