

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

614B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
January 10, 2008

SUBJECT: VARIANCE NO. 1791 (FAST TRACK NO. 2005-11) – MITIGATED NEGATIVE DECLARATION – Applicant: MRC Development – Engineer / Representative: Nadel Architects, Inc - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Easterly of Highway 79, northerly of Benton Road, and southerly of Thompson Road – 27.47 Gross Acres - Zoning: Specific Plan (SP No. 284 - Planning Area No. 3 and 4) - **REQUEST:** The Variance proposes to allow the sign program to exceed standards identified in Ordinance 348, Section 19.4. The sign program will exceed the number of allowable free-standing signs by seven (7), with a total of ten (10) free-standing signs, exceed the allowable height of one sign from 20 feet to 30 feet, and exceed the allowable surface area of the two 20-foot signs from 100 square feet to 121 square feet and 132 square feet: one (1) single tenant pylon sign and one (1) multi-tenant pylon sign measuring 17 feet 3 inches wide and 20 feet high (page 1 and 2 of sign program), one (1) multi tenant monument sign measuring 23 feet wide and 30 feet high (page 3 of sign program), two (2) center identification signs at the intersection of Manford Drive and Leon Road measuring up to 19 feet wide and 9 feet 6 inches high (page 4 of sign program), and five (5) center identification signs measuring up to 7 feet 4 inches wide and 5 feet high (page 5 of sign program).

RECOMMENDED MOTION:

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

APPROVAL of **VARIANCE NO. 1791**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE Jan 10 2008

Tina Grande
Departmental Conference

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

Prev. Agn. Ref. (15.1-12-18-07) District: Third Agenda Number:

15.2

The Honorable Board of Supervisors

RE: VARIANCE NO. 1791 (FAST TRACK NO. 2005-11)

January 10, 2008

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BACKGROUND:

Conditional Use Permit No. 3467 was approved by the Board of Supervisors on December 18, 2007. The project proposed to construct a 27.47-acre shopping center including a 102,867 square foot Home Depot store with a 34,760 square foot outdoor garden center, three retail stores totaling 88,134 square feet, four drive-thru businesses totaling 16,056 square feet, five pads totaling 40,580 square feet, one 6,258 square foot shop building, one automobile gasoline service station with concurrent sale of beer and wine, 175,992 square feet of landscaping, and 1,415 parking stalls.

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

305 B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 6, 2007

SUBJECT: CONDITIONAL USE PERMIT NO. 3467 / VARIANCE NO. 1791 (FAST TRACK NO. 2005-11) – MITIGATED NEGATIVE DECLARATION – Applicant: MRC Development – Engineer / Representative: Nadel Architects, Inc - Third Supervisorial District – Rancho California Zoning Area – Southwest Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Easterly of Highway 79, northerly of Benton Road, and southerly of Thompson Road – 27.47 Gross Acres - Zoning: Specific Plan (SP No. 284 - Planning Area Nos. 3 and 4) - **REQUEST:** The Conditional Use Permit proposes to construct a 27.47-acre shopping center including a 102,867 square foot Home Depot store with a 34,760 square foot outdoor garden center, three retail stores totaling 88,134 square feet, four drive-thru businesses totaling 16,056 square feet, five pads totaling 40,580 square feet, one 6,258 square foot shop building, one automobile gasoline service station with concurrent sale of beer and wine, 175,992 square feet of landscaping, and 1,415 parking stalls. The Variance proposes to allow the sign program to exceed standards identified in Ordinance