



# Agenda Item No. 5.1

Riverside County Planning Commission

Appeal of Plot Plan No. 23632

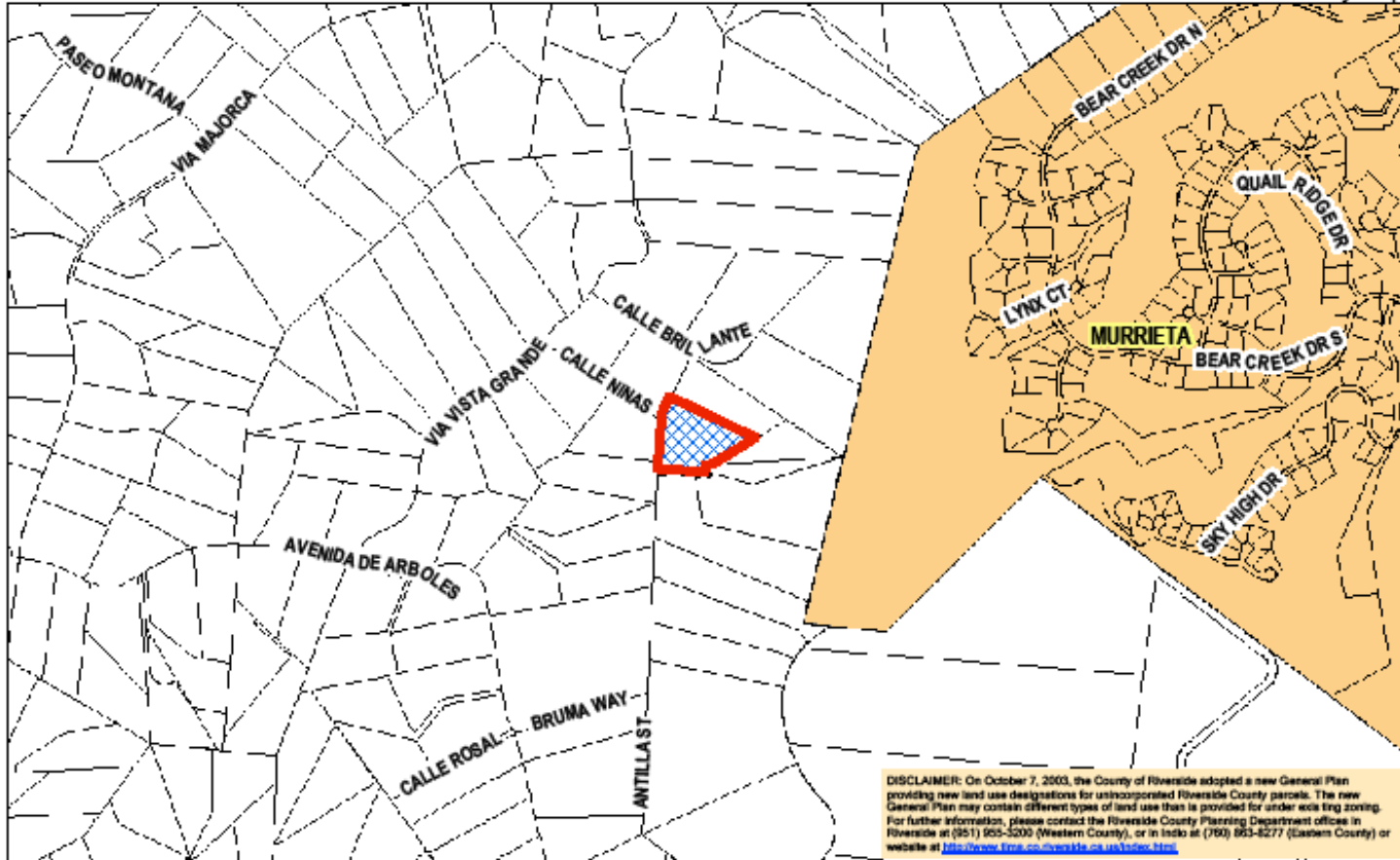


# Vicinity Map

Supervisor Buster  
District 1  
Date Drawn: 1/14/09

**PP23632**  
**VICINITY MAP**

Planner: Damaris Abraham  
Date: 2/4/09  
Vicinity Map



DISCLAIMER: On October 7, 2003, the County of Riverside adopted a new General Plan providing new land use designations for unincorporated Riverside County parcels. The new General Plan may contain different types of land use than is provided