

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

401B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 18, 2005

SUBJECT: **CONDITIONAL USE PERMIT NO. 3112, REVISED PERMIT NO. 1 - CEQA**
Exempt - Applicant: Nagy's Mobil - Second Supervisorial District - Rubidoux Zoning District -
Jurupa Area Plan - Location: North of Jurupa Road and east of Valley Way - 0.55 Acres - 2
Buildings - Zoning: Scenic Highway Commercial (C-P-S) - REQUEST: To add the sales of
alcohol to an existing Exxon/Mobil Gas Station.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the
Planning commission on July 6, 2005.

The Planning Department recommended Approval; and,
THE PLANNING COMMISSION BY A VOTE OF 4-0, (Commissioner Porras absent):

APPROVED CONDITIONAL USE PERMIT NO. 3112, REVISED PERMIT NO. 1, subject to the
attached conditions of approval, and based upon the findings and conclusions incorporated in
the staff report.

BACKGROUND:

This project was originally proposed as part of a new Mobil gas station, mini-mart and carwash
proposal in 1990. The Planning Commission approved the gas station proposal on November
6, 1991 with the exception of the sales of alcohol. The denial of the alcohol portion of the CUP
was based on a provision in Ordinance No. 348 which prohibited the sales of alcohol for off-
premises consumption within 500 feet of residential uses. This provision in Ordinance 348 has
since been removed and the proposed use is allowed at this time under the current C-P-S zone
for the project site.

Robert C. Johnson
Planning Director

RCJ:sn

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE
[Signature]
DATE 7/26/05

- Policy
- Policy
- Consent
- Consent
- Dep't Recomm.:
- Per Exec. Ofc.:

Prev. Agn. **ATTACHMENTS FILED** District: Second Agenda Number:
WITH THE CLERK OF THE BOARD

1.14