

Agenda Item No.: 3.2
Supervisory District: Third
Project Planner: Damaris Abraham

Plot Plan Number: 24058
Applicant: Debbie Sheridan
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 1,800 square foot detached storage building and two 482 square foot each detached garages on 20.04 acres associated with the proposed 4,198 square foot residence located at 40910 Table Mountain Truck Trail in Anza.

ISSUES OF RELEVANCE:

The applicant is proposing to construct a 4,198 square foot residence in conjunction with the proposed storage building and the two detached garages. The project is conditioned to have permits issued and finalized for the proposed primary dwelling unit prior to the issuance and final of the proposed storage building and the two detached garages.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24058, 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 does not have a primary dwelling on the parcel where the accessory building is proposed. However, the applicant has applied for a building permit (BRS090195) in order to construct a 4,198 square foot dwelling unit on the parcel.

2. The project site is designated Rural: Rural Residential (5 Acres Minimum) on the REMAP Area Plan.
3. The proposed accessory uses are permitted uses in the general plan designation.
4. The proposed accessory uses are permitted uses, subject to approval of a plot plan in the Rural Residential - 20 Acres Minimum (R-R-20) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the zone.
6. The proposed storage building and the two detached garages are considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The 1,800 square foot storage building is located 30 feet or more from the main building.
8. The two detached garages are located less than 30 feet from the main building and are compatible with the architecture of the main building.
9. The accessory buildings are consistent with the character of the surrounding community.
10. 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.

INFORMATIONAL ITEMS:

1. As of this writing, no letters, in support or opposition have been received.
2. The subject site is currently designated as Assessor's Parcel Number 577-380-042.
3. This project was filed with the Planning Department on April 7, 2009.