for under existing zoning. For further information, please contact the Riverside County Planning Department office in Riverside at (951) 963-5200 (Western County), or in Indio at (760) 963-8277 (Eastern County) or website at <http://www.fpmc.co/riverside.ca.us/indio.htm>.

Area: Rancho California  
Township/Range: T7SR4W  
Section : 10

**RIVERSIDE COUNTY PLANNING DEPARTMENT**

Assessors  
Bk. Pg. 928-35  
Thomas  
Bros. Pg. 927 A4





# Development Opportunities

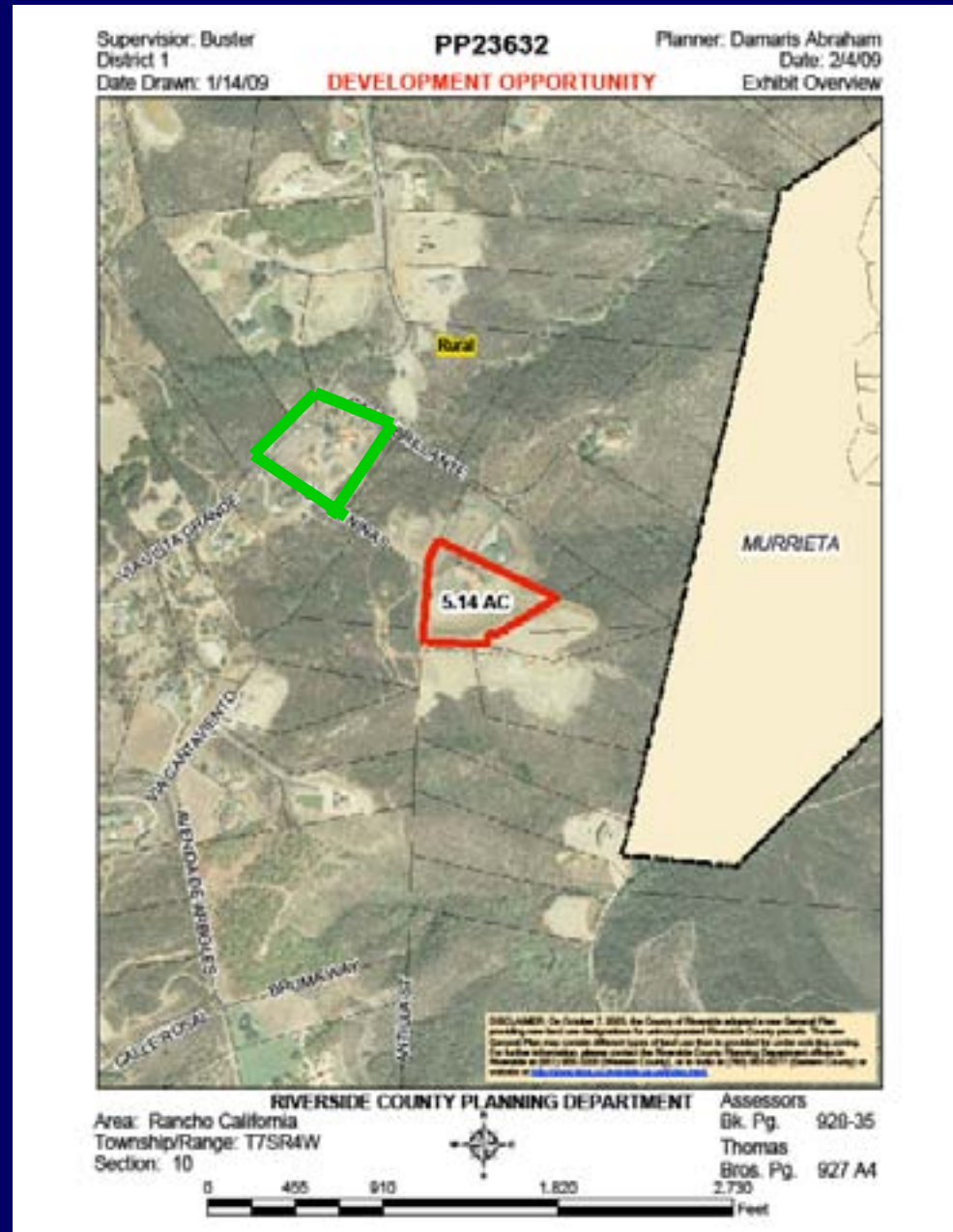
## Site's Foundation Component:

Rural

## Surrounding Components:

## North/South/East/West:

Rural





# General Plan

## Current General Plan:

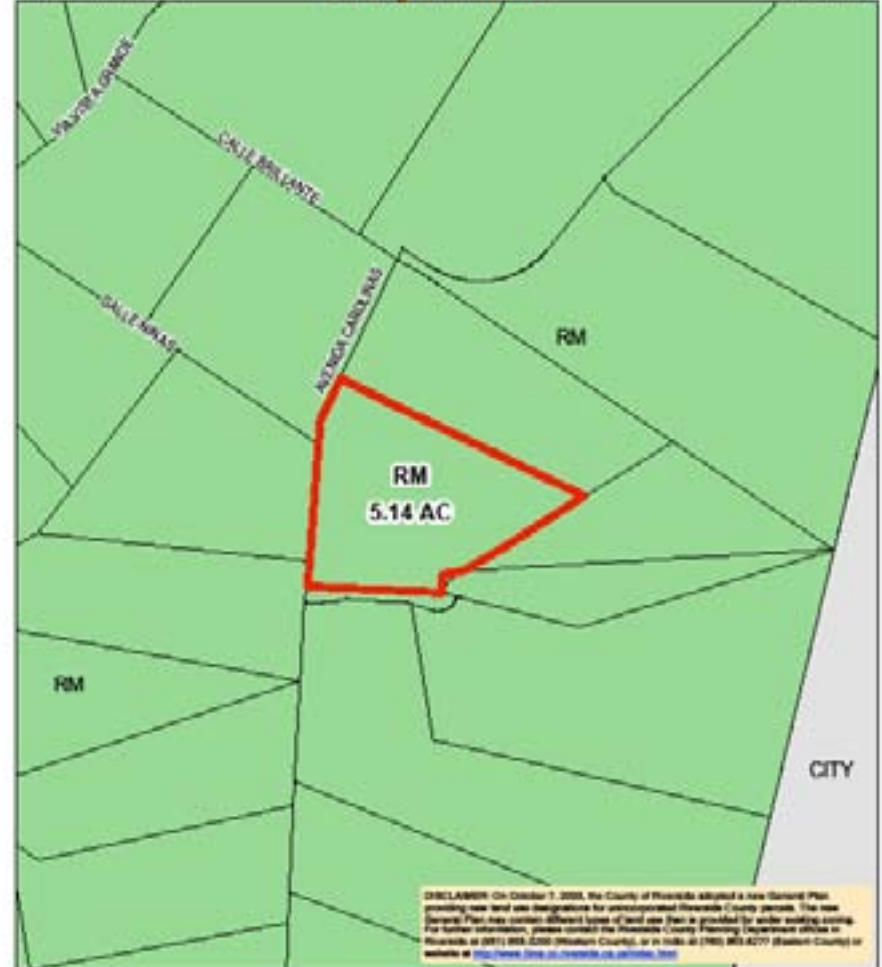
Rural Mountainous (RM) (10 Ac Min)

## Surrounding Designations:

### North/South/East/West:

Rural Mountainous (RM) (10 Ac Min)

Supervisor Buster District 1 Date Drawn: 1/14/09  
PP23632 Existing General Plan  
Planner: Damaris Abraham Date: 2/4/09 Exhibit 5



RIVERSIDE COUNTY PLANNING DEPARTMENT  
Area: Rancho California  
Township/Range: T7SR4W  
Section: 10  
Assessors: Bk Pg 928-35  
Thomas Bros. Pg. 927 A4  
0 225 450 900 1,350 Feet



# Zoning

## Current Zoning:

Residential Agricultural – 5 Acres Minimum (R-A-5)

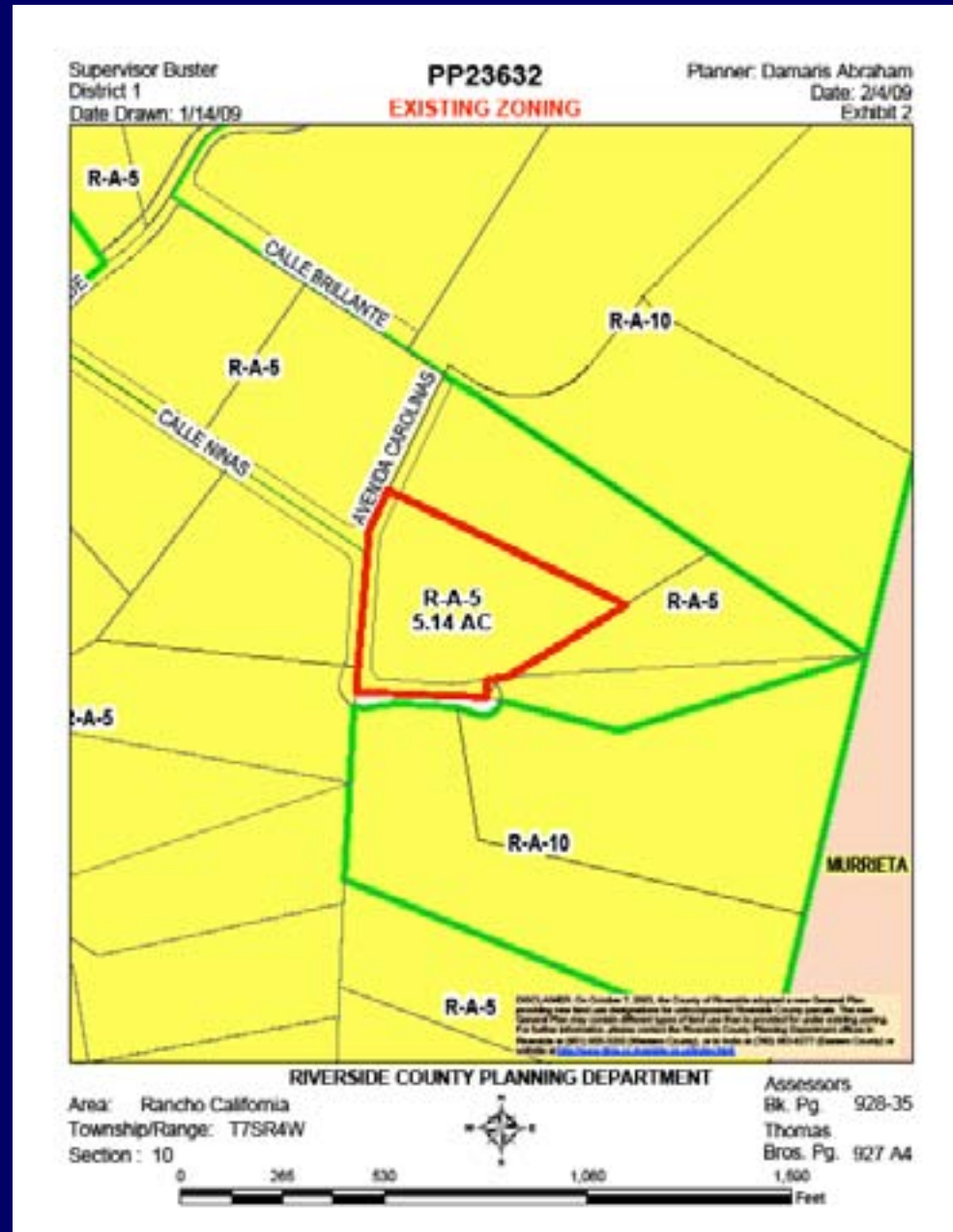
## Surrounding Zoning:

