

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

402B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
August 29, 2006

SUBJECT: CONDITIONAL USE PERMIT NO. 3433 / VARIANCE NO. 1786 – EA39593 – Applicant: Bruce Safi Samghabadi – Engineer / Representative: Mark Kennedy - Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan: Community Development: Commercial Retail (CD-CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Weirick Road, easterly of Interstate 15 and westerly of Temescal Canyon Road – 1.58 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The conditional use permit is a proposal to develop a 3,637 square foot ARCO gasoline service station, including the concurrent sale of beer and wine for off-premises consumption on 1.58 gross acres. This project will also include a 941 sq. ft. car wash area, as well as a 4,602 sq. ft. canopy area. A total of 24 parking stalls, on-site advertising and associated landscaping will also be provided. The variance is a proposal to allow for the proposed gas station freeway sign to be at a height of 65 feet, 20 feet above the 45 feet maximum height level, due to certain physical characteristics relating to the site's location and surroundings.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted upon by the Planning Commission on May 17, 2006.

The Planning Department recommended approval; and,
THE PLANNING COMMISSION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39593**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

Robert C. Johnson for
Robert C. Johnson
Planning Director

RCJ:aa

(Continued on Attached Page)

REVIEWED BY EXECUTIVE OFFICE

DATE 9/11/06 *awj*

Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept's Recomm.:
Per Exec. Ofc.:

3008 265 -1 BW 1:28
RECEIVED RIVERSIDE COUNTY

Prev. Agn. Ref.

District: Second | Agenda Number:

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

1 . 8

The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 3433 / VARIANCE NO. 1786

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APPROVAL of **VARIANCE NO. 07186**, based upon the findings and conclusions incorporated in the staff report.

ADOPTION of a **FINDING OF "PUBLIC CONVENIENCE AND NECESSITY"** regarding the sale of beer and wine for off-site consumption from the proposed use.

APPROVAL of **CONDITIONAL USE PERMIT NO. 03433**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.