

**SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA**



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 18, 2008

SUBJECT: Ordinance No. 449.237, an Ordinance of the County of Riverside Extending Interim Zoning Prohibiting the Issuance of Guest Dwelling Permits for a Ten (10) Month, Fifteen (15) Day Period.

RECOMMENDED MOTION: That the Board: (1) Adopt Ordinance No. 449.237, (4/5ths vote required) and (2) Direct the Clerk of the Board of Supervisors to notice a public hearing for July 14, 2009 to determine whether the ordinance should be extended.

BACKGROUND: On July 29, 2008, The Board of Supervisors adopted Ordinance No. 449.236, to establish interim zoning prohibiting the approval or issuance of land use permits for guest dwellings within Riverside County.

Recent revisions to second unit and guest dwelling zoning requirements have resulted in an unprecedented influx of guest dwelling permit applications in all County districts. Community members have voiced concerns that the guest dwelling zoning provision has been too liberally construed, resulting in an unintended and expansive use of such structures. Community members have noted that this influx has already resulted in an increase in noise and traffic from recently constructed/permitted guest dwellings, as verified by increased code violations for certain permittees. These land use permits may also be inconsistent with current General Plan land use designations pertaining to density in certain areas of the County. The result of the population density increase is an unprecedented burden on infrastructure in numerous locations. As a result, there is an immediate need to study the impact this phenomenon is having on the public's health, safety and welfare, and to revise the appropriate zoning provision to be more consistent with the General Plan in its application.

**REQUIRES
4/5th's VOTE**

Damian Meins, Asst. Dir. to

Ron Goldman
Planning Director

initials

REVIEWED BY EXECUTIVE OFFICE
DATE: 8/24/08
Tina Grande

FORM APPROVED COUNTY COUNSEL
BY: LARISA R-MCKENNA DATE: 8/18/08

Policy Policy

Consent Consent

Dep't Recomm.:
Per Exec. Ofc.:

Prev. Agn. Ref.

District: 2nd

Agenda Number:

16.8

The Honorable Board of Supervisors

RE: Ordinance No. 449.237, an Ordinance of the County of Riverside Extending Interim Zoning Prohibiting the Issuance of Guest Dwelling Permits for a Ten (10) Month, Fifteen (15) Day Period.

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Page 2 of 2

The Board took action through Ordinance No. 449.236 to establish interim zoning prohibiting the approval or issuance of land use permits for guest dwellings within Riverside County, in order to provide the Planning Department with the opportunity to study the significance of the influx of guest dwelling permits and resulting impacts to the community, also for the currently contemplated zoning proposal to be heard by the Planning Commission and the Board of Supervisors, and to be considered for adoption.

In addition to studying the appropriate use of the guest dwelling provision per the vision of the Riverside County General Plan, the Planning Department will research how other jurisdictions reconcile guest dwellings and their impacts upon communities. Potential revisions to the ordinance on guest dwellings include a proportionate size restriction to the size of main structure, the limitation of either one guest dwelling or one second unit per lot, and deed restrictions so that future buyers of a property are fully informed as to the restrictions of guest dwellings.

Public hearings regarding the ordinance revision will require at least several months to complete; therefore, the extension of the interim zoning hereby requested would be necessary to prevent new guest dwellings from being established until the referenced ordinance revision has been thoroughly considered by the public hearing bodies, and adopted.