### North/East/West:

Residential Agricultural – 5 Acres Minimum (R-A-5)

### South:

Residential Agricultural – 10 Acres Minimum (R-A-10)





# Land Use

## Current Land Use:

Single Family Residence

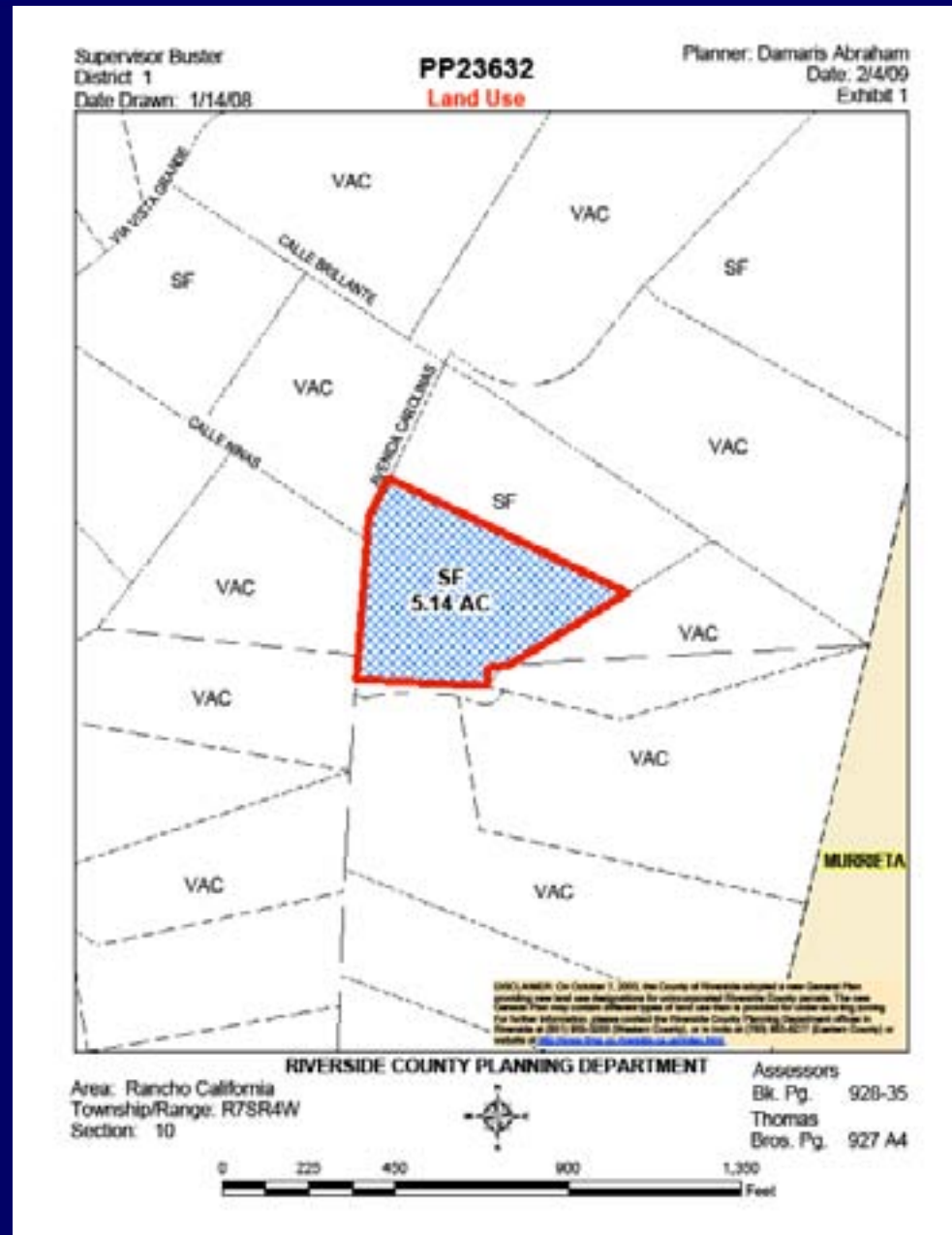
## Surrounding Land Uses:

