

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

501B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
October 2, 2007

SUBJECT: CONDITIONAL USE PERMIT NO. 3480 – MITIGATED NEGATIVE DECLARATION – Applicant: Yazen LTD Partnership – Engineer / Representative: Ramcam Engineering - First Supervisorial District – Woodcrest Zoning District – Lake Mathews / Woodcrest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Van Buren Boulevard and easterly of King Avenue – 5.35 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes a 35,600 square foot neighborhood shopping center on 5.35 acres with a Floor Area Ratio of 0.15 consisting of 5 buildings with 39,918 square feet of landscaping, to be built in two (2) phases. Phase I of the project consists of a 3,500 square foot convenience store with 1,300 square foot carwash, 950 square foot gas station fueling area, 1,670 square foot coffee shop drive thru, 2,410 square feet of office space, 9,920 square feet of food/ retail sales, and a 2,450 square foot drive thru. Phase II of the project consists of one (1) 5,000 square foot sit down restaurant 7,480 square feet of food/ retail sales. Phase II of the project is the proposed leach field location and shall not be developed until sewer is available to the project site. The total number of parking for the project site is 221 standard stalls which includes 7 stalls for persons with disabilities.

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on July 25, 2007.

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

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 10/16/07

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dept Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref.

District: First

Agenda Number:

**ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD**

1.5

The Honorable Board of Supervisors
RE: CONDITIONAL USE PERMIT NO. 3480
October 2, 2007
Page 2 of 2

ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40500**, 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. 3480, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.