

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

116B



FROM: TLMA - Planning Department

SUBMITTAL DATE: March 19, 2003

**SUBJECT:** (FTA NO. 2002-17) TENTATIVE PARCEL MAP NO. 31113 -  
CONDITIONAL USE PERMIT NO. 03390 - VARIANCE NO. 01741 - EA 38913 -  
Regency Centers, David Hornstein - First Supervisorial District - Rancho California  
Zoning Area - 10.3 acres - 8 commercial lots - C-P-S Zoning - Schedule E - Located  
adjacent and west of the I-15 Freeway, north of Clinton Keith Road, east of Hidden  
Springs Road and south of Catt Road - REQUEST: PM 31113, proposes to subdivide  
10.3 acres into 8 commercial parcels / CUP 03390, is an application to construct a  
neighborhood shopping center / VAR 01741, is a request to exceed Ordinance No. 348  
standard that limits one freestanding sign per shopping center and limits the height of  
sign to 45 feet within 600 feet of a freeway. The applicant proposes 2 freestanding  
signs, one which would be 65 feet in height.

**CONTROVERSIAL ISSUES:**

**BACKGROUND:** Issues of Potential Concern are in question in this writing;

The Transportation Department has concerns regarding the traffic study. Planning Staff understands that the Clinton Keith overpass will need widening in order for the project to have a negative impact to area traffic. However, CALTRANS, not the County Transportation Department, will determine when the bridge will be improved. This week, Transportation requested additional information from the applicant to determine the level of traffic impact. Until a determination is made, Planning Staff cannot recommend a Negative Declaration. Therefore, a hearing continuance is in order.

The applicant's request for a variance to Ordinance No. 348 for height and for two freestanding freeway signs is supportable on one point but not the second. Because the Clinton Keith/I-15 sign will be 20 feet below freeway grade, the nearby shopping center (located east of the freeway) enjoys a privilege that the subject project does not.

  
Ron Goldman, Interim Planning Director

RG:ar

(Continued On Attached Pages)

**CEO. RECOMMENDATION:**

**APPROVE**  
  
County Executive Office Signature

Department Recommendation:  Policy  
 Consent  
Per Executive Office:  Policy  
 Consent

Prev. Agn. Ref.

Dist. First

AGENDA NO.

16.1

The Honorable Board of Supervisors

RE: (FTA NO. 2002-17) TENTATIVE PARCEL MAP NO. 31113 - CONDITIONAL USE  
PERMIT NO. 03390 - VARIANCE NO. 01741 -

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**Therefore, Planning Staff has determined the 65- foot sign at Clinton Keith may be warranted. However, the nearby shopping center has a similar set of circumstances (on the opposite side of the freeway) with regard to freeway access, on/off ramps and visibility. But that retail center has one 45 -foot freeway sign. Thus, there is no justification for a second freeway sign on the subject project.**

**RECOMMENDED MOTION:**

The Planning Department recommends:

**CONTINUANCE of TENTATIVE PARCEL MAP NO. 31113, CONDITIONAL USE  
PERMIT NO. 03390, and VARIANCE NO. 01731 to April 22, 2003.**

MINUTES OF THE BOARD OF SUPERVISORS  
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



16.1

1:30 p.m. being the time set for further public hearing on the application of Regency Centers, David Horenstein for Fast Track 2002-17 for Tentative Parcel Map 31113 to subdivide 10.3 acres into eight commercial parcels, and for Conditional Use Permit 3390 to construct a neighborhood shopping centers, and for Variance 1741 to exceed Ordinance 348 standard that limits one freestanding sign per shopping center and limits the height of sign to 45 feet within 600 feet of a freeway (The applicant proposes 2 freestanding signs, one which would be 65 feet in height), and for adoption of a negative declaration for environmental assessment 38913, located in the Rancho California area, 1<sup>st</sup> District, the Chairman called the matter for hearing.

On motion of Supervisor Tavaglione, seconded by Supervisor Buster and duly carried by unanimous vote, IT WAS ORDERED that the above matter is continued to Tuesday, April 15, 2003 at 1:30 p.m.

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on

\_\_\_\_\_ April 8, 2003 \_\_\_\_\_ of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: April 8, 2003

Nancy Romero, Clerk to the Board of Supervisors, in  
and for the County of Riverside, State of California.

By:  Deputy

AGENDA NO.

16.1

xc: Planning, Applicant, COB