

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

917B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
April 11, 2005

SUBJECT: APPEAL of CONDITIONAL USE PERMIT NO. 3438 - EA39784 - Rasik Patel -  
Second Supervisorial District - Prado-Mira Loma Zoning District - Jurupa Area Plan - 0.53 acres  
- 1 lot - C-1 & C-P zoning - Located on the northeast corner of Jurupa road and Martin Street -  
REQUEST: Upgrade the current license of a 2,016 sq. ft. mini-market from off-site beer and  
wine only to off-site all liquor sales.

RECOMMENDED MOTION:

THE PLANNING DEPARTMENT RECOMMENDS:

CONSIDERATION of the above referenced appeal of the Planning Commission decision  
received on April 11, 2005.

THE PLANNING COMMISSION took the following actions on March 2, 2005.

DENIED CONDITIONAL USE PERMIT NO. 3438, based upon the findings and conclusions  
incorporated in the staff report.

Departmental Concurrence

REVIEWED BY EXECUTIVE OFFICE

*Jeannette [Signature]*  
DATE 4/13/05

Robert C. Johnson  
Planning Director

RCJ:sn

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

Prev. Agn. Ref.

District: Second | Agenda Number:

# COUNTY OF RIVERSIDE

## TRANSPORTATION AND LAND MANAGEMENT AGENCY

### Planning Department

Robert C. Johnson Planning Director

## APPLICATION FOR APPEAL

PLANNING DEPARTMENT  
APPEALS SECTION  
*Appeal*  
RIVERSIDE COUNTY  
PLANNING DEPARTMENT  
BY

DATE SUBMITTED: 4-1-05

Appeal of application case No(s): CUP 03488

List any concurrent application case numbers: CUP 3438

Appellant's Name: PATEL RASIK E-Mail: \_\_\_\_\_

Mailing Address: 10789 Jurupa Rd.  
MIRA LOMA, Ca. 91752  
City State ZIP

Daytime Phone No: (\_\_\_\_) \_\_\_\_\_ Fax No: (\_\_\_\_) \_\_\_\_\_

HEARING BODY WHOSE ACTION IS BEING APPEALED	HEARING BODY TO WHICH APPEAL IS BEING MADE	APPEAL TO BE FILED WITH
Planning Director	<ul style="list-style-type: none"> <li><b>Board of Supervisors</b> for: Temporary Outdoor Events and Substantial Conformance Determination for WECS.</li> <li><b>Planning Commission</b> for: all other decisions.</li> </ul>	<ul style="list-style-type: none"> <li><b>Clerk of The Board</b> for: Appeals before the Board of Supervisors.</li> <li><b>Planning Department</b> for: Appeals before the Planning Commission.</li> </ul>
Planning Commission	<b>Board of Supervisors</b>	<b>Clerk of the Board of Supervisors</b>
TYPE OF CASES BEING APPEALED	FILING DEADLINE	
<ul style="list-style-type: none"> <li>Change of Zone Denial by the Planning Commission</li> <li>Commercial WECS Permit</li> <li>Conditional Use Permit</li> <li>Hazardous Waste Facility Siting Permit</li> <li>Public Use Permit</li> <li>Variance</li> <li>Specific Plan denied by the Planning Commission</li> <li>Substantial Conformance Determination for WECS</li> <li>Surface Mining and Reclamation Permit</li> </ul>	Within 10 days after the notice of decision appears on the Board of Supervisors Agenda.	
<ul style="list-style-type: none"> <li>Land Division (Tract Map or Parcel Map)</li> <li>Revised Tentative Map</li> <li>Minor Change to Tentative Map</li> <li>Extension of Time for Land Division (not vesting map)</li> </ul>	Within 10 days after the notice of decision appears on the Board of Supervisor's Agenda.	
<ul style="list-style-type: none"> <li>Extension of Time Vesting for Tentative Map</li> </ul>	Within 15 days after the notice of decision appears on the Board of Supervisor's agenda.	
<ul style="list-style-type: none"> <li>General Plan or Specific Plan Consistency Determination</li> <li>Temporary Outdoor Event</li> </ul>	Within 10 days after date of mailing or hand delivery of decision of the Planning Director.	
<ul style="list-style-type: none"> <li>Environmental Impact Report</li> </ul>	Within 10 days of receipt of project sponsor or Planning	

**APPLICATION FOR APPEAL**

	Director determination, or within 7 days after notice of decision by Planning Commission appears on the Board's agenda.
<ul style="list-style-type: none"> <li>Plot Plan</li> <li>Second Unit Permit</li> <li>Temporary Use Permits</li> <li>Accessory WECS</li> </ul>	Within 10 calendar days after the date of mailing of the decision.
<ul style="list-style-type: none"> <li>Letter of Substantial Conformance for Specific Plan</li> </ul>	Within 7 days after the notice of decision appears on the Board of Supervisor's agenda.
<ul style="list-style-type: none"> <li>Revised Permit</li> </ul>	Same appeal deadline as for original permit.
<ul style="list-style-type: none"> <li>Certificate of Compliance</li> <li>Tree Removal Permit</li> </ul>	Within 10 days after the date of the decision by the Planning Director.
<ul style="list-style-type: none"> <li>Revocation of Variances and Permits</li> </ul>	Within 10 days following the mailing of the notice of revocation by the Director of Building and Safety, or within 10-days after the notice of decision of the Planning Commission appears on the Board of Supervisor's agenda.

**PLEASE STATE THE REASONS FOR APPEAL.**

Please state the basis for the appeal and include any supporting evidence if applicable. If appealing one or more specific conditions of approval, indicate the number of the specific condition(s) being protested. In addition, please include all actions on related cases, which might be affected if the appeal is granted. This will allow all changes to be advertised and modified at the same time. AN APPEAL OF ONE OR MORE CONDITIONS OF APPROVAL SHALL BE DEEMED AS AN APPEAL OF THE ACTION AS A WHOLE, AND THE APPEAL BODY MAY APPROVE OR DENY THE ENTIRE MATTER, AND CHANGE ANY OR ALL OF THE CONDITIONS OF APPROVAL.

1. The Application was submitted to all departments and the Sheriff's records were not ~~to be reviewed~~ <sup>subject to</sup>. No negatives were received by any department.

2- ABC (500' radius) had no complaints or protests from neighbors.

3- All schools & churches are beyond 600' and no complaints received.

4- The protest letter was from (2) families - 4 from one address. Use additional sheets if necessary. USE SOMETHING QUESTIONNAIRE  
 PATEL RASIK Rasik D Patel  
 PRINTED NAME OF APPELLANT SIGNATURE OF APPELLANT

4/1/05  
 DATE

## APPLICATION FOR APPEAL

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THE APPEAL FILING PACKAGE MUST CONSIST OF THE FOLLOWING:

1. One completed and signed application form.
2. Public Hearing Notice Label Requirements mailing address labels for notification of the appeal hearing.
3. All appropriate filing fees (the base fee, plus other fees specifically for the Department of Building and Safety, Fire Department, Flood Control District and/or Transportation Department conditions, if applicable).

PLEASE NOTE: Obtain surrounding property owners label package/instructions (Form 295-1051) from a County Public Information Services Center or download it from the Planning Department web page.