

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

831B



FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 2, 2007

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3460 – CEQA EXEMPT – Applicant: Dallal Harb – Engineer / Representative: Hossein Zand Associates - Third Supervisorial District – Antelope Valley Zoning Area – Sun City / Menifee Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Shady Lane Court, southerly of Scott Road, easterly of Murrieta Road and westerly of Helen Lane – 1.92 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes the sale of beer, wine and distilled spirits for off premises consumption (ABC Type 21 - Off Sale General) for an existing 1,068 square foot convenience store. Additionally, the project proposes to remodel the existing convenience store, market and residence by converting the 1,870 square foot dwelling area within the facility for commercial market usage, enhance the existing building façade, provide asphalt concrete paving along the project site and 3,100 square feet of landscaping, and 76 feet of additional Right-of-way on Scott Road pursuant to Transportation's Conditions of Approval.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on October 17, 2007.

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

**APPROVED CONDITIONAL USE PERMIT NO. 3460**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

*David Mares*  
Ron Goldman  
Planning Director

David Mares  
Principal Planner for

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE Mares for 11/14/07  
Tina Grande  
Departmental Concurrence

- Policy
- Policy
- Consent
- Consent
- Dept's Recomm.:
- Per Exec. Ofc.:

Prev. Agn. Ref. | ATTACHMENTS FILED | District: Third | Agenda Number:

WITH THE CLERK OF THE BOARD

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