

MEMORANDUM



RIVERSIDE COUNTY COUNSEL

September 13, 2010

TO: Matt Straite
Contract Planner Supervisor

FROM: Tiffany North *MO. J. TRAV*
Deputy County Counsel

RE: SP 369 CZ 7481

Please see the attached Specific Plan zoning ordinance with my stamped approval and signature. If you have any questions please do not hesitate to call. Once this goes to the Board for final adoption we will need to complete the first paragraph with the map information and add the 348 Ordinance number. Thank you.

1 (2) The uses permitted for Planning Area 12 of Specific Plan No. 369 shall be the
2 same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that the
3 uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8), (9);
4 Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1) shall not be
5 permitted. In addition, the uses permitted under Section 6.1.b shall include private recreational
6 parks/areas.

7 (3) The development standards for agricultural uses and incidental uses thereto within
8 Planning Area 1 of Specific Plan No. 369 shall be the same as those standards in Article XIII,
9 Section 13.2 of Ordinance No. 348.

10 (4) The development standards for uses other than agricultural uses and incidental
11 uses thereto within Planning Area 1 and the development standards for uses in Planning Area 12
12 of Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of
13 Ordinance No. 348, except that the development standards set forth in Section 6.2.a, b, c, d, e(1),
14 e(2), e(3), and e(4) shall be deleted and replaced with the following:

- 15 A. The minimum lot size shall be 5,000 square feet. The minimum lot width
16 shall be 50 feet.
- 17 B. The front yard setback shall be a minimum of 15 feet. The minimum side
18 yard distance between buildings shall be at least 10 feet, regardless of lot
19 lines. Side yard setbacks shall be a minimum of 5 feet. Side yard setbacks
20 on corner lots shall be a minimum of 10 feet. The rear yard setback shall
21 be a minimum of 15 feet.
- 22 C. The maximum building height shall be 35 feet.
- 23 D. The maximum lot coverage shall be 60% for single story dwelling and
24 50% for two story dwellings.
- 25 E. A minimum of 200 square feet of private open space shall be provided.
26 All dimensions for each private open space shall be a minimum of 8 feet.
- 27 F. Any driveway shall be less than 3 feet in length or at least 18 feet in
28 length; driveway lengths between 3 feet and 18 feet are not permitted.

1 G. Encroachments for fireplaces, AC units and media centers shall not exceed
2 more than 2 feet into the front, side, or rear setback. No AC units are
3 permitted in front of the main residential building. Encroachments for
4 balconies, porches, decks, and attached patio covers shall not exceed more
5 than 7 feet into the front or rear setback. The side yard with gate access
6 shall at all times maintain a 5 feet clearance regardless of encroachments.

7 H. All playground equipment within Planning Areas 1 and 12 shall be shaded
8 in accordance with the Shade Standards described in Section IV.E.3 of
9 Specific Plan No. 369.

10 (5) If lots within Planning Areas 1 and 12 of Specific Plan No. 369 are developed
11 with rear-loaded homes, the development standards for Planning Areas 1 and 12 shall be the
12 same as those standards identified in Section 6.2 of Ordinance No. 348, except that the
13 development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted
14 and replaced with the following:

15 A. The minimum front yard setback shall be 10 feet. The minimum rear yard
16 setback to the garage shall be 3 feet. In addition, the minimum rear yard
17 setback on the second floor shall be 3 feet for 50% of the living area and 9
18 feet for the remaining 50% of the second story.

19 B. Any driveway shall be less than 3 feet in length or at least 18 feet in
20 length; driveway lengths between 3 feet and 18 feet are not permitted.

21 C. Encroachments for balconies, porches, decks, and attached patio covers
22 shall not exceed 5 feet into the rear or front setback.

23 D. All other development standards for lots with rear-loaded homes in
24 Planning Areas 1 and 12 shall be the same as the development standards
25 for single-family detached homes in Planning Areas 1 and 12 as set forth
26 in subsection a. (4) of this Section.

