

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

430 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

July 7, 2009

SUBJECT: Ordinance No. 348.4647, an Ordinance of the County of Riverside amending Section 18.18 of Article XVIII of Ordinance No. 348 regarding Detached Accessory Buildings.

RECOMMENDED MOTION:

1. That the Board of Supervisors adopt Ordinance No. 348.4647 as recommended by the Planning Commission.
2. That the Board of Supervisors find the adoption of Ordinance No. 348.4647 is exempt from CEQA pursuant to CEQA Guidelines Section 15303. CEQA Guidelines Section 15303 is a categorical exemption for new construction or conversion of small structures.
3. Further, that the Board of Supervisors direct the Planning Department to file the Notice of Exemption with the County Clerk for filing and posting.

BACKGROUND:

Section 18.18 of Article XVIII of Ordinance No. 348 currently requires a Plot Plan with a public hearing for a detached accessory building of 401 square feet or more, and for a detached accessory building with a floor area of 120 square feet or more on a lot which already has one or more approved or existing detached accessory buildings with a floor area of 120 square feet or more.

Ron Goldman
Planning Director

RG:lr

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 7/8/09
Tina Grande
Departmental Concurrence

FORM APPROVED COUNTY COUNSEL
BY: [Signature]
DATE 7/7/09
TIFFANY N. NORTH

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

3000 711 -B 6/12/09

Prev. Agn. Ref.

District: ALL

Agenda Number:

16.2

The Honorable Board of Supervisors

RE: Ordinance No. 348.4647, an Ordinance of the County of Riverside amending Section 18.18 of Article XVIII of Ordinance No. 348 regarding Detached Accessory Buildings.

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The proposed amendment revises the detached accessory building size thresholds that will require a Plot Plan where there are no detached accessory buildings with a floor area more than 120 square feet already approved or existing on the lot.

Specifically:

1. A Plot Plan will not be required for a detached accessory building of 1200 square feet or less if the accessory building is located on a lot larger than one acre, and the building is set back from all property lines a minimum of 50 feet.
2. A Plot Plan will not be required for a detached accessory building of 650 square feet or less.

The existing requirement for a Plot Plan for any detached accessory building with a floor area of 120 square feet or more on a lot which already has one or more approved or existing detached accessory structures will remain unchanged.

Ordinance 348.4647 was approved by the Planning Commission on May 13, 2009 and recommended for adoption by the Board of Supervisors based upon the findings and conclusions in the Planning Department Staff Report attached hereto and incorporated herein by reference.