

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



803 B

REVIEWED BY EXECUTIVE OFFICE

DATE 12/11/12

Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:
November 29, 2012

SUBJECT: VARIANCE NO. 1878 – CEQA Exempt – Gayle Brewer – First/First Supervisorial District – Northerly of Thompson Court, southerly of Cajalco Road, easterly of Gavilan Road, westerly of Smith Road – 1.28 Acres – Zoning: R-A-1 – **REQUEST:** Grant a variance to reduce the front yard setback for the detached guest quarters/storage building and the detached barn/shed roof structure to 31 and 10 feet, respectively. The existing detached accessory structures don't comply with Section 18.28.b.(4) of Ordinance No. 348, which states: "in the case of an interior lot, no detached accessory building shall be erected so as to encroach upon the front half of the lot, provided, however, such accessory building need not be more than 75 feet from the street line."

A concurrent plot plan (Plot Plan No. 24969) proposes to permit an existing but unpermitted 400 sq. ft. detached garage building, a 556 sq. ft. detached barn building with 300 sq. ft. attached shed roof structure, and a 1,097 sq. ft. building containing a 599 sq. ft. guest quarters and a 498 sq. ft. storage room, with two patio covers totaling 468 sq. ft.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Director on November 5, 2012.

The Planning Department recommended Approval; and,
THE PLANNING DIRECTOR,

APPROVED VARIANCE NO. 1878, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report from the Director's Hearing.

Carolyn Syms Lurja

Carolyn Syms Lurja
Planning Director

Initials:
CSL:bb/dm *DM*

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

Prev. Agn. Ref.

District: 1/1

Agenda Number:

1.3