

Agenda Item No.: 3.1
Supervisory District: Third
Project Planner: Bahelila Boothe

Plot Plan Number: 24045
Applicant: Neal Arave
Directors Hearing: July 13, 2009
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct a 702 square foot detached garage with a 190 square foot breezeway on 10 Acres associated with the 1,782 square foot manufactured home located at 40210 Cactus Valley Road in Hemet, CA. APN: 469-110-042

ISSUES OF RELEVANCE:

There are no issues of relevance at this time.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24045, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

CONCLUSIONS:

1. The proposed project is in conformance with the Riverside County General Plan.
2. The proposed project is consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed project is compatible with the present and future logical development of the area.
5. The proposed project will not have a significant effect on the environment.
6. Accessory buildings are exempt under section 15303(e) of the California Environmental Quality Act.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the accessory structure is proposed.
2. The project site is designated Rural Community: Estate Density Residential (2 Acre Minimum) on San Jacinto Valley Area Plan.
3. The proposed accessory use is a permitted use in the general plan designation.

4. The proposed accessory use is a permitted use, subject to approval of a plot plan in the Light Agricultural (5 Acre Minimum) zone.
5. The proposed accessory use is consistent with the development standards set forth in the zone.
6. The proposed detached garage is considered a detached accessory building under section 18.18 of Ordinance 348.
7. The accessory building is located less than 30 feet from the main dwelling.
8. The accessory building is compatible with the architecture of the main building.
9. The project conforms to Section 15303, New Construction or Conversion of Small Structures, of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: ... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences.