

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

303B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 14, 2005

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3452 - CEQA Exempt - Applicant: Fares Abbasi - Fifth Supervisorial District - North Riverside Zoning District - Highgrove Area Plan - Community Development: Commercial Retail: (0.20-0.35 Floor Area Ratio) - Location: Northerly of Stephens Avenue, westerly of La Cadena Drive, southerly of Center Street - 0.48 Gross Acres - Zoning: General Commercial (C-1 / C-P) - REQUEST: The Conditional Use Permit proposes to establish a joint smog service station and auto sales facility. A 1,695 sq. ft. building currently exists on site for this use. The project proposes improvements to the lot including landscaping and striping of the parking area.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on October 12, 2005.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION:**

**APPROVED CONDITIONAL USE PERMIT NO. 3452**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

REVIEWED BY EXECUTIVE OFFICE  
*Fares Abbasi*  
DATE 10/24/05

Departmental Concurrence

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

RCJ:sn

Policy

Consent

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

Prev. Agn. Ref.

District: Fifth

Agenda Number: