

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

457



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 30, 2010

SUBJECT: Planning Director's report on Interim Ordinance No. 449.238, an interim ordinance of the County of Riverside relating to the regulation of guest dwellings.

RECOMMENDED MOTION: Receive and File the Planning Director's report.

BACKGROUND: Section 5 of Ordinance No. 449.236 requires at least ten (10) days prior to the expiration of this ordinance, the Planning Director shall make a written report to the Board describing therein all measures taken to alleviate the condition which led to the adoption of this ordinance. Interim Ordinance No. 449.236, adopted on July 29, 2008, prohibited the approval or issuance of a land use permit for guest dwellings. The purpose of this Interim Ordinance was to assess the impacts of recent revisions to the second unit and guest dwelling zoning

Ron Goldman
Planning Director

Initials:
AR

(Continued on Attached Page)

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|---------------------------|--------------------------------------|--------|--------------------------------|-------|
| FINANCIAL DATA | Current F.Y. Total Cost: | \$ N/A | In Current Year Budget: | Yes |
| | Current F.Y. Net County Cost: | \$ N/A | Budget Adjustment: | No |
| | Annual Net County Cost: | \$ N/A | For Fiscal Year: | 09/10 |

| | | |
|-----------------------------|---|--------------------------|
| SOURCE OF FUNDS: N/A | Positions To Be Deleted Per A-30 | <input type="checkbox"/> |
| | Requires 4/5 Vote | <input type="checkbox"/> |

C.E.O. RECOMMENDATION:

APPROVE

BY:
Tina Grande

County Executive Office Signature

Dept't Recomm.: Consent Policy

Per Exec. Ofc.: Consent Policy

Prev. Agn. Ref. | **District:** ALL | **Agenda Number:** 3.81

The Honorable Board of Supervisors

RE: Planning Director's report on Interim Ordinance No. 449.238, an interim ordinance of the County of Riverside relating to the regulation of guest dwellings.

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requirements on the public's health, safety, and welfare, and subsequently to revise the appropriate zoning provisions to be more consistent with the General Plan and in its application. Interim Ordinance No. 449.236 expired on September 2008 and was replaced with Interim Ordinance No. 449.237, which extended Ordinance No. 449.236's guest dwellings moratorium for 30-days (October 11, 2008). Ordinance No. 449.238 was later adopted to extend the previous moratorium by one-year and nine months.

During the period of the interim ordinance, the Planning Department, in conjunction with the departments of Building and Safety, Code Enforcement, TLMA Administration (Public Counter Services) and County Counsel studied, revised, and prepared a draft amendment to Section 18.18 of Ordinance No. 348 to include provisions and development standards that allow for guest dwellings under a newly proposed classification called out as "Guest Quarters." The proposed amendment will avoid potential conflicts with other portions of Ordinance No. 348 and ensure that guest quarters are consistent with all aspects of the County General Plan.

The proposed ordinance amendment meets the requirements set forth in Section 3 of Ordinance No. 449.238. The proposed ordinance amendment requires that any guest quarters be proportionate in size to the lot and in no case larger than 600 square feet. Lots two acres and smaller in size are prohibited from having both a guest quarters and a second unit. The proposed ordinance amendment will also provide development standards that ensure all guest quarters are consistent and compatible with their surrounding environments and that enforcement of code violations relative to guest quarters can be enforced through the Code Enforcement Department without creating additional ambiguity within the code requirements.

The proposed ordinance amendment to Section 18.18 of Ordinance No. 348, applicable to guest quarters, is scheduled before the Planning Commission on July 14, 2010. This proposed amendment to Ordinance No. 348 will be scheduled for a public hearing before the Board of Supervisors upon conclusion of the Planning Commission Public Hearing(s).