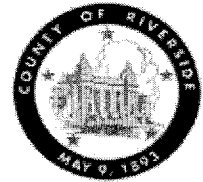


SUBMITTAL TO THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

301 B



FROM: TLMA - Planning Department

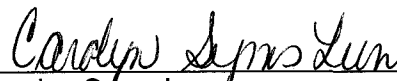
SUBMITTAL DATE:  
September 23, 2010

**SUBJECT: ORDINANCE NO. 348.4703** – CEQA Exempt – Applicant: County of Riverside. – All Supervisorial Districts – All Zoning Districts and Areas –The Ordinance Amendment is a proposal to amend Section 18.18 of Ordinance No. 348 regarding Detached Accessory Buildings. The proposed change will include language to allow Guest Quarters in all zones where the principal use of a lot is a one-family dwelling. The proposed ordinance will include development standards to regulate the size, orientation, and compatibility of the guest quarter within the lot. The proposed ordinance amendment requires that any guest quarter be proportionate in size to the lot and in no case larger than 600 square feet. Lots two acres or smaller in size are prohibited from having both a guest quarter and a second unit. The proposed amendment will also include new development standards that will apply to all detached accessory buildings as set forth in b.(12) through b.(16). With the exception of b.(14), all development standards for detached accessory buildings shall apply to guest quarters, as well as the standards of the particular zone and the standards in subsection c. of Section 18.18.

**RECOMMENDED MOTION:**

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION RECOMMENDS:**

**ADOPTION OF ORDINANCE NO. 348.4703**

  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

(continued on attached page)

REVIEWED BY EXECUTIVE OFFICE  
DATE 9/23/10  
Tina Grande  
Departmental Concurrence  
FORM APPROVED COUNTY COUNSEL  
BY: TIFANY N. NORTH  
DATE 9/23/10

Dep't Recomm.: ☐ Consent ☒ Policy  
Per Exec. Ofc.: ☐ Consent ☒ Policy

Prev. Agn. Ref.

District: ALL

Agenda Number:

16.1

**BACKGROUND:** Interim Ordinance No. 449.236 was adopted on July 29, 2008 which prohibited the approval of Guest Dwellings. The purpose of Interim Ordinance No. 449.236 was due to the immediate need to study the impacts of recent revisions to the second unit and guest dwelling zoning requirements on the public's health, safety, and welfare, and to revise the appropriate zoning provision to be more consistent with the General Plan and its application. Interim ordinance expired on September 11, 2008 and was replaced with Interim Ordinance No. 449.237, which extended Ordinance No. 449.236 for 30 days (October 11, 2008). Subsequent from this 30-day extension, Ordinance No. 449.238 was adopted to extend the previous ordinance one year and nine months. Ordinance No. 449-238 expired on July 29, 2010.

During the period of the interim ordinance, the Planning Department, in conjunction with the Departments of Building and Safety, Code Enforcement, Land Use Counter Services, TLMA, and County Counsel studied, revised, and prepared an amendment to Ordinance No. 348, Section 18.18 to include provisions and development standards to allow Guest Quarters, which will avoid previous conflicts with other portions of Ordinance No. 348 and ensure that Guest Quarters are consistent with all aspects of the Riverside County General Plan. The proposed ordinance amendment, Ordinance No. 348.4703, meets the standards and requirements set forth in Section 3 of Ordinance No. 449.238, which require that any guest dwelling be proportionate in size to the main structure, that lots less than two acres in size are prohibited from constructing a guest dwelling and a second unit permit (SUP). The amended ordinance section 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 clearly enforced through the Riverside County Code Enforcement department without creating additional ambiguity within the code requirements.