### North:

Single Family Residence

### South/East/West:

Vacant







# Elevations - structure





# Floor Plan

**GENERAL NOTES**

- All construction shall conform to the following:
  - These general notes, unless noted otherwise.
  - 2007 California Standards Code
    - 2007 LSC
    - 2007 CBC
    - 2007 CMC
    - 2007 CEC
  - All applicable local and state codes, specifications, references and regulations.
- In the installation of all elements and conditions shall be the responsibility of the contractor.
- Obtain Department plan permission over walls.

**MARKING**

- Use Plan "C" (Shades 70% to 80%) to 8000 900 400 L.
- Construction of 2-1/2" to 3".
- 1-1/2" = 1' exterior grade finished elevating.
- All marking walls, ceiling and flooring.

**REBAR**

- 1/2" rebar. Follow manufacturer's specifications for application. Ties and stir by wire.

**ENCLOSURE**

- All areas shall be to 20 GA galvanized steel unless noted otherwise.
- Cladding to exterior and roof structure shall be approved, finished or approved panels including systems within 3 feet of the wall or ceiling. Items not being gabled shall have perimeter seals.
- All exterior doors and windows shall be fully waterproofed or gasketed. All doors and windows shall comply with the S-200A, Type 1-1/2" of hardware for doors and windows.
- All exterior joints, penetrations and openings shall be sealed and weath.
- Locations of loading docks shall be 5' increments with the requirements of Chapter 10 of USC.
- All the openings including all from the building envelope in walls shall be gabled with finished exterior.
- Roof structure materials used in a composite location in the frame.
- A floor or a loading dock area shall not be left before the structure is completed. A 1-1/2" minimum slope may occur providing the floor may not erode over the slope.
- Provide drainage of the following locations:
  - In recessed areas of wall joints and openings.
  - All intersections between horizontal exterior wall and horizontal ceiling.
  - In recessed areas between roof eaves and in the top wall corner of the roof.
  - In opening around pipes, pipes, vents, exhaust and similar equipment.
- Steel ribs and tank exterior openings shall have approved weather devices.
- Provide mechanical ventilation (2 air changes per hour) in service areas unless otherwise indicated.
- Control joints for exterior wall openings shall be of the gasketed type or equivalent, using same type.
- Maximum form size standards set by the California Seismic Commission:
  - Walls: 10' x 10'
  - Columns: 10' x 10'
  - Cast-in-place: 10' x 10'
  - Rebar: 10' x 10'
- Provide access panel (24"x36") for all trap stop pins.

**ENCLOSURE**

- Provide gaskets (steel) with tapered surface capable in meeting joints in aluminum frame, and with long edges, capable in meeting manufacturer's standard joint compound.
- Seals shall be 3/8" thick.
- These joints with joint compound and tape.
- Sealed walls shall be 1/2" x 1/2" x 1/2" with 1/2" x 1/2" x 1/2" head of 1/2" x 1/2" x 1/2" in 1/2" x 1/2" x 1/2" composite. Seals shall be applied and approved joints in lighting.
- Seals shall be sealed in all studs and replacement plates.