27 (6) If lots within Planning Areas 1 and 12 of Specific Plan No. 369 are developed
28 with paired Z-lot homes, the development standards for Planning Areas 1 and 12 of Specific Plan

1 No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348,
2 except that the development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4)
3 shall be deleted and replaced with the following:

- 4 A. The minimum front yard setback shall be 12 feet. The minimum corner
5 side yard setback shall be 8 feet. The minimum side yard distance
6 between structures shall be at least 10 feet. The minimum rear yard
7 setback shall be 5 feet to the garage and 15 feet to the main residential
8 building.
- 9 B. There shall be a minimum 20 feet separation between the second stories of
10 adjacent buildings.
- 11 C. Encroachments for balconies, porches, decks, and attached patio covers
12 shall not exceed more than 10 feet into the rear setback.
- 13 D. Any driveway shall be less than 3 feet in length or at least 18 feet in
14 length; driveway lengths between 3 feet and 18 feet are not permitted.
- 15 E. All other development standards for lots with paired Z-lot homes in
16 Planning Areas 1 and 12 shall be the same as the development standards
17 for single family detached homes in Planning Areas 1 and 12 as set forth
18 in subsection a. (4) of this Section.

19 (7) Except as provided above, all other zoning requirements shall be the same as
20 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and
21 incidental uses thereto and Article VI of Ordinance No. 348 for all other uses.

22 b. Planning Areas 2, 5, 10, 11 and 18.

23 (1) The uses permitted in Planning Areas 2 and 18 of Specific Plan No. 369 shall be
24 the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use,
25 other than an agricultural use and any use incidental thereto permitted in Article XIII, Section
26 13.1 of Ordinance 348 shall be permitted within Planning Areas 2 and 18 of Specific Plan No.
27 369 until such time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 and Map
28 No. 134 of Coachella Valley Agricultural Preserve No. 18 (applicable to Planning Areas 2 and

1 18, respectively) have been diminished or disestablished in the planning area and any
2 corresponding Williamson Act contract is no longer in effect for the planning area.

3 Thereafter, the uses permitted in Planning Areas 2 and 18 of Specific Plan No. 369 shall
4 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
5 the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e, (8),
6 (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall
7 not be permitted. In addition, the uses permitted under Section 6.1.b shall include private
8 recreational parks/areas.

9 (2) The uses permitted for Planning Areas 5, 10, and 11 of Specific Plan No. 369
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.(2), (3), (4), (5), (7).a, (7).b, (7).c, (7).d., (7).e,
12 (8), (9); Section 6.1.b.(2), (3), (4), (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1),
13 shall not be permitted. In addition, the uses permitted under Section 6.1.b shall include private
14 recreational parks/areas.

15 (3) The development standards for agricultural uses and incidental uses thereto within
16 Planning Areas 2 and 18 of Specific Plan No. 369 shall be the same as those standards in Article
17 XIII, Section 13.2 of Ordinance No. 348.

18 (4) The development standards for uses other than agricultural uses and incidental
19 uses thereto within Planning Areas 2, 5, 10, 11, and 18 of Specific Plan No. 369 shall be the
20 same as those standards identified in Section 6.2 of Ordinance No. 348, except that the
21 development standards set forth in Section 6.2.a, b, c, d, e(1), e(2), e(3), and e(4) shall be deleted
22 and replaced with the following:

- 23 A. The minimum lot size shall be 7,200 square feet. The minimum lot width
24 shall be 72 feet.
- 25 B. The front yard setback shall be a minimum of 15 feet. The minimum side
26 yard distance between buildings shall be at least 15 feet. Side yards
27 setbacks on corner lots shall be a minimum of 15 feet with a minimum
28 setback of 5 feet on each side. The rear yard setback shall be a minimum

1 of 20 feet. The minimum setback for garages shall be 18 feet. The
2 minimum side-in garage setback shall be 15 feet.

- 3 C. Building height shall not exceed 35 feet.
- 4 D. The maximum lot coverage shall be 50% of any lot with a single-story
5 dwelling and 40% of any lot with a two-story dwelling.
- 6 E. Encroachments for fireplaces, AC units and media centers shall not exceed
7 more than 2 feet into the minimum front, side, or rear setback. No AC
8 units are permitted in front of the main residential building.
9 Encroachments for balconies, porches, decks, and attached patio covers
10 shall not exceed more than 12 feet into the minimum front or rear setback.
11 The side yard with gate access shall at all times maintain a 5 feet clearance
12 regardless of encroachments.
- 13 F. All playground equipment shall be shaded in accordance with the Shade
14 Standards described in Section IV.E.3 of Specific Plan No. 369.

15 (5) Except as provided above, all other zoning requirements shall be the same as
16 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and
17 incidental uses thereto and Article VI of Ordinance No. 348 for all other uses.

18 c. Planning Areas 3 and 15.

19 (1) The uses permitted in Planning Area 3 of Specific Plan No. 369 shall be the same
20 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than
21 an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of
22 Ordinance 348 shall be permitted within Planning Area 3 of Specific Plan No. 369 until such
23 time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or
24 disestablished in the planning area and any corresponding Williamson Act contract is no longer
25 in effect for the planning area.

