

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

801B



FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 23, 2014

SUBJECT: VARIANCE NO. 1891 – Applicant: Steve Culhane – First/First Supervisorial District – Located: Southwesterly corner of Machado Street and Golondrinas Street. – REQUEST: Notice of Decision of the Director’s Hearing decision to approve Variance No. 1891.

RECOMMENDED MOTION: That the Board of Supervisors:

1. RECEIVE AND FILE the Notice of Decision of the Director’s Hearing decision for the above referenced case acted on at the Planning Director’s Hearing on August 4, 2014.

Departmental Concurrence

BACKGROUND:

Summary

Variance No. 1891 and Plot Plan No. 25561 were heard and approved on the August 4, 2014 Director’s Hearing meeting. The Plot Plan is a proposal to construct a 60 feet by 41 feet (2,460 square foot) detached RV garage with a height of 20 feet, associated with the 1,227 square foot main residence with attached garage. The Variance is a request to reduce the required 40 foot front yard setback to 29.3 foot (an encroachment of 10.6 feet) and reduce required 10 foot rear yard setback to 5 feet (an encroachment of 5 feet) due to the topography constraints and shape on the 0.54 acre property.

Juan C. Perez
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$				Consent <input checked="" type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds

Budget Adjustment:

For Fiscal Year:

C.E.O. RECOMMENDATION:

APPROVE

BY: 
Tina Grande

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District: 1/1

Agenda Number:

1-3

SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: Variance No. 1891
DATE: September 23, 2014
PAGE: Page 2 of 2

This variance is coming to the Board of Supervisors per Section 18.26 of Ordinance no. 348 and that no action by the Board is required unless a timely appeal is filed with the Clerk of the Board or the Board assumes jurisdiction by ordering the matter set for public hearing.



RIVERSIDE COUNTY PLANNING DEPARTMENT

Juan C. Perez
Interim Planning Director

DATE: September 23, 2014

TO: Clerk of the Board of Supervisors

FROM: Planning Department - Riverside Office *D.M.*

SUBJECT: VAR01891

(Charge your time to these case numbers)

The attached item(s) require the following action(s) by the Board of Supervisors:

- | | |
|--|---|
| <input checked="" type="checkbox"/> Place on Administrative Action (Receive & File; EOT) | <input type="checkbox"/> Set for Hearing (Legislative Action Required; CZ, GPA, SP, SPA) |
| <input checked="" type="checkbox"/> Labels provided If Set For Hearing | <input type="checkbox"/> Publish in Newspaper: |
| <input checked="" type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day | **SELECT Advertisement** |
| <input type="checkbox"/> Place on Consent Calendar | <input type="checkbox"/> **SELECT CEQA Determination** |
| <input type="checkbox"/> Place on Policy Calendar (Resolutions, Ordinances, PNC) | <input type="checkbox"/> 10 Day <input type="checkbox"/> 20 Day <input type="checkbox"/> 30 day |
| <input type="checkbox"/> Place on Section Initiation Proceeding (GPIP) | <input type="checkbox"/> Notify Property Owners (app/agencies/property owner labels provided) |
| | Controversial: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO |

Designate Newspaper used by Planning Department for Notice of Hearing:
(1st Dist) Press Enterprise

Documents to be sent to County Clerk's Office for Posting within five days:

California Department of Fish & Wildlife Receipt (N/A)

Do not send these documents to the County Clerk for posting until the Board has taken final action on the subject cases.

Riverside Office · 4080 Lemon Street, 12th Floor
P.O. Box 1409, Riverside, California 92502-1409
(951) 955-3200 · Fax (951) 955-1811

Desert Office · 77-588 Duna Court, Suite H
Palm Desert, California 92211
(760) 863-8277 · Fax (760) 863-7040

"Planning Our Future... Preserving Our Past"

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



FROM: TLMA – Planning Department

SUBMITTAL DATE:
September 23, 2014

SUBJECT: VARIANCE NO. 1891 – Applicant: Steve Culhane – First/First Supervisorial District – Located: Southwesterly corner of Machado Street and Golondrinas Street. – REQUEST: Notice of Decision of the Director’s Hearing decision to approve Variance No. 1891.

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BACKGROUND:

Summary

Variance No. 1891 and Plot Plan No. 25561 were heard and approved on the August 4, 2014 Director’s Hearing meeting. The Plot Plan is a proposal to construct a 60 feet by 41 feet (2,460 square foot) detached RV garage with a height of 20 feet, associated with the 1,227 square foot main residence with attached garage. The Variance is a request to reduce the required 40 foot front yard setback to 29.3 foot (an encroachment of 10.6 feet) and reduce required 10 foot rear yard setback to 5 feet (an encroachment of 5 feet) due to the topography constraints and shape on the 0.54 acre property.

Juan C. Perez
Interim Planning Director

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$				Consent <input type="checkbox"/>
NET COUNTY COST	\$	\$	\$	\$	

SOURCE OF FUNDS: Deposit based funds **Budget Adjustment:**
For Fiscal Year:

C.E.O. RECOMMENDATION:

County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.:

District:1/1

Agenda Number:

Departmental Concurrence

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

FORM 11: Variance No. 1891

DATE: September 23, 2014

PAGE: Page 2 of 2

This variance is coming to the Board of Supervisors per Section 18.26 of Ordinance no. 348 and that no action by the Board is required unless a timely appeal is filed with the Clerk of the Board or the Board assumes jurisdiction by ordering the matter set for public hearing.

Agenda Item No.: 2.4
Supervisory District: First/First
Project Planner: Bahelila Boothe
Director's Hearing: August 4, 201

VARIANCE NO. 1891
PLOT PLAN NO. 25561
Applicant: Steve Culhane
CEQA Exempt

COUNTY OF RIVERSIDE PLANNING DEPARTMENT STAFF REPORT

PROJECT DESCRIPTION AND LOCATION:

The Plot Plan is a proposal to construct a 60 feet by 41 feet (2,460 square foot) detached RV garage with a height of 20 feet, associated with the 1,227 square foot main residence with attached garage and variance to reduce required 40 foot front yard setback to 29.3 foot (an encroachment of 10.6 feet) and reduce required 10 foot rear yard setback to 5 feet (an encroachment of 5 feet) due to the topography constraints and shape on .54 acres.

ISSUES OF RELEVANCE:

The Plot Plan No. 25561 with related Variance No. 1891 for the proposed 2,460 square foot detached RV Garage with setback adjustments has been reviewed cleared or conditioned by Riverside County Fire Department, Riverside County Transportation Department and Riverside County Building & Safety Grading Division.

RECOMMENDATIONS:

The Plot Plan No. 25561 with related Variance No. 1891 for the proposed 2,460 square foot detached RV Garage with setback adjustments has been reviewed cleared or conditioned by Riverside County Fire Department, Riverside County Transportation Department and Riverside County Building & Safety Grading Division.