**GENERAL SPECIFICATIONS**

NO.	DESCRIPTION	UNIT	QUANTITY	PRICE	TOTAL
1	CONCRETE	CU YD	100	100.00	100.00
2	STEEL	TON	50	50.00	50.00
3	WOOD	CU YD	200	200.00	200.00
4	GLASS	SQ FT	1000	1000.00	1000.00
5	PAINT	SQ YD	500	500.00	500.00
6	ROOFING	SQ FT	2000	2000.00	2000.00
7	MECHANICAL	HR	100	100.00	100.00
8	ELECTRICAL	HR	100	100.00	100.00
9	PLUMBING	HR	100	100.00	100.00
10	LABOR	HR	1000	1000.00	1000.00
11	PERMITS	NO.	1	100.00	100.00
12	INSURANCE	NO.	1	100.00	100.00
13	TRAVEL	NO.	1	100.00	100.00
14	UTILITIES	NO.	1	100.00	100.00
15	TESTING	NO.	1	100.00	100.00
16	CONTINGENCY	NO.	1	100.00	100.00
17	TOTAL				10000.00

**NOTES**

1. The contractor shall be responsible for obtaining all necessary permits and approvals from the appropriate authorities.
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**TYPICAL EXTERIOR JOINT**

**1**

**2nd UNIT**

**Barr**

**FLOOR PLAN**

Scale: 1/4" = 1'-0"

Author: J.K. Pertulla, AIA  
Date: 1/20/09  
Title: 2nd UNIT

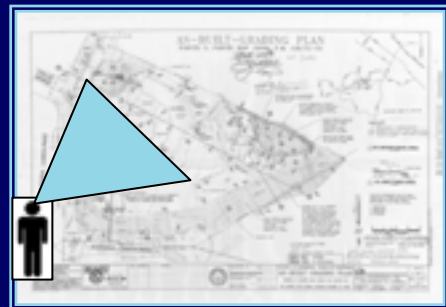
APPROVED: J.K. PERTULLA, AIA  
ARCHITECT

AGRICULTURAL TO BARR STRUCTURE  
FOR STEPHEN DALTON  
3800 ARBON COUNCILWAY, WAREHOUSING, CA 92586

A-1



# Site Photo 1



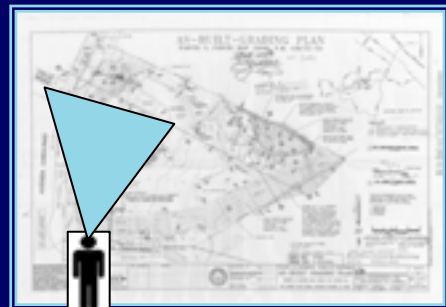
Front of the accessory structure



# Site Photo 2



side of the accessory structure





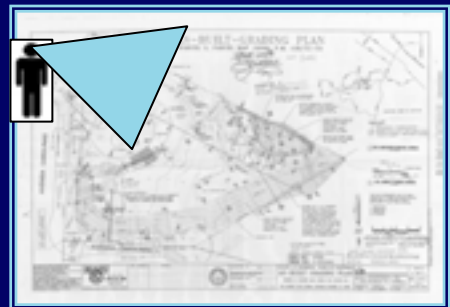
# Site Photo 3



Inside the accessory structure



# Site Photo 4



The primary residence



## Background

The applicant filed this plot plan application on July 30, 2008 in an attempt to resolve a code violation (CV07-10713) issued by the Code Enforcement Division at the County of Riverside for construction without a permit.

The project was approved at the December 15, 2008 Planning Director's Hearing as a 3,000 square foot conversion of an agricultural building to a barn and a horse stall based on the information submitted with the project. However, the planning department has received an appeal for this project from a concerned neighbor. The appellant has indicated that the applicant's recent submittal contains information that is not accurate.



## Issues of concern

One of the issues raised by the appellant was that the structure is not a 3,000 square foot conversion of an agricultural building to barn and horse stall but rather an unpermitted newly constructed RV parking and garage. However, the planning department has located an agricultural building registration (BFE070028) for the property. Based on the information submitted by the applicant and as shown on the exhibits it appears that a portion of this agricultural building was converted to a barn and a horse stall.

A portion of the agricultural building is converted to a second unit. The applicant has submitted a Second Unit Permit application (SUP01385) for the 1,048 square foot second unit conversion.



## Recommendations

**DENIAL** of the Appeal for Plot Plan No. 23632 based upon the findings and conclusions incorporated in the staff report and,



**APPROVAL** of Plot Plan No. 23632, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.



# Additional Pictures





# Additional Pictures





# Additional Pictures





# Additional Pictures