26 Thereafter, the uses permitted in Planning Area 3 of Specific Plan No. 369 shall be the
27 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the
28 uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6),

1 (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted
2 under Section 7.1.b shall include private recreational parks/areas.

3 (2) The uses permitted in Planning Area 15 of Specific Plan No. 369 shall be the
4 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the
5 uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12): Section 7.1.b.(3), (5), (6),
6 (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted
7 under Section 6.1.b shall include private recreational parks/areas.

8 (3) The development standards for agricultural uses and incidental uses thereto within
9 Planning Area 3 of Specific Plan No. 369 shall be the same as those standards in Article XIII,
10 Section 13.2 of Ordinance No. 348.

11 (4) The development standards for uses other than agricultural uses and incidental
12 uses thereto within Planning Area 3 and the development standards for uses in Planning Area 15
13 of Specific Plan No. 369 shall be the same as those standards identified in Article VII of
14 Ordinance 348 except Sections 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance
15 No. 348 shall be deleted and replaced with the following development standards:

- 16 A. The minimum lot size shall be 4,500 square feet. The minimum lot width
17 shall be 45 feet.
- 18 B. The front yard setback shall be a minimum of 15 feet. The minimum
19 corner side yard setback shall be 10 feet. All other side yard setbacks
20 shall be 5 feet. The minimum side yard distance between structures shall
21 be at least 10 feet. The minimum rear yard setback shall be 15 feet. The
22 minimum garage setback shall be 18 feet.
- 23 C. The maximum building height shall be 35 feet.
- 24 D. The maximum lot coverage shall be 60% for single story buildings and
25 50% for two story buildings. Lot coverage includes, but is not limited to,
26 garages, covered porches, and balconies.
- 27 E. Encroachments for fireplaces, AC units and media centers shall not exceed
28 more than 2 feet into the front, side, or rear setbacks. No AC units shall

1 be permitted in front of the structure. Encroachments for balconies,
2 porches, decks, and attached patio covers shall not exceed 10 feet into the
3 front or rear setback. The side yard with gate access shall at all times
4 maintain a 5 feet clearance regardless of encroachments.

5 F. All playground equipment shall be shaded in accordance with the Shade
6 Standards described in Section IV.E.3 of Specific Plan No. 369.

7 (5) If Planning Areas 3 and 15 of Specific Plan No. 369 are developed with rear-
8 loaded homes, the development standards for Planning Areas 3 and 15 shall be the same as those
9 standards identified in Article VII of Ordinance 348, except that the development standards set
10 forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be
11 deleted and replaced with the following:

12 A. The minimum front yard setback shall be 10 feet. The minimum rear yard
13 setback on the second floor shall be 3 feet for 50% of the living area and 9
14 feet for the remaining 50% of the second story.

15 B. Encroachments for balconies, porches, decks, and attached patio covers
16 shall not exceed 5 feet into the rear setback.

17 C. Any driveway shall be less than 3 feet in length or at least 18 feet in
18 length; driveway lengths between 3 feet and 18 feet are not permitted.

19 D. All other development standards for lots with rear-loaded homes in
20 Planning Areas 3 and 15 shall be the same as the development standards
21 for single-family detached homes in Planning Areas 3 and 15 as set forth
22 in subsection c. (4) of this Section.

23 (6) If lots with Planning Areas 3 and 15 of Specific Plan No. 369 are developed with
24 paired Z-lot homes, the development standards for Planning Areas 1 and 12 of Specific Plan No.
25 369 shall be the same as those standards identified in Article VII of Ordinance 348, except that
26 the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11
27 of Ordinance No. 348 shall be deleted and replaced with the following:

28 A. The minimum front yard setback shall be 12 feet. The minimum corner

1 side yard setback shall be 8 feet. All other side yard setbacks shall be 5
2 feet. The minimum side yard distance between buildings shall be at least
3 10 feet.

4 B. There shall be a minimum 20 feet separation between the second stories of
5 adjacent buildings.

6 C. Encroachments for balconies, porches, decks, and attached patio covers
7 shall not exceed 5 feet into the rear setback.

8 D. Any driveway shall be less than 3 feet in length or at least 18 feet in
9 length; driveway lengths between 3 feet and 18 feet are not permitted.

10 E. All other development standards for lots with paired Z-lot homes in
11 Planning Areas 3 and 15 shall be the same as the development standards
12 for single family detached homes in Planning Areas 3 and 15 as set forth
13 in subsection c. (4) of this Section.