APPROVAL of **VARIANCE NO. 1891/PLOT PLAN NO. 25561**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

FINDINGS: The following findings are in addition to those incorporated in the summary of findings, which is incorporated herein by reference.

1. The project has a primary dwelling on the parcel where the detached accessory building is proposed.
2. The project site is designated Community Development: Medium Density Residential (2-5 Dwelling Units per Acres) on the Elsinore Area Plan.
3. The proposed detached accessory uses are a permitted use in the general plan designation.
4. The proposed detached accessory buildings are a permitted use, subject to approval of a plot plan in the One Family Dwelling (R-1-18,000 zone).
5. The proposed detached accessory buildings uses are consistent with the development standards set forth in the R-1-18,000 zone.

And
S/Sky

6. The proposed 2,460 square foot detached RV garage is considered detached accessory building under Section 18.18 of Ordinance No. 348.
7. The detached accessory 2,460 square foot RV garage is compatible with the character of the surrounding community.
8. The detached accessory 2,460 square foot RV garage is located 40 feet from the main building and consistent with the character of the surrounding community.
9. The project conforms to Section 15303, (New Construction or Conversion of Small Structures), of the CEQA guidelines and is exempt from CEQA if the project meets the following conditions: Class 3 consists of construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made in the exterior of the structure. The numbers of structures described in this section are the maximum allowable on any legal parcel. Examples of this exemption include but are not limited to: "... (e) Accessory (appurtenant) structures including garages, carports, patios, swimming pools, and fences".
10. The approval of this variance would not constitute a grant of special privileges that are inconsistent with the limitations upon other properties in the vicinity. The Variance is required so that the front setback can be adjusted from the required 40 feet or half the length of the property as required by Ordinance 348 section 18.18b.(4) to a front setback of 29.3 feet. The Variance will also allow applicant to reduce the required 10 foot rear yard setback to 5 foot to further accommodate the proposed structure with available usable land due to the topography of the property. The topography of this property is such that, a strict application of the setback of 40 feet would deprive the property of privileges enjoyed by other properties in the vicinity under the same zoning classification. Therefore, the variance places the proposed accessory structure on par with the similar of detached garages.
11. Due to the lot's configuration, the depth of the lot ranges from approximately 164 feet to approximately 75 feet.
12. The property's lot depth, at the location of the proposed garage building, ranges from approximately 83 to 77 feet. The average lot depth is therefore calculated to be 80 feet. Therefore, the depth of front half of the lot is determined to be 40 feet.
13. The proposed garage building is only inches closer to Golondrina Street (29 feet 4 inches) than the existing residence (29 feet 6 inches). That difference, at that scale, is indistinguishable to the human eye. The placement of the garage building will cause no greater impact to the street view of the property than the existing residence.
14. The adjacent property, located to the rear of the subject property contains a drainage/water course along its northeasterly property line. The adjacent property is currently vacant. Should development of the adjacent property occur in the future, it can be presumed, such development will likely maintain a greater setback from that property lines than the minimum required.

15. Due to the lot's unusual configuration and shape, together with the location of the existing residence and pool, the proposed garage building cannot be located to the rear of the residence. The proposed location of the garage building can generally be determined to minimize impacts to adjacent properties and streets to the greatest extent possible.
16. The County has previously granted variances on properties with similar zoning classifications from both front and rear yard setbacks.
17. Based on lot size and configuration of surrounding properties, this parcel is lacking the typical length and width dimension required by the R-1 development standards and compliance with those standards cannot be complied with for placement required for the proposed detached accessory structure. (Added per 8/4/14 Director's Hearing).

CONCLUSIONS:

1. The proposed projects are in conformance with the Riverside County General Plan.
2. The proposed projects are consistent with Section 18.18 of Ordinance No. 348, and with all other applicable provisions of Ordinance No. 348.
3. The public's health, safety, and general welfare are protected through project design.
4. The proposed projects are compatible with the present and future logical development of the area.
5. The proposed projects will not have a significant effect on the environment.
6. These detached accessory buildings have been determined to be exempt under Section 15303(e) (New Construction or Conversion of Small Structures) of the California Environmental Quality Act.

07/11/14
10:58

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25561

Parcel: 379-352-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 PPA - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to construct a 2,460 square foot detached RV garage, associated with the 1,227 square foot main residence with attached garage on .54 acres.

10. EVERY. 2 PPA - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the PLOT PLAN; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the PLOT PLAN, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

07/09/14
14:52

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25561

Parcel: 379-352-019

10. GENERAL CONDITIONS

10. EVERY. 3 PPA - DEFINITIONS

RECOMMND

The words identified in the following list that appear in all capitals in the attached conditions of Plot Plan No. 25561 shall be henceforth defined as follows:

APPROVED EXHIBIT A = Plot Plan No. 25561/Variance No. 1891, Exhibit A, dated June 4, 2014. (Site Plan)

APPROVED EXHIBIT B = Plot Plan No. 25561, Exhibit B, dated June 4, 2014. (Elevation)

APPROVED EXHIBIT C = Plot Plan No. 25561, Exhibit C, dated June 4, 2014. (Floor Plan)

APPROVED EXHIBIT M = Plot Plan No. 25561, Variance No. 1891, Exhibit M, dated June 4, 2014. (Colors)

PLANNING DEPARTMENT

10.PLANNING. 1 PPA - LANDUSE APPROVAL ONLY

RECOMMND

The applicant or the applicant's successor in interest is notified through this condition that the approval granted on Plot Plan No. 25561 for land use approval only, and has only met the requirements of Ordinance 348. Any requirements deemed necessary by another department or agency of Riverside County on a subsequent building permit are valid and may cause this approval by the Riverside County Planning Department as it stands to be rendered null and void or require significant revision. It is incumbent upon the applicant to research the acceptability of this proposal to all responsible departments and agencies prior to the acceptance of this approval. Responsible agencies include, but are not limited to the Fire Department, Environmental Health Department, the local Flood Control District, Building and Safety Department, Transportation Department, the Environmental Programs Department, the County Geologist, or the Transportation Land Management Agency.

10.PLANNING. 2 PPA - NO HOME OCCUPATIONS

RECOMMND

No home occupations are permitted in an accessory structure or guest home.

From section 21.36 of Ordinance 348: Home Occupations:

PLOT PLAN:ADMINISTRATIVE Case #: PP25561

Parcel: 379-352-019

10. GENERAL CONDITIONS

10.PLANNING. 2

PPA - NO HOME OCCUPATIONS (cont.)

