

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

307 B




FROM: TLMA - Planning Department

SUBMITTAL DATE:  
November 27, 2007

**SUBJECT:** CHANGE OF ZONE NO. 7320 / CONDITIONAL USE PERMIT NO. 3468 / VARIANCE NO. 1814 – MITIGATED NEGATIVE DECLARATION – Applicant: Cajalco Harvill LLC – Engineer / Representative: RamCam Engineering, Inc. - First Supervisorial District – North Perris Zoning Area – Mead Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Northerly of Cajalco Expressway, southerly of Messina Lane, easterly of Harvill Avenue and westerly of Interstate 215 freeway – 3.42 Gross Acres - Zoning: Manufacturing - Service Commercial (M-SC) - **REQUEST:** The Change of Zone proposes to change the current zoning classification from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S). The Conditional Use Permit proposes to develop two (2) 3,600 square feet drive thru restaurants / eating establishments and two (2) retail / commercial buildings totaling 15,000 square feet on 3.42 acres. The total development proposal includes 22,200 square feet of building area, 38,154 square feet of landscaping, one (1) detention basin, and 163 parking spaces. The Variance is a proposal to extend the height, surface area, and number of signs permitted pursuant to Section 19.4a of Ordinance No. 348 for on-site free-standing advertising signs. Ordinance No. 348 allows for free-standing on-site advertising signs to have a maximum height of 20 feet, a maximum surface area of 50 square feet, and no more than two (2) free-standing signs for shopping centers that front on two (2) streets.

**RECOMMENDED MOTION:**

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

  
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Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/11/07  
Tina Grande  
Departmental Conference

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

Prev. Agn. Ref.

District: First

Agenda Number:

15.2

The Honorable Board of Supervisors

RE: CHANGE OF ZONE NO. 7320 / CONDITIONAL USE PERMIT NO. 3468 / VARIANCE  
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**ADOPTION** of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40311**, based on the findings incorporated in the initial study and the conclusion that the project, subject to the proposed mitigation measures, will not have a significant effect on the environment; and,

**TENTATIVE APPROVAL** of **CHANGE OF ZONE NO. 7320**, amending the zoning classification for the subject property from Manufacturing - Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, based upon the findings and conclusions incorporated in the staff report; pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,

**APPROVAL** of **CONDITIONAL USE PERMIT NO. 3468**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

**APPROVAL** of **VARIANCE NO. 1814**, based upon the findings and conclusions incorporated in the staff report.