14 (7) If lots within Planning Areas 3 and 15 of Specific Plan No. 369 are developed
15 with cluster homes, the development standards for Planning Areas 3 and 15 shall be the same as
16 those standards identified in Article VII of Ordinance 348, except that the development standards
17 set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall
18 be deleted and replaced with the following:

19 A. The minimum front yard setback shall be 10 feet. The minimum rear yard
20 setback shall be 10 feet.

21 B. There shall be a minimum 20 feet separation between the first stories of
22 adjacent buildings. There shall be a minimum 30 feet separation between
23 the second stories of adjacent buildings.

24 C. Encroachments for balconies, porches, decks, and attached patio covers
25 shall not exceed more than 5 feet into the rear setback.

26 D. Any driveway shall be less than 3 feet in length or at least 18 feet in
27 length; driveway lengths between 3 feet and 18 feet are not permitted.

28 E. All other development standards for lots with cluster homes in Planning

1 Areas 3 and 15 shall be the same as the development standards for single
2 family detached homes in Planning Areas 3 and 15 as set forth in
3 subsection c. (4) of this Section.

4 (8) Except as provided above, all other zoning requirements shall be the same as
5 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and
6 incidental uses thereto and Article VII of Ordinance No. 348 for all other uses.

7 d. Planning Area 4.

8 (1) The uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the same
9 as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other than
10 an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of
11 Ordinance 348 shall be permitted within Planning Area 4 of Specific Plan No. 369 until such
12 time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or
13 disestablished in the planning area and any corresponding Williamson Act contract is no longer
14 in effect for Planning Area 4.

15 Thereafter, the uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the
16 same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the
17 uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6),
18 (7) and (9); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted
19 under Section 7.1.b shall include private recreational parks/areas.

20 (2) The development standards for agricultural uses and incidental uses thereto within
21 Planning Area 4 of Specific Plan No. 369 shall be the same as those standards in Article XIII,
22 Section 13.2 of Ordinance No. 348.

23 (3) If lots in Planning Area 4 of Specific Plan No. 369 are developed with paired Z-
24 lot homes, the planning area development standards shall be the same as those identified in
25 Article VII of Ordinance No. 348 except that the development standards set forth in Sections 7.2,
26 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced
27 with the following:

28 A. The minimum lot size shall be 3,600 square feet. The minimum lot width

1 shall be 45 feet.

2 B. The minimum front yard setback shall be 12 feet. The minimum corner
3 side yard setback shall be 8 feet. All other side yard setbacks shall be at
4 least 4 feet. The minimum rear yard setback shall be 5 feet to the garage
5 and 15 feet to the main residential building. The garage setback from the
6 front property line shall be 18 feet.

7 C. The maximum building height shall be 35 feet.

8 D. The maximum lot coverage shall be 30%.

9 E. Encroachments for fireplaces, AC units and media centers shall not exceed
10 more than 2 feet into the front, side, or rear setbacks. Encroachments for
11 balconies, porches, decks, and attached patio covers shall not exceed 5 feet
12 into the front or rear setback. No AC units shall be permitted in front of
13 the structure. The side yard with gate access shall at all times maintain a 5
14 feet clearance regardless of encroachments.

15 F. Any driveway shall be less than 3 feet in length or at least 18 feet in
16 length; driveway lengths between 3 feet and 18 feet are not permitted.

17 G. All playground equipment within Planning Area 4 shall be shaded in
18 accordance with the Shade Standards described in Section IV.E.3 of
19 Specific Plan No. 369.

20 (4) If lots in Planning Area 4 of Specific Plan No. 369 are developed with cluster
21 homes, the planning area development standards shall be the same as those identified in Article
22 VII of Ordinance No. 348 except that the development standards set forth in Section 7.2, 7.3, 7.4,
23 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the
24 following:

25 A. The minimum front yard setback shall be 10 feet. The minimum rear yard
26 setback shall be 10 feet.

27 B. There shall be a minimum 20 feet separation between the first stories of
28 adjacent buildings. There shall be a minimum 30 feet separation between

1 the second stories of adjacent buildings.

2 C. Any driveway shall be less than 3 feet in length or at least 18 feet in
3 length; driveway lengths between 3 feet and 18 feet are not permitted.

4 D. All other development standards for lots with cluster homes in Planning
5 Area 4 shall be the same as the development standards for paired Z-lot
6 homes in Planning Area 4 as set forth in subsection d. (3) of this Section.

7 (5) Except as provided above, all other zoning requirements shall be the same as
8 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and
9 incidental uses thereto and Article VII of Ordinance No. 348 for all other uses.

