

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

322B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 24, 2007

SUBJECT: CONDITIONAL USE PERMIT NO. 3504 – EA39144 – Applicant: Regency Centers – Engineer / Representative: Bickel Underwood Architecture - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Southerly of Clinton Keith Road and Interstate 15, and easterly of Hidden Springs Road – 3.45 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes to construct a Neighborhood Commercial Center on a 3.45 gross acre site. Building 1 (7,675 sq. ft.) proposes multi-tenant retail uses, Building 2, (7,751 sq. ft.) proposes multi-tenant/restaurant retail uses with a drive-thru bay, and Building 3 (7,574 sq. ft.) proposes an Automobile Repair Garage. The total development proposal includes 23,000 sq. ft. of building area, 23,471 sq. ft. of landscaping, 132 parking spaces out of which five (5) are handicap accessible and three (3) loading spaces.

BACKGROUND:

On January 10, 2007, CUP3504 appeared before the Riverside County Planning Commission, this hearing body approved the proposed project with the following modifications to the project's Conditions of Approval (COA): a) 10.PLANNING.7 was revised to be applicable only to Building 3 and not Building 1 and 2 due to nature of the uses proposed for Building 1 and 2, b) 60.PLANNING.13, 80.PLANNING.24, 80.PLANNING.26, and 90.PLANNING.33 were removed because the Transportation Department has provided a mechanism by which the required coordination with CalTrans will be provided for the proposed improvements along Clinton Keith Road, and c) 80.PLANNING.25 and 90.PLANNING.32 were modified to clarify the concerns expressed by the Planning Department. All other Conditions of Approval have not been modified other than the ones noted above.

REVIEWED BY EXECUTIVE OFFICE

DATE 1/31/07

Ron Goldman
Interim Planning Director

RG:cv

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

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

Prev. Agn. Ref. | District: First | Agenda Number:

1.4

The Honorable Board of Supervisors
RE: CONDITIONAL USE PERMIT NO. 3504
January 24, 2007
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RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission on January 10, 2007.

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

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39144**, 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,

APPROVED **CONDITIONAL USE PERMIT NO. 3504**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

MINUTES OF THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA



1.12

On motion of Supervisor Wilson, seconded by Supervisor Ashley and duly carried, IT WAS ORDERED that Planning Commission's report of approval on the application of Regency Centers/Bickel Underwood Architecture for Conditional Use Permit No. 3504, to construct a Neighborhood Commercial Center, in the Rancho California Zoning Area - Elsinore Area Plan, 1st District, 3.45 gross acres, C-P-S zoning, is continued to Tuesday, March 27, 2007.

Ayes: Buster, Tavaglione, Wilson and Ashley
Nays: None
Absent: Stone

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on February 27, 2007 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors

Dated: February 27, 2007
Nancy Romero, Clerk of the Board of Supervisors, in
and for the County of Riverside, State of California.

By: James Thlemme Deputy

AGENDA NO.

1.12

xc: Planning, Applicant, COB
HR