RECOMMND

Home occupations means those uses that are customarily conducted in a residence, provided such uses must be incidental and secondary to the principal use of a dwelling as a residence. The following criteria shall apply to any home occupation:

a. Except for large family day care homes which may require two assistants and small family day care homes which may require one assistant to be present in addition to the licensee or provider, no person other than a resident of the dwelling shall be employed on the premises in the conduct of a home occupation.

b. A home occupation shall be conducted entirely within the dwelling and shall be incidental and secondary to the use of the dwelling as a residence.

c. A home occupation shall not be conducted in an accessory structure and there shall be no storage of equipment or supplies in an accessory structure or outside building.

d. The residential character of the exterior and interior of the dwelling shall not be changed.

e. No vehicles or trailers except those normally incidental to residential use shall be kept on the site.

f. No signs other than one unlighted identification sign, not more than two square feet in area, shall be erected on the premises.

10.PLANNING. 3

PPA - SETBACKS IN HIGH FIRE

RECOMMND

Please be advised that the setbacks for structures within a County designated high fire areas have increased. It is advisable prior to the purchase of structure or prior to planning of a structure (such as hiring an architect or engineer to create plans) that the applicant should contact the Fire Department to make sure that the structure question meets those requirements.

Fire Department Planning
2300 Market Street, Suite 150
Riverside, CA 92501
951-955-4777

PLOT PLAN:ADMINISTRATIVE Case #: PP25561

Parcel: 379-352-019

10. GENERAL CONDITIONS

10.PLANNING. 4 USE - CAUSES FOR REVOCATION

RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

10.PLANNING. 5 PPA - ACSRY BLD NO HBTBL AREA

RECOMMND

No habitable area has been approved with this approval. The addition of habitable area will require additional permits.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 1 PPA - EXPIRATION DATE-PP

RECOMMND

This approval shall be used within two (2) years of approval date; otherwise, it shall become null and void and of no effect whatsoever. By use is meant the beginning of substantial construction contemplated by this approval within a two (2) year period which is thereafter diligently pursued to completion or to the actual occupancy of existing buildings or land under the terms of the authorized use. Prior to the expiration of the two year period, the permittee may request a one (1) year extension of time request in which to use this plot plan. A maximum of three one-year extension of time requests shall be permitted. Should the time period established by any of the extension of time requests lapse, or should all three one-year extensions be obtained and no substantial construction or use of this plot plan be initiated within five (5) years of the effective date of the issuance of this plot plan, this plot plan shall become null and void.

80. PRIOR TO BLDG PRMT ISSUANCE

07/09/14
14:52

Riverside County LMS
CONDITIONS OF APPROVAL

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PLOT PLAN:ADMINISTRATIVE Case #: PP25561

Parcel: 379-352-019

80. PRIOR TO BLDG PRMT ISSUANCE

PLANNING DEPARTMENT

80.PLANNING. 1 PPA - CONFORM TO ELEVATIONS RECOMMND

Elevations of all buildings and structures submitted for building plan check approval shall be in substantial conformance with the elevations shown on APPROVED EXHIBIT B, dated June 4, 2014.

80.PLANNING. 2 PPA - CONFORM TO FLOOR PLANS RECOMMND

Floor plans shall be in substantial conformance with that shown on APPROVED EXHIBIT C, dated June 4, 2014.

VARIANCE Case #: VAR01891

Parcel: 379-352-019

10. GENERAL CONDITIONS

EVERY DEPARTMENT

10. EVERY. 1 VAR - PROJECT DESCRIPTION RECOMMND

The use hereby permitted is a proposal to reduce the 40 foot required front yard setback to 29.3 feet and reduce the required 10 foot rear yard setback to 5 feet due to the shape of parcel and usable space available on the .54 acres

10. EVERY. 2 VAR - HOLD HARMLESS RECOMMND

The applicant/permittee or any successor-in-interest shall defend, indemnify, and hold harmless the County of Riverside or its agents, officers, and employees (COUNTY) from the following:

(a) any claim, action, or proceeding against the COUNTY to attack, set aside, void, or annul an approval of the COUNTY, its advisory agencies, appeal boards, or legislative body concerning the VARIANCE; and,

(b) any claim, action or proceeding against the COUNTY to attack, set aside, void or annul any other decision made by the COUNTY concerning the VARIANCE, including, but not limited to, decisions made in response to California Public Records Act requests.

The COUNTY shall promptly notify the applicant/permittee of any such claim, action, or proceeding and shall cooperate fully in the defense. If the COUNTY fails to promptly notify the applicant/permittee of any such claim, action, or proceeding or fails to cooperate fully in the defense, the applicant/permittee shall not, thereafter, be responsible to defend, indemnify or hold harmless the COUNTY.

The obligations imposed by this condition include, but are not limited to, the following: the applicant/permittee shall pay all legal services expenses the COUNTY incurs in connection with any such claim, action or proceeding, whether it incurs such expenses directly, whether it is ordered by a court to pay such expenses, or whether it incurs such expenses by providing legal services through its Office of County Counsel.

VARIANCE Case #: VAR01891

Parcel: 379-352-019

10. GENERAL CONDITIONS

10. EVERY. 3 VAR - 90 DAYS TO PROTEST RECOMMND

The project developer has 90 days from the date of approval of these conditions to protest, in accordance with the procedures set forth in Government Code Section 66020, the imposition of any and all fees, dedications, reservations and/or other exactions imposed on this project as a result of this approval or conditional approval of this application.

PLANNING DEPARTMENT

10.PLANNING. 1 VAR - COMPLY WITH ORD./CODES RECOMMND

The development of these premises shall comply with the standards of Ordinance No. 348 and all other applicable Riverside County ordinances and State and Federal codes.

The development of the premises shall conform substantially with that as shown on APPROVED EXHIBIT A, unless otherwise amended by these conditions of approval.

10.PLANNING. 2 VAR - FEES FOR REVIEW RECOMMND

Any subsequent submittals required by these conditions of approval, including but not limited to grading plan, building plan or mitigation monitoring review, shall be reviewed on an hourly basis (research fee), or other such review fee as may be in effect at the time of submittal, as required by Ordinance No. 671. Each submittal shall be accompanied with a letter clearly indicating which condition or conditions the submittal is intended to comply with.

10.PLANNING. 3 USE - CAUSES FOR REVOCATION RECOMMND

In the event the use hereby permitted under this permit,
a) is found to be in violation of the terms and conditions of this permit,
b) is found to have been obtained by fraud or perjured testimony, or
c) is found to be detrimental to the public health, safety or general welfare, or is a public nuisance, this permit shall be subject to the revocation procedures.