10 e. Planning Areas 6, 16, and 17

11 (1) The uses permitted in Planning Areas 6, 16, and 17 of Specific Plan No. 369 shall
12 be the same as those uses permitted in Article VI, Section 6.1 of Ordinance No. 348, except that
13 the uses permitted pursuant to Section 6.1.a.(2), (3), (4), (5), (7), (8), (9); Section 6.1.b. (3), (4),
14 (5); Section 6.1.c.(1); Section 6.1.d; and Section 6.1.e.(1), shall not be permitted. In addition, the
15 uses permitted under Section 6.1.b shall include private recreational parks/areas.

16 (2) If Planning Areas 6, 16, and 17 of Specific Plan No. 369 are developed with
17 single family detached homes, the development standards for Planning Areas 6, 16, and 17 of
18 Specific Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance
19 No. 348, except that the development standards set forth in Section 6.2.a, b, d, e(1), e(2), e(3),
20 and e(4) shall be deleted and replaced with the following:

21 A. The minimum lot size shall be 6,000 square feet. The minimum lot width
22 shall be 60 feet.

23 B. The front yard setback shall be a minimum of 15 feet. The minimum side
24 yard distance between buildings shall be at least 10 feet. Side yards
25 setbacks on corner lots shall not be less than 10 feet. The rear yard
26 setback shall not be less than 15 feet. All other side yard setbacks shall
27 not be less than 5 feet. The minimum setback for garages shall be 18 feet.
28 The minimum side-in garage setback shall be 15 feet.

- 1 C. The maximum building height shall be 35 feet.
- 2 D. The maximum lot coverage shall be 50% for single story dwellings and
- 3 40% for two story dwellings.
- 4 E. Encroachments for fireplaces, AC units and media centers shall not exceed
- 5 2 feet into the minimum front, side, or rear setback. Encroachments for
- 6 balconies, porches, decks, and attached patio covers shall not exceed 7 feet
- 7 into the minimum front or rear setback. No AC units shall be permitted in
- 8 front of the structure. The side yard with gate access shall at all times
- 9 maintain a 5 feet clearance regardless of encroachments.
- 10 F. All playground equipment within Planning Areas 6, 16, and 17 shall be
- 11 shaded in accordance with the Shade Standards described in Section
- 12 IV.E.3 of Specific Plan No. 369.

13 (3) If lots within Planning Areas 6, 16, and 17 of Specific Plan No. 369 are developed
14 with rear-loaded homes, the development standards for Planning Areas 6, 16, and 17 of Specific
15 Plan No. 369 shall be the same as those standards identified in Section 6.2 of Ordinance No. 348,
16 except that the development standards set forth in Section 6.2.a, b, d, e(1), e(2), e(3), and e(4)
17 shall be deleted and replaced with the following:

- 18 A. The minimum front yard setback shall be 10 feet. The minimum rear yard
- 19 setback on the second floor shall be 3 feet for 50% of the living area and 9
- 20 feet for the remaining 50% of the second story .
- 21 B. Any driveway shall be less than 3 feet in length or at least 18 feet in
- 22 length; driveway lengths between 3 feet and 18 feet are not permitted.
- 23 C. Encroachments for balconies, porches and decks shall not exceed 5 feet
- 24 into the minimum rear setback.
- 25 D. All other development standard for lots with rear-loaded homes in Planning
- 26 Areas 6, 16, and 17 shall be with the same as the development standards for
- 27 single family detached homes in Planning Areas 6, 16, and 17 as set forth
- 28 in subsection e. (2) above.

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

3 f. Planning Areas 7 and 13.

4 (1) The uses permitted in Planning Areas 7 and 13 of Specific Plan No. 369 shall be
5 the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that
6 the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(2), (3),
7 (7), (8); and Section 7.1.c.(1), (2) shall not be permitted. In addition, the uses permitted under
8 Section 7.1.b shall include private recreational parks/areas.

