

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

939B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 22, 2005

SUBJECT: FINDINGS FOR DENIAL OF APPEAL OF DENIAL BY THE PLANNING COMMISSION OF CONDITIONAL USE PERMIT NO. 3438 – EA39784 – Rasik D. Patel – Second Supervisorial District - Prado-Mira Loma Zoning District – 0.53 acres – C-1/C-P zoning - Located on the northeast corner of Jurupa Road and Martin Street – REQUEST: CUP 3438 proposes to expand from an existing off-site beer and wine license to an off-site all liquor sales license.

BACKGROUND: The referenced conditional use permit (“the project”) was considered by the Board of Supervisors on May 10, 2005. After taking testimony, the Board closed the public hearing and tentatively denied the project.

The Planning Department and County Counsel have prepared the necessary findings for denial as directed.

RECOMMENDED MOTION:

DENIAL of Conditional Use Permit No. 3438, based on the attached findings.

FINDINGS:

1. The project site is designated Commercial Retail (CR) and is surrounded by properties which are designated Low Density Residential – Rural Community (LDR-RC) to the north, south, east and west.

Robert C. Johnson
Planning Director

RCJ:kb

(Continued On Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE Brandon King
6-23-05

Departmental Concurrence

Policy

Consent

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

Prev. Agn. Ref.

District: Second

Agenda Number:

3.44

The Honorable Board of Supervisors

RE: FINDINGS FOR DENIAL OF APPEAL OF DENIAL BY THE PLANNING COMMISSION
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2. The land use on the subject site is an existing neighborhood market that is permitted for off-site beer and wine sales.
3. Land uses on surrounding parcels include Single-Family Residential to the north, south, east and west with Commercial uses located along Etiwanda Avenue and Jurupa Road. Additionally, four schools and nine churches are located within a one-mile radius of the project site.
4. A Stater Brothers Market is located approximately 1.2 miles west of the project site, which is permitted for off-site beer, wine and liquor sales.
5. The expansion of the existing off-site beer and wine license to include liquor sales in a residential area would provide increased opportunity for alcohol consumption by neighborhood minors and potentially attract disreputable type persons to frequent the area.
6. Increased vagrancy would result in putting school age children at risk of physical harm and increase neighborhood vandalism, thereby hindering Redevelopment Agency efforts to attract economically beneficial development projects to the local community.
7. The proposed project is inconsistent with present and future land uses surrounding the project site.
8. In conclusion, the proposed project is incompatible with surrounding residences and land uses and would negatively impact the health and safety of the occupants of those residences for the reasons described above.