VARIANCE Case #: VAR01891

Parcel: 379-352-019

10. GENERAL CONDITIONS

TRANS DEPARTMENT

10.TRANS. 1 VAR - STD INTRO (ORD 461)

RECOMMND

With respect to the conditions of approval for the referenced tentative exhibit, it is understood that the exhibit correctly shows acceptable centerline elevations, all existing easements, traveled ways, and drainage courses with appropriate Q's, and that their omission or unacceptability may require the exhibit to be resubmitted for further consideration. This ordinance and all conditions of approval are essential parts and a requirement occurring in ONE is as binding as though occurring in all. All questions regarding the true meaning of the conditions shall be referred to the Transportation Department.

10.TRANS. 2 VAR - COUNTY WEB SITE

RECOMMND

Additional information, standards, ordinances, policies, and design guidelines can be obtained from the Transportation Department Web site:
<http://rctlma.org/trans/>. If you have questions, please call the Plan Check Section at (951) 955-6527.

10.TRANS. 3 VAR - WQMP REQUIREMENT

RECOMMND

Variance 01891 (for Minor PP25561) is for an additional detached 2,460 square feet (s.f.) garage building. The existing primary residence is an approved 1,794 s.f. structure. The 0.54 gross acre site is located in the Lake Elsinore area west of Machado Street and north of Grand Avenue.

The site proposes the additional or creation of approximately 2,460 s.f. of impervious area, below the 5,000 s.f. threshold for significant redevelopment and therefore a Water Quality Management Plan (WQMP) is not required. Based on the information provided on the site plan the concrete driveway is existing.

If in the future the project proposes an additional or replacement of 5,000 or more square feet of impervious surface cumulatively including this VAR, it will be subject to WQMP Significant Redevelopment requirements. Where Significant Redevelopment results in an increase/replacement of more than 50% of the existing impervious surface of an existing developed site, the WQMP

VARIANCE Case #: VAR01891

Parcel: 379-352-019

10. GENERAL CONDITIONS

10.TRANS. 3 VAR - WQMP REQUIREMENT (cont.) RECOMMND

would be required for the entire site.

20. PRIOR TO A CERTAIN DATE

PLANNING DEPARTMENT

20.PLANNING. 2 VAR - EXPIRATION DATE FOR MAP RECOMMND

This approval shall be used within the same period of time that the land division approval may be used, otherwise this variance shall become null and void.

60. PRIOR TO GRADING PRMT ISSUANCE

TRANS DEPARTMENT

60.TRANS. 1 VAR - SUBMIT GRADING PLAN RECOMMND

When you submit a grading plan to the Department of Building and Safety, a copy of the grading plan (24" X 36") shall be submitted to the Transportation Department for review and subsequently for the required clearance of the condition of approval prior to the issuance of a grading permit.

Please note, if improvements within the road right-of-way are required per the conditions of approval, the grading clearance may be dependent on the submittal of street improvement plans, the opening of an IP account, and payment of the processing fee.

Otherwise, please submit required grading plan to the Transportation Department, Plan Check Section, 8th Floor, 4080 Lemon Street, Riverside, CA

90. PRIOR TO BLDG FINAL INSPECTION

TRANS DEPARTMENT

90.TRANS. 1 VAR - WRCOG TUMF RECOMMND

Prior to the issuance of an occupancy permit, the project proponent shall pay the Transportation Uniform Mitigation Fee (TUMF) in accordance with the fee schedule in effect at the time of issuance, pursuant to Ordinance No. 824.

07/09/14
14:53

Riverside County LMS
CONDITIONS OF APPROVAL

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VARIANCE Case #: VAR01891

Parcel: 379-352-019

90. PRIOR TO BLDG FINAL INSPECTION

90.TRANS. 2

VAR - LANDSCAPING

RECOMMND

The project proponent shall comply in accordance with landscaping requirements within public road rights-of-way, (or within easements adjacent to the public rights-of-way), in accordance with Ordinance 461, Comprehensive Landscaping Guidelines & Standards, and Ordinance 859.

90.TRANS. 3

VAR - SIGNING & STRIPING

RECOMMND

A signing and striping plan is required for this project. The project proponent shall be responsible for any additional paving and/or striping removal caused by the striping plan or as approved by the Director of Transportation.

2011 AERIAL



Selected parcel(s):
379-352-019

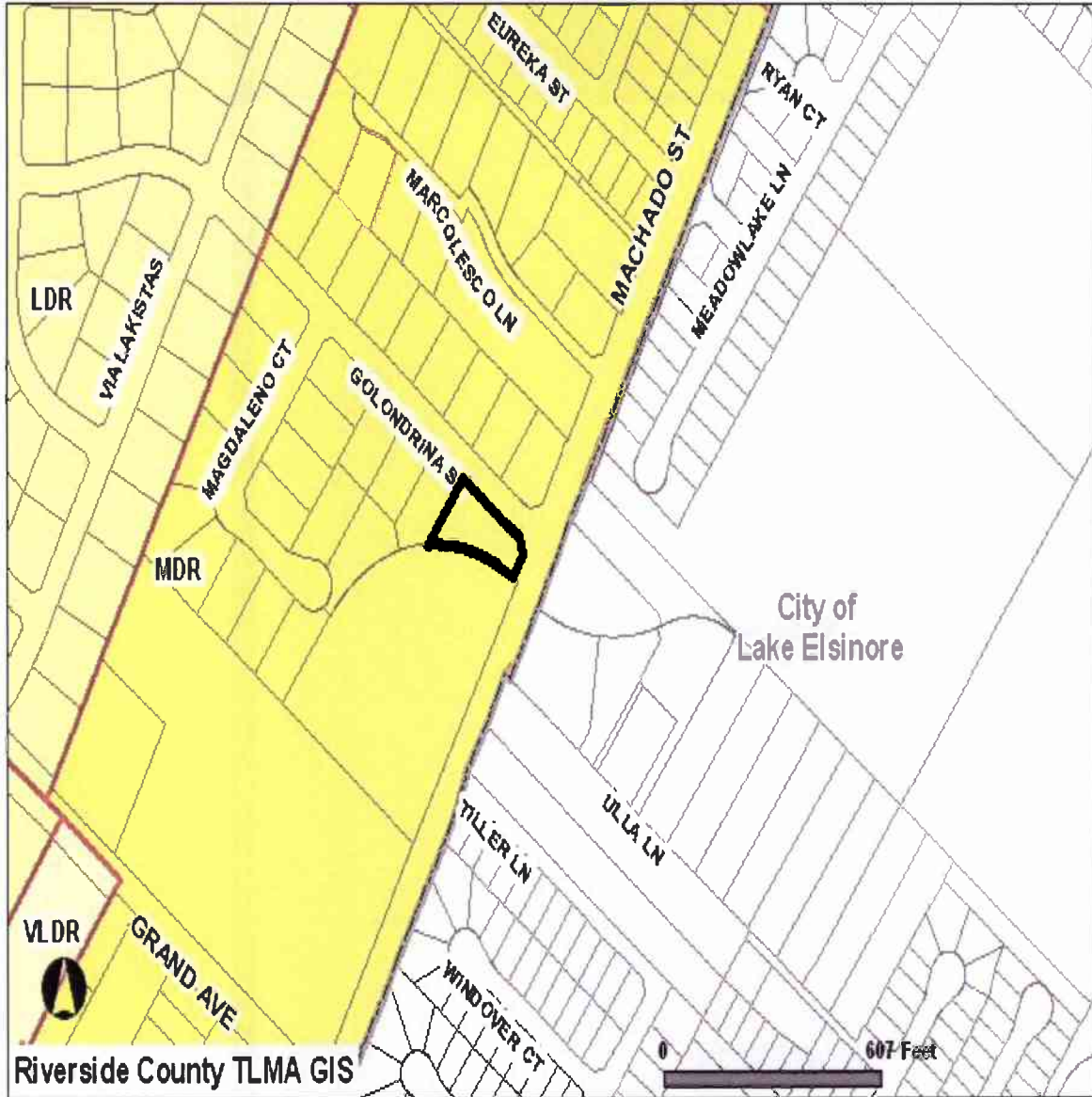
IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Jun 30 15:58:02 2014