9 (2) Planning Areas 7 and 13 of Specific Plan No. 369 shall be developed with duplex,
10 triplex, or townhomes. The development standards for uses in Planning Areas 7 and 13 of
11 Specific Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348
12 except that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9,
13 7.10, and 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

- 14 A. The minimum lot size shall be 5,000 square feet.
- 15 B. The front yard setback shall be a minimum of 15 feet. Side yards
16 setbacks on corner lots shall be a minimum of 10 feet. All other side yard
17 setbacks shall be a minimum of 5 feet. The rear yard setback shall be a
18 minimum of 15 feet.
- 19 C. . The minimum building separation shall be 30 feet. Side yard setbacks
20 between duplex, triplex, or townhomes structures shall be a minimum of
21 10 feet
- 22 D. The maximum building height shall not exceed 35 feet.
- 23 E. Encroachments for fireplaces, AC units and media centers shall not
24 exceed more than 2 feet into the yard setback. Encroachments for
25 balconies, porches, decks, and attached patio covers shall not exceed 5 feet
26 into the front or rear setbacks. No AC units shall be permitted in front of
27 the structure. The side yard with gate access shall at all times maintain a 5
28 feet clearance regardless of encroachments.

1 F. Any driveway shall be less than 3 feet in length or at least 18 feet in
2 length; driveway lengths between 3 feet and 18 feet are not permitted.

3 G. All playground equipment within Planning Areas 7 and 13 shall be shaded
4 in accordance with the Shade Standards described in Section IV.E.3 of
5 Specific Plan No. 369.

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

8 g. Planning Areas 8 and 14.

9 (1) The uses permitted in Planning Areas 8 and 14 of Specific Plan No. 369 shall be
10 the same as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that
11 the uses permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(2), (3),
12 (6), (7), (8); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted
13 under Section 7.1.b shall include private recreational parks/areas.

14 (2) Planning Areas 8 and 14 of Specific Plan No. 369 shall be developed with cluster
15 single family homes. The development standards for uses in Planning Areas 8 and 14 of Specific
16 Plan No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except
17 that the development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and
18 7.11 of Ordinance No. 348 shall be deleted and replaced with the following:

19 A. The minimum lot size shall be 2,500 square feet.

20 B. The front yard setback shall be a minimum of 10 feet for units not facing a
21 shared driveway. Side yards setbacks on corner lots shall be a minimum
22 of 10 feet. All other side yard setbacks shall be a minimum of 5 feet. The
23 rear yard setback shall be a minimum of 10 feet.

24 C. The minimum building separation (front to front – first story) shall be 20
25 feet. The minimum building separation (front to front – second story)
26 shall be 30 feet. The minimum building separation (rear to rear) shall be
27 20 feet. The minimum building separation (side to side) shall be 10 feet.
28 The minimum building separation (garage to garage) shall be 30 feet.

- 1 D. The maximum building height shall not exceed 35 feet.
- 2 E. Encroachments for fireplaces, AC units and media centers shall not
3 exceed 2 feet into the minimum side setback. Encroachments for
4 balconies, porches, decks, and attached patio covers shall not exceed 7 feet
5 into the minimum front or rear setback. No AC units shall be permitted in
6 front of the structure. The side yard with gate access shall at all times
7 maintain a 5 feet clearance regardless of encroachments.
- 8 F. Any driveway shall be less than 3 feet in length or at least 18 feet in
9 length; driveway lengths between 3 feet and 18 feet are not permitted.
- 10 G. All playground equipment shall be shaded in accordance with the Shade
11 Standards described in Section IV.E.3 of Specific Plan No. 369.

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

14 h. Planning Area 9.

15 (1) The uses permitted in Planning Area 4 of Specific Plan No. 369 shall be the same
16 as those uses permitted in Article VII, Section 7.1 of Ordinance No. 348, except that the uses
17 permitted pursuant to Section 7.1.a.(2), (3), (4), (10), (11), (12); Section 7.1.b.(3), (5), (6), and
18 (7); and Section 7.1.c.(1) and (2) shall not be permitted. In addition, the uses permitted under
19 Section 7.1.b shall include private recreational parks/areas.

20 (2) Planning Area 9 of Specific Plan No. 369 shall be developed with rear-loaded
21 single family homes. The development standards for uses in Planning Area 9 of Specific Plan
22 No. 369 shall be the same as those identified in Article VII of Ordinance No. 348 except that the
23 development standards set forth in Section 7.2, 7.3, 7.4, 7.5, 7.6, 7.7, 7.8, 7.9, 7.10, and 7.11 of
24 Ordinance No. 348 shall be deleted and replaced with the following:

- 25 A. The minimum lot size shall be 3,600 square feet. The minimum lot width
26 shall be 45 feet.
- 27 B. The front yard setback shall be a minimum of 10 feet. The separation
28 between structures shall not be less than 10 feet. Side yards setbacks on

1 corner lots shall be a minimum of 10 feet. All other side yard setbacks
2 shall be a minimum of 5 feet. The minimum rear yard setback on the
3 second floor shall be 3 feet for 50% of the living area and 9 feet for the
4 remaining 50% of the second story.

