

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

210B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
February 4, 2005

**SUBJECT:** CONDITIONAL USE PERMIT NO. 2130, REVISED NO. 1 - EA EXEMPT - Thomas Miller - Third Supervisorial District - Harvest Valley / Winchester Area - .53 acres - 3 buildings - R-R zoning - Located south of State Highway 74, west of Truelson Avenue, east of Calvert Avenue and north of El Centro Avenue - REQUEST: CUP2130R1, proposes to convert an existing hardware store into a garden fountain store on .53 acres, the site consists of 3 structures and 12 parking spaces.

**CONTROVERSIAL ISSUES:**

**State Route 74**

Caltrans comments addressed the lack of sufficient pavement for slower moving vehicles given the 55 mph posted speed limit. A safer transition would involve the creation of an 8-foot shoulder Type A dike.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Director on July 14, 2004

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION BY A UNANIMOUS VOTE:**

**APPROVED CONDITIONAL USE PERMIT NO. 2130, REVISED NO. 1**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*Robert C. Johnson*  
Robert C. Johnson  
Planning Director

RCJ:nw

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE  
*Robert C. Johnson*  
DATE 2/10/05

Policy

Consent

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

Prev. Agn. Ref.

District: Third

Agenda Number:

1, 4