Version 131127

LAND USE



Selected parcel(s):
379-352-019

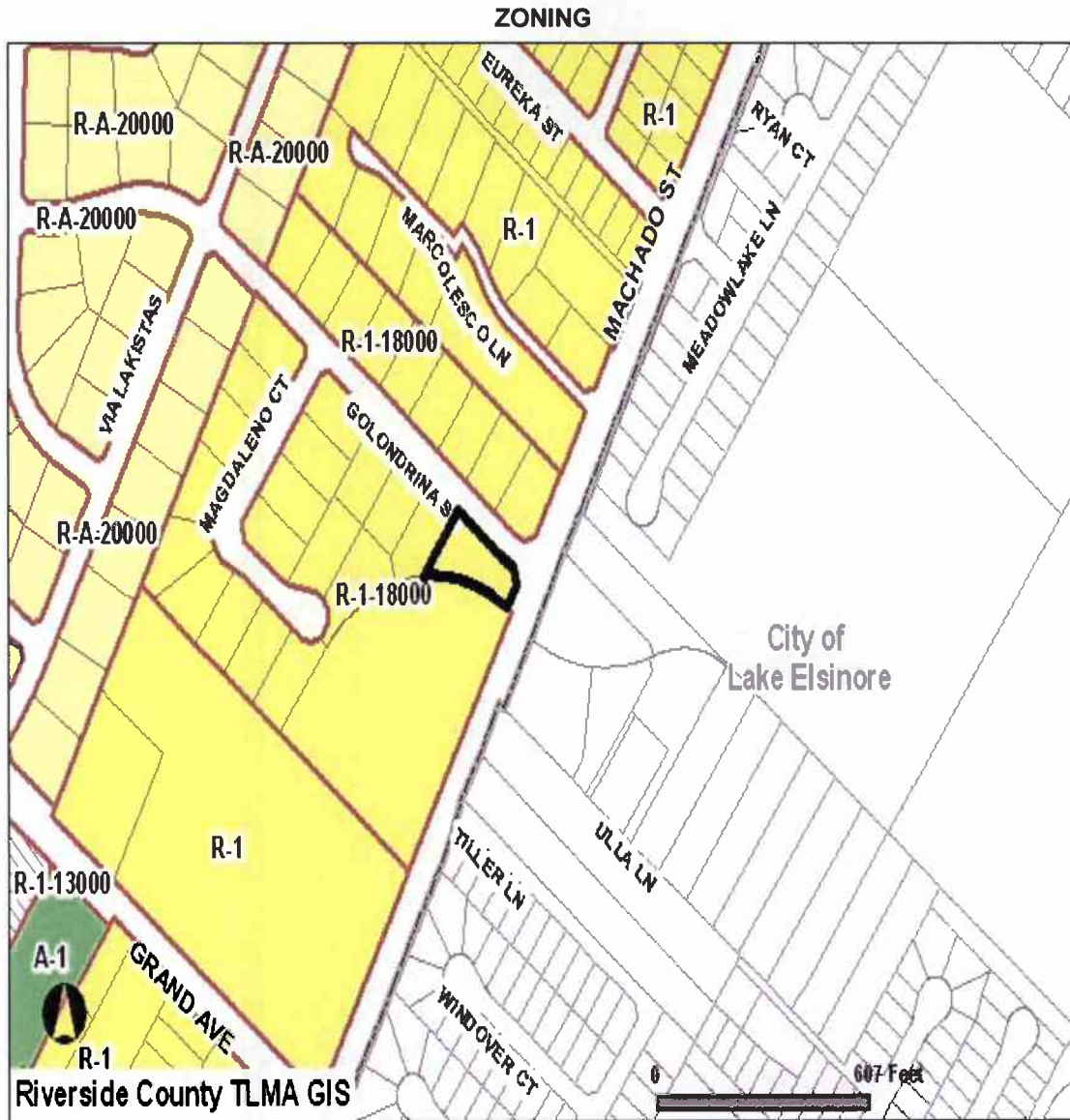
LAND USE

- SELECTED PARCEL
- PARCELS
- N INTERSTATES
- LDR - LOW DENSITY RESIDENTIAL
- MDR - MEDIUM DENSITY RESIDENTIAL
- VLDR - VERY LOW DENSITY RESIDENTIAL
- CITY

IMPORTANT

Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Jun 30 15:59:59 2014
Version 131127



Selected parcel(s):
379-352-019

ZONING

- | | | | |
|-----------------|-----------------|----------|----------------|
| SELECTED PARCEL | INTERSTATES | HIGHWAYS | CITY |
| PARCELS | ZONING BOUNDARY | A-1 | R-1, R-1-18000 |
| R-A-20000 | R-1-13000 | | |

IMPORTANT
Maps and data are to be used for reference purposes only. Map features are approximate, and are not necessarily accurate to surveying or engineering standards. The County of Riverside makes no warranty or guarantee as to the content (the source is often third party), accuracy, timeliness, or completeness of any of the data provided, and assumes no legal responsibility for the information contained on this map. Any use of this product with respect to accuracy and precision shall be the sole responsibility of the user.

REPORT PRINTED ON...Mon Jun 30 16:01:24 2014
Version 131127

PROPERTY OWNERS CERTIFICATION FORM

I, VINNIE NGUYEN, certify that on 7/3/2014,

The attached property owners list was prepared by Riverside County GIS,

APN (s) or case numbers PP25561/VAR01891 For

Company or Individual's Name Planning Department,

Distance buffered 600'.