- 5 C. The maximum building height shall not exceed 35 feet.
- 6 D. The maximum lot coverage shall be 65% for single story structures and
7 50% for two story structures.
- 8 E. There shall be a 20 foot separation between the second stories of adjacent
9 buildings.
- 10 F. There shall be 50 square feet of landscaping at the T-intersection of a
11 private alley or where an alley abuts a trail connection.
- 12 G. Encroachments for fireplaces, AC units and media centers shall not
13 exceed 2 feet into the minimum side setback. Encroachments for
14 balconies, porches, decks, and attached patio covers shall not exceed 7 feet
15 into the minimum front or rear setback. No AC units shall be permitted in
16 front of the structure. The side yard with gate access shall at all times
17 maintain a 5 feet clearance regardless of encroachments.
- 18 H. Any driveway shall be less than 3 feet in length or at least 18 feet in
19 length; driveway lengths between 3 feet and 18 feet are not permitted.
- 20 I. All playground equipment shall be shaded in accordance with the Shade
21 Standards described in Section IV.E.3 of Specific Plan No. 369.

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

24 i. Planning Areas 19, 20, 21, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B, 24C, 24D,
25 24E, 25A, 25B, and 28.

26 (1) The uses permitted in Planning Areas 23B, 23C, 23D, and 24C of Specific Plan
27 No. 369 shall be the same as those uses permitted in Article XIII, Section 13.1 of Ordinance No.
28 348. No use, other than an agricultural use and any use incidental thereto permitted in Article

1 XIII, Section 13.1 of Ordinance 348 shall be permitted within Planning Areas 23B, 23C, 23D,
2 and 24C of Specific Plan No. 369 until such time as Map No. 298 of Coachella Valley
3 Agricultural Preserve No. 62 and Map No. 132 of Coachella Valley Agricultural Preserve No. 18
4 (applicable to Planning Areas 23B, 23C, and 24C, and applicable to 23D, respectively) have been
5 diminished or disestablished in the planning area and any corresponding Williamson Act contract
6 is no longer in effect for the planning area.

7 Thereafter, for Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 the uses
8 permitted shall be the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance
9 No. 348, except that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and
10 Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall
11 include clubhouses, recreational parks/areas, detention basins, open space, paseos, irrigation
12 storage ponds and related facilities, trails, pools, tot lots, bathrooms, spas, picnic areas, BBQ
13 facilities, fitness centers, and other similar related uses.

14 (2) The uses permitted in Planning Areas 19, 20, 21, 23A, 23E, 23F, 23G, 24A, 24B,
15 24D, 24E, 25A, 25B and 28 of Specific Plan No. 369 shall be the same as those uses permitted in
16 Article VIIIe, Section 8.100 of Ordinance No. 348, except that the uses permitted pursuant to
17 Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1) shall not be permitted. In addition,
18 the uses permitted under Section 8.100 shall include clubhouses, recreational parks/areas,
19 detention basins, open space, irrigation storage ponds and related facilities, trails, paseos, pools,
20 tot lots, bathrooms, spas, picnic areas, BBQ facilities, fitness centers, and other similar related
21 uses.

22 (3) The development standards for agricultural uses and incidental uses thereto within
23 Planning Areas 23B, 23C, 23D, and 24C of Specific Plan No. 369 shall be the same as those
24 standards in Article XIII, Section 13.2 of Ordinance No. 348.

25 (4) The development standards for uses other than agricultural uses and incidental
26 uses thereto within Planning Areas 19, 20, 21, 23A, 23B, 23C, 23D, 23E, 23F, 23G, 24A, 24B,
27 24C, 24D, 24E, 25A, 25B, and 28 of Specific Plan No. 369 shall be the same as those standards
28 identified in Section 8.101 of Ordinance No. 348. Additionally, the following development

1 standard shall apply:

2 A. All playground equipment shall be shaded in accordance with the Shade
3 Standards described in Section IV.E.3 of Specific Plan No. 369.

4 (5) Except as provided above, all other zoning requirements shall be the same as
5 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and
6 incidental uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

7 j. Planning Areas 22 and 26.

8 (1) The uses permitted in Planning Areas 22 and 26 of Specific Plan No. 369 shall be
9 the same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except
10 that the uses permitted pursuant to Section 8.1.a(1), (3); Section 8.1.b(1); and Section 8.1.c(1)
11 shall not be permitted. In addition, the uses permitted under Section 8.100 shall include public
12 recreational parks/areas.

