

Agenda Item No.: 3.2
Supervisory District: Fifth
Project Planner: Bahelila Boothe

Plot Plan Number: 24018
Applicant: Kenny & Odos Clanin
Directors Hearing: February 8, 2010
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

This plot plan is a proposal to construct an 2-story 864 square foot detached barn (864 square foot 1st floor and 864 square foot 2nd floor storage) on .9 acre associated with the 1,716 square foot residence located at 40590 Dutton Street in Beaumont, CA. APN: 402-060-007.

ISSUES OF RELEVANCE:

Based on Building & Safety comment sheet, the proposed structures will be used strictly for agricultural purposes and the second story balcony shall be removed. The project will be conditions prior to issuance of building permits a revised exhibit will be submitted with the balcony removed. A copy of Building and Safety comment letter is included in package.

RECOMMENDATIONS:

APPROVAL of Plot Plan No. 24018, 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 building is proposed.
2. The project site is designated Rural Community: Very Low Density Residential (1 Acre Minimum) on The Pass 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 Residential Agricultural (R-A-1) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the R-A-1 zone.
6. The proposed 864 square foot detached barn is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached barn is located 30 feet or more from the main building.
8. The accessory building is consistent with the character of the surrounding community.
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.