

Agenda Item No.: 3.3  
Supervisory District: Third  
Project Planner: Bahelila Boothe

Plot Plan Number: 24286  
Applicant: Lawrence Coco  
Directors Hearing: February 8, 2010  
Continued from: January 4, 2010  
CEQA Exempt

## COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

### **PROJECT DESCRIPTION AND LOCATION:**

This plot plan is a to permit conversion of existing 2,180 square foot carport into a workshop/work area with temp control cooling room on 5.15 acres associated with the 1,260 square foot residence with a 230 square foot attached garage located at 39740 Via Carmelo in Temecula, CA. APN: 915-550-030.

### **ISSUES OF RELEVANCE:**

This project was continued from the January 4, 2010, Director's Hearing for the applicant to provide an approval letter from the Rancho Glenoaks Homeowners Association. The applicant has received approval for the carport but not for the conversion to workshop/work area with temp control cooling room

### **RECOMMENDATIONS:**

**APPROVAL** of Plot Plan No. 24286, 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: Rural Residential (5 Acre Minimum) on the Southwest 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 Agriculture (R-A-5) zone.
5. The proposed accessory uses are consistent with the development standards set forth in the zone.
6. The proposed 2,180 square foot workshop/work area is considered detached accessory buildings under section 18.18 of Ordinance 348.
7. The detached workshop/work area 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.