Pursuant to application requirements furnished by the Riverside County Planning Department, Said list is a complete and true compilation of the owners of the subject property and all other property owners within 600 feet of the property involved, or if that area yields less than 25 different owners, all property owners within a notification area expanded to yield a minimum of 25 different owners, to a maximum notification area of 2,400 feet from the project boundaries, based upon the latest equalized assessment rolls. If the project is a subdivision with identified off-site access/improvements, said list includes a complete and true compilation of the names and mailing addresses of the owners of all property that is adjacent to the proposed off-site improvement/alignment.

I further certify that the information filed is true and correct to the best of my knowledge. I understand that incorrect or incomplete information may be grounds for rejection or denial of the application.

NAME: Vinnie Nguyen

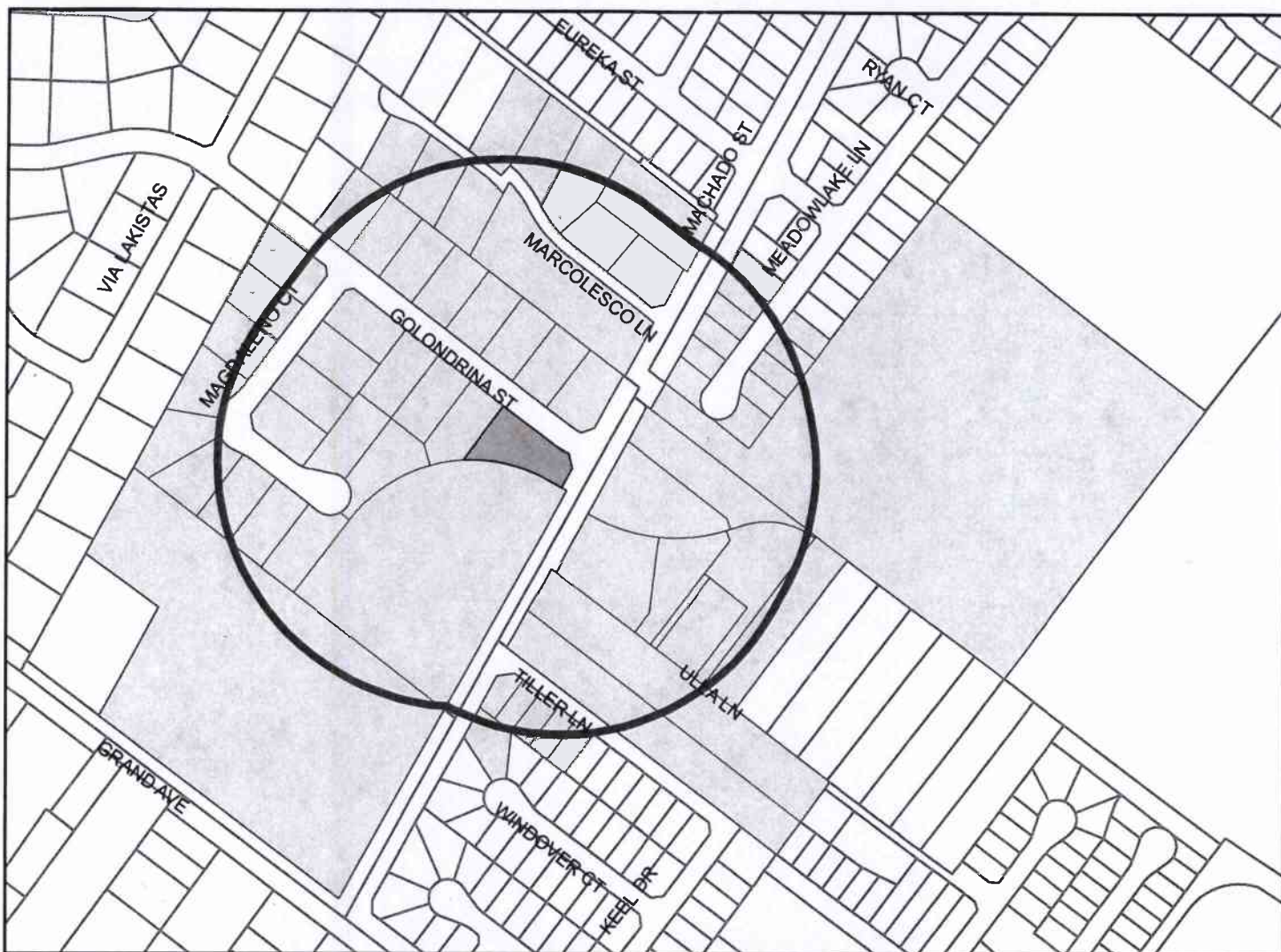
TITLE GIS Analyst

ADDRESS: 4080 Lemon Street 2nd Floor

Riverside, Ca. 92502

TELEPHONE NUMBER (8 a.m. - 5 p.m.): (951) 955-8158

PP25561/VAR01891 (600 feet buffer)



Selected Parcels

379-460-030	379-030-029	379-460-029	001-548-480	001-545-586	379-352-017	379-020-011	379-030-030	379-030-028	379-352-015
379-460-024	379-431-004	379-460-027	379-460-032	379-352-002	379-431-002	379-030-019	379-460-026	379-352-012	379-351-005
379-352-016	379-020-027	379-431-003	379-352-014	379-020-033	379-460-023	379-351-004	379-352-008	379-352-001	379-020-019
379-020-036	379-431-001	379-431-005	379-030-026	379-351-006	379-030-009	379-030-022	379-030-020	379-030-015	379-352-009
379-352-020	379-460-028	379-352-003	379-352-006	379-030-003	379-352-010	379-352-007	379-351-007	379-020-026	379-020-012
379-352-005	379-351-001	379-030-021	379-431-044	379-352-018	379-352-004	379-460-031	379-020-008	379-020-016	379-351-003
379-460-033	379-352-019	379-351-008	379-352-013	379-460-025	379-351-002	379-352-011	001-537-163	379-020-029	379-020-031



300 150 0 300 Feet

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ASMT: 001545586, APN: 379030030
BILL SIMIOLI
OR CURRENT RESIDENT
15027 MARCOLESCO ST
LAKE ELSINORE, CA. 92530

ASMT: 379020027, APN: 379020027
LING WU, ETAL
OR CURRENT RESIDENT
3920 ULLA LN
LAKE ELSINORE, CA. 92530

ASMT: 379020008, APN: 379020008
SAUL AVILA
OR CURRENT RESIDENT
32862 MACHADO ST
LAKE ELSINORE, CA. 92530

ASMT: 379020031, APN: 379020031
LAUREN CHASE, ETAL
OR CURRENT RESIDENT
3900 ULLA LN
LAKE ELSINORE, CA. 92530

ASMT: 379020011, APN: 379020011
B LOZA, ETAL
OR CURRENT RESIDENT
613 E CHAPMAN AVE
FULLERTON CA 92831

ASMT: 379020033, APN: 379020033
J MORRIS, ETAL
OR CURRENT RESIDENT
32993 MACHADO ST
LAKE ELSINORE, CA. 92530

ASMT: 379020012, APN: 379020012
PEDRO YANEZ
OR CURRENT RESIDENT
32782 MACHADO ST
LAKE ELSINORE, CA. 92530

ASMT: 379030003, APN: 379030003
FRANK STAAB, ETAL
OR CURRENT RESIDENT
32701 MACHADO ST
LAKE ELSINORE, CA. 92530

ASMT: 379020016, APN: 379020016
SAUL AVILA
OR CURRENT RESIDENT
32850 MACHADO ST
LAKE ELSINORE, CA. 92530

ASMT: 379030009, APN: 379030009
MARITZA VARGAS, ETAL
OR CURRENT RESIDENT
15075 MARCOLESCO LN
LAKE ELSINORE, CA. 92530

ASMT: 379020019, APN: 379020019
GLORIA CUYUGAN, ETAL
OR CURRENT RESIDENT
3860 ULLA LN
LAKE ELSINORE, CA. 92530

ASMT: 379030015, APN: 379030015
MARK HANNA
OR CURRENT RESIDENT
15030 MARCOLESCO LN
LAKE ELSINORE, CA. 92530

ASMT: 379020026, APN: 379020026
BONNIE KILROY, ETAL
OR CURRENT RESIDENT
3940 ULLA LN
LAKE ELSINORE, CA. 92530

ASMT: 379030019, APN: 379030019
ELISA VELEZ, ETAL
OR CURRENT RESIDENT
15044 MARCOLESCO LN
LAKE ELSINORE, CA. 92530

ASMT: 379030020, APN: 379030020
TWILA BRAND, ETAL
OR CURRENT RESIDENT
15064 MARCOLESCO LN
LAKE ELSINORE, CA. 92530

ASMT: 379351001, APN: 379351001
CANDIE BROWN, ETAL
OR CURRENT RESIDENT
15090 GOLONDRINA ST
LAKE ELSINORE, CA. 92530

ASMT: 379030021, APN: 379030021
RONETTE JOHNSON WALKER, ETAL
OR CURRENT RESIDENT
15068 MARCOLESCO LN
LAKE ELSINORE, CA. 92530

ASMT: 379351002, APN: 379351002
WALTER GONZALEZ
OR CURRENT RESIDENT
15080 GOLONDRINA ST
LAKE ELSINORE, CA. 92530

ASMT: 379030022, APN: 379030022
MARIA LOPEZ, ETAL
OR CURRENT RESIDENT
15070 MARCOLESCO LN
LAKE ELSINORE, CA. 92530

ASMT: 379351003, APN: 379351003
STACY BRANNON
OR CURRENT RESIDENT
15070 GOLONDRINA ST
LAKE ELSINORE, CA. 92530

ASMT: 379030026, APN: 379030026
LAKE ELSINORE UNIFIED SCHOOL DIST
OR CURRENT RESIDENT
420 E LAKESHORE DR
LAKE ELSINORE CA 92530

ASMT: 379351004, APN: 379351004
ALICIA MEDINA, ETAL
OR CURRENT RESIDENT
15060 GOLONDRINA ST
LAKE ELSINORE, CA. 92530

ASMT: 379030028, APN: 379030028
DALLIN
OR CURRENT RESIDENT
15035 MARCOLESCO LN
LAKE ELSINORE, CA. 92530

ASMT: 379351005, APN: 379351005
SHELLIE BABIAK, ETAL
OR CURRENT RESIDENT
15050 GOLONDRINA ST
LAKE ELSINORE, CA. 92530

ASMT: 379030029, APN: 379030029
MARIA MELENDEZ, ETAL
OR CURRENT RESIDENT
15031 MARCOLESCO LN
LAKE ELSINORE, CA. 92530

ASMT: 379351006, APN: 379351006
DORIS SIERRA, ETAL
OR CURRENT RESIDENT
15040 GOLONDRINA ST
LAKE ELSINORE, CA. 92530

ASMT: 379030030, APN: 379030030
CRYSTAL SIMIOLI
OR CURRENT RESIDENT
15027 MARCOLESCO LN
LAKE ELSINORE, CA. 92530

ASMT: 379351007, APN: 379351007
PATRICIA SHEBEST
OR CURRENT RESIDENT
15030 GOLONDRINA ST
LAKE ELSINORE, CA. 92530



ASMT: 379351008, APN: 379351008
SVERRE OMA
OR CURRENT RESIDENT
15020 GOLONDRINA ST
LAKE ELSINORE, CA. 92530

ASMT: 379352007, APN: 379352007
OLGA JUR
OR CURRENT RESIDENT
32891 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352001, APN: 379352001
MYRNA MORGAN, ETAL
OR CURRENT RESIDENT
32771 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352008, APN: 379352008
JOHN OPFERMAN
OR CURRENT RESIDENT
32911 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352002, APN: 379352002
ENTRUST ADM TRUST
OR CURRENT RESIDENT
32791 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352009, APN: 379352009
MARK LOVICH
OR CURRENT RESIDENT
32931 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352003, APN: 379352003
MONA BACON, ETAL
OR CURRENT RESIDENT
32811 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352010, APN: 379352010
RHONDA CAMP, ETAL
OR CURRENT RESIDENT
32930 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352004, APN: 379352004
DONNA BEJARANO, ETAL
OR CURRENT RESIDENT
32831 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352011, APN: 379352011
ANGELA BEARDMAN, ETAL
OR CURRENT RESIDENT
32910 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352005, APN: 379352005
LIDO MARIETTI, ETAL
OR CURRENT RESIDENT
32851 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352012, APN: 379352012
URSULA MONTEBLANCO, ETAL
OR CURRENT RESIDENT
32830 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352006, APN: 379352006
JOELLEN KEYES, ETAL
OR CURRENT RESIDENT
32871 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352013, APN: 379352013
CATHY DALY, ETAL
OR CURRENT RESIDENT
32810 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352014, APN: 379352014
JAVIER SALAZAR
OR CURRENT RESIDENT
32790 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352015, APN: 379352015
DALLIN
OR CURRENT RESIDENT
32770 MAGDALENO CT
LAKE ELSINORE, CA. 92530

