

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



130

FROM: TLMA - Planning Department

SUBMITTAL DATE: 10/8/03

SUBJECT: CHANGE OF ZONE NO. 6761 / CONDITIONAL USE PERMIT NO. 3391 - EA 38939 - Albert N. Bahu - First Supervisorial District - Temescal/EI Cerrito Area Plan - C-T and C-P-S - 2.87 acres - Located east of I-15, west of Temescal Canyon Road and south of Park Canyon Road, in the Temescal /EI Cerrito area - REQUEST: CUP6761, proposes to develop a gas station, with mini-market, drive-through car wash, and 4-bay lube & tune; 8,936 square feet of building area plus a 4,528 square foot canopy area with a total of 43 parking spaces / CZ6761, proposes to change the site from Tourist Commercial to Scenic Highway Commercial to match the rest of the site.

CONTROVERSIAL ISSUES: Traffic, life of permit – resolved through conditions of approval.

RECOMMENDED MOTION:

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 5-0 RECOMMENDS TO THE BOARD OF SUPERVISORS:

CERTIFY an Addendum to Environmental Impact Report 183, for Environmental Assessment No. 38939, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

TENTATIVE APPROVAL of Change of Zone No. 6761, from Tourist Commercial to Scenic Highway Commercial in accordance with Exhibit P; and,


Robert C. Johnson, Planning Director

REVIEWED BY EXECUTIVE OFFICE

RCJ: ARATE

10/21/03



(Continued On Attached Page)

Policy

Policy

Consent

Consent

Department Recommendation:

Per Executive Office:

Prev. Agn. Ref.

Dist. First

AGENDA NO.

16.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 6761 / CONDITIONAL USE PERMIT NO. 3391 -

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APPROVAL of Conditional Use Permit No. 3391, subject to the attached conditions of approval and based upon the findings and conclusions incorporated in the staff report.