

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

3028



REVIEWED BY EXECUTIVE OFFICE

DATE 1/14/13 TMG Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
January 10, 2013

**SUBJECT: VARIANCE NO. 1857** is associated with the Second Unit Permit No. 1385 and is required because the construction of the second unit permit does not comply with Section 18.28.a.c.(6) of Ordinance No. 348, which requires second units to be located at the rear of the property or in the side portions of the lot and shall not be located in front of the primary dwelling unit.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on May 4, 2009.

The Planning Department recommended Approval; and,  
**THE PLANNING DIRECTOR RECOMMENDED:**

**APPROVAL** of **VARIANCE NO. 1857**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report from the Director's Hearing on May 4, 2009.

**BACKGROUND:**

The subject property is approximately five (5) acres in size and includes a 5,938 square foot primary residence and a 3,000 square foot horse barn attached to the Second Unit, located at 38750 Avenida Carolinas in unincorporated Riverside County near Murrieta. (Continued Page 2)

*Carolyn Syms Luna*  
Carolyn Syms Luna  
Planing Director

Initials:  
CSL:lr

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

Prev. Agn. Ref.

District: 1/1

Agenda Number:

1-2

The attached 3,000 square foot barn was heard and approved before a Director's Hearing on December 15, 2008, under Plot Plan No. 23632. Plot Plan No. 23632 was appealed to the Planning Commission by a concerned neighbor, and the Planning Commission denied the project on March 4, 2009. However, the Planning Commission recommended to the applicant that the Plot Plan was not the appropriate permit for this type of project and recommended that they submit Second Unit Permit and Variance applications.

The applicant, based upon the recommendation of the Planning Commission, applied for the Second Unit Permit and Variance. The Second Unit Permit No. 1385 and Variance No. 1857 were approved at the May 4, 2009, Director's Hearing. Since the May 4, 2009, Director's Hearing, the applicant applied for and finalized all the appropriate building permits associated with the Second Unit and attached 3,000 square foot barn.

However, staff inadvertently did not transmit Variance No. 1857 to the Board of Supervisors for Receive and File after the May 4, 2009, Director's Hearing decision. Thus, this request is to remedy that oversight.