13 (2) The development standards for Planning Areas 22 and 26 of Specific Plan No.
14 369 shall be the same as those standards identified in Section 8.101 of Ordinance No. 348.
15 Additionally, the following standards shall apply:

16 A. Sports fields and lawn areas may be lighted; however, lighting shall be
17 directed in a manner that minimizes light pollution impacts on nearby
18 residential units. Lighting of sports fields and lawn areas shall conform to
19 the requirements of Riverside County Ordinance No. 655.

20 B. All playground equipment shall be shaded in accordance with the Shade
21 Standards described in Section IV.E.3 of Specific Plan No. 369.

22 C. Drinking fountains and public restrooms shall be provided.

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

25 k. Planning Area 27.

26 (1) The uses permitted in Planning Area 27 of Specific Plan No. 369 shall be the
27 same as those uses permitted in Article XIII, Section 13.1 of Ordinance No. 348. No use, other
28 than an agricultural use and any use incidental thereto permitted in Article XIII, Section 13.1 of

1 Ordinance 348 shall be permitted within Planning Area 27 of Specific Plan No. 369 until such
2 time as Map No. 298 of Coachella Valley Agricultural Preserve No. 62 has been diminished or
3 disestablished in the planning area and any corresponding Williamson Act contract is no longer
4 in effect for the planning area.

5 Thereafter, for Planning Area 27 of Specific Plan No. 369 the uses permitted shall be the
6 same as those uses permitted in Article VIIIe, Section 8.100 of Ordinance No. 348, except that
7 the uses permitted pursuant to Section 8.1.a(1), (2), (3), (4), and (8); Section 8.1.b(1); and
8 Section 8.1.c(1) shall not be permitted. In addition, the uses permitted under Section 8.100 shall
9 include electrical substations, maintenance roads, and other related facilities and equipment.

10 (2) The development standards for agricultural uses and incidental uses thereto within
11 Planning Area 27 of Specific Plan No. 369 shall be the same as those standards in Article XIII,
12 Section 13.2 of Ordinance No. 348.

13 (3) If Planning Area 27 of Specific Plan No. 369 is developed with utility land uses,
14 the development standards for such uses shall be the same as those standards identified in
15 Section 8.101 of Ordinance No. 348, except that the development standards pursuant to Section
16 8.101.a, b, c, and e shall be deleted and replaced with the following:

17 A. The maximum building height shall be 75 feet.

18 B. There is no minimum lot size or front, side, or back minimum width
19 requirements.

20 (4) Except as provided above, all other zoning requirements shall be the same as
21 those requirements identified in Article XIII of Ordinance No. 348 for agricultural uses and
22 incidental uses thereto and Article VIIIe of Ordinance No. 348 for all other uses.

23 I. Definitions. For the purpose of this ordinance, certain words and terms used herein are
24 herewith defined. Definitions in this Section are in addition to those defined in Article XXI of
25 Ordinance No. 348. When not inconsistent with the context, words used in the present tense
26 include the future tense; words in the singular number include the plural number and words in
27 the plural number include the singular number. The masculine gender includes the feminine and
28 neuter gender. The word "shall" is always mandatory and not merely directory. The word "may"

1 is permissive.

2 (1) Cluster Home. A type of development which places more than one dwelling unit
3 intended for sale, not for rent, on one lot, usually clustered around one common drive
4 way or drive aisle. Cluster homes must use condominium subdivisions per the
5 Subdivision Map Act.

6 (2) Paired Z-lot. A type of development which situates a detached single family dwelling
7 so that at least one wall is on a property line; however, a minimum setback between
8 structures is required. Often this will include reciprocal easements so that open space
9 for one homeowner will be situated in another homeowner's property. Alternatively,
10 the lot line may change to follow the proposed structure placement. The reciprocal
11 easements are a required condition of development.

12 (3) Rear-loaded home. A type of development with attached or detached dwelling units
13 which features a vehicular entrance (driveway) to the back of the lot usually attached
14 to an alley. In a Rear-loaded home development, all dwelling main entrances (front
15 doors) must face a street.”

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

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3 BOARD OF SUPERVISORS OF THE COUNTY
4 OF RIVERSIDE, STATE OF CALIFORNIA

5 By: _____
6 Chairman, Board of Supervisors

7
8
9 ATTEST:

10 CLERK OF THE BOARD

11
12 By

13 Deputy

14 (SEAL)

15
16 APPROVED AS TO FORM

17 September 13, 2010

18
19
20
21 By: 

22 TIFFANY N. NORTH
23 Deputy County Counsel

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25 TNN:md
26 091310

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