ASMT: 379352016, APN: 379352016
LAURAL HARRINGTON, ETAL
OR CURRENT RESIDENT
15051 GOLONDRINA ST
LAKE ELSINORE, CA. 92530

ASMT: 379352017, APN: 379352017
ROSA RAPALLO, ETAL
OR CURRENT RESIDENT
15061 GOLONDRINA ST
LAKE ELSINORE, CA. 92530

ASMT: 379352018, APN: 379352018
RICARDO SERRATO
OR CURRENT RESIDENT
15071 GOLONDRINA ST
LAKE ELSINORE, CA. 92530

ASMT: 379352019, APN: 379352019
STEVE CULHANE
OR CURRENT RESIDENT
15085 GOLONDRINA ST
LAKE ELSINORE, CA. 92530

ASMT: 379352020, APN: 379352020
MARK MICHAEL DEV
OR CURRENT RESIDENT
4124 LOS NIETOS DR
LOS ANGELES CA 90027

ASMT: 379431001, APN: 379431001
ALEX LEYVA, ETAL
OR CURRENT RESIDENT
15100 TILLER LN
LAKE ELSINORE, CA. 92530

ASMT: 379431002, APN: 379431002
EPISCOPAL DIOCESE OF SAN DIEGO
OR CURRENT RESIDENT
15110 TILLER LN
LAKE ELSINORE, CA. 92530

ASMT: 379431003, APN: 379431003
INDIGO GROUP
OR CURRENT RESIDENT
15120 TILLER LN
LAKE ELSINORE, CA. 92530

ASMT: 379431004, APN: 379431004
DELANA WOODEN
OR CURRENT RESIDENT
15130 TILLER LN
LAKE ELSINORE, CA. 92530

ASMT: 379431005, APN: 379431005
JULIO SERRATO
OR CURRENT RESIDENT
15140 TILLER LN
LAKE ELSINORE, CA. 92530

ASMT: 379431044, APN: 379431044
MARIA SANDOVAL, ETAL
OR CURRENT RESIDENT
15110 WINDOVER CT
LAKE ELSINORE, CA. 92530

ASMT: 379460023, APN: 379460023
JENNIFER KANE
OR CURRENT RESIDENT
1036 MEADOWLAKE LN
LAKE ELSINORE, CA. 92530



ASMT: 379460024, APN: 379460024
DANIEL MONTER
OR CURRENT RESIDENT
1038 MEADOWLAKE LN
LAKE ELSINORE, CA. 92530

ASMT: 379460025, APN: 379460025
LISA BOMHOFF, ETAL
OR CURRENT RESIDENT
1040 MEADOWLAKE LN
LAKE ELSINORE, CA. 92530

ASMT: 379460026, APN: 379460026
FEDERAL NATL MORTGAGE ASSN
OR CURRENT RESIDENT
1042 MEADOWLAKE LN
LAKE ELSINORE, CA. 92530

ASMT: 379460027, APN: 379460027
DESH GUPTA
OR CURRENT RESIDENT
1044 MEADOWLAKE LN
LAKE ELSINORE, CA. 92530

ASMT: 379460028, APN: 379460028
MELISSA LOPEZ
OR CURRENT RESIDENT
1043 MEADOWLAKE LN
LAKE ELSINORE, CA. 92530

ASMT: 379460029, APN: 379460029
MARIA MARTINEZ, ETAL
OR CURRENT RESIDENT
1041 MEADOWLAKE LN
LAKE ELSINORE, CA. 92530

ASMT: 379460030, APN: 379460030
LINDA ALVAREZ, ETAL
OR CURRENT RESIDENT
1039 MEADOWLAKE LN
LAKE ELSINORE, CA. 92530

ASMT: 379460031, APN: 379460031
MARIE CAVAZOS, ETAL
OR CURRENT RESIDENT
1037 MEADOWLAKE LN
LAKE ELSINORE, CA. 92530

ASMT: 379460032, APN: 379460032
PUSHPA GUPTA, ETAL
OR CURRENT RESIDENT
1035 MEADOWLAKE LN
LAKE ELSINORE, CA. 92530

ASMT: 379460033, APN: 379460033
STEPHEN HOUSTON
OR CURRENT RESIDENT
1033 MEADOWLAKE LN
LAKE ELSINORE, CA. 92530



NOTICE OF PUBLIC HEARING

A PUBLIC HEARING has been scheduled, pursuant to Riverside County Land Use Ordinance No. 348, before the **RIVERSIDE COUNTY DIRECTOR'S HEARING** to consider the project shown below:

VARIANCE NO. 1891/PLOT PLAN NO. 25561 - CEQA Exempt – Applicant/Owner: Steve Culhane – First/First Supervisorial District – Location: Northerly of Grand Avenue, southerly of Eureka Street, easterly of Via Lakistas, and westerly of Machado Street - **REQUEST:** The Plot Plan is a proposal to construct a 60 foot by 41 foot (2,460 sq. ft.) detached RV Garage associated with the 1,227 sq. ft. main residence and Variance to reduce the 40 foot front yard setback to 29.3 foot (an encroachment of 10.6 feet) and reduce required 10 foot rear yard setback to 5 feet (an encroachment of 5 feet) due to the topography constraints and shape on 0.54 acres. (Quasi-judicial)

TIME OF HEARING: 1:30 pm or as soon as possible thereafter
DATE OF HEARING: August 4, 2014
PLACE OF HEARING: RIVERSIDE COUNTY ADMINISTRATIVE CENTER
1ST FLOOR, CONFERENCE ROOM 2A
4080 LEMON STREET, RIVERSIDE, CA 92501

For further information regarding this project, please contact Bahelila Boothe, Project Planner at 951-955-8703 or e-mail bboothe@rctlma.org, or go to the County Planning Department's Director's Hearing agenda web page at <http://planning.rctlma.org/PublicHearings.aspx>.

The Riverside County Planning Department has determined that the above-described application is exempt from the provisions of the California Environmental Quality Act (CEQA). The Planning Director will consider the proposed application at the public hearing.

The case file for the proposed project may be viewed Monday through Friday, from 8:00 A.M. to 5:00 P.M. at the Planning Department office, located at 4080 Lemon St. 12th Floor, Riverside, CA 92501.

Any person wishing to comment on the proposed project may do so in writing between the date of this notice and the public hearing; or, may appear and be heard at the time and place noted above. All comments received prior to the public hearing will be submitted to the Planning Director, and the Planning Director will consider such comments, in addition to any oral testimony, before making a decision on the proposed project.

If this project is challenged in court, the issues may be limited to those raised at the public hearing, described in this notice, or in written correspondence delivered to the Planning Director at, or prior to, the public hearing. Be advised that as a result of public hearings and comment, the Planning Director may amend, in whole or in part, the proposed project. Accordingly, the designations, development standards, design or improvements, or any properties or lands within the boundaries of the proposed project, may be changed in a way other than specifically proposed.

Please send all written correspondence to:
RIVERSIDE COUNTY PLANNING DEPARTMENT
Attn: Bahelila Boothe
P.O. Box 1409, Riverside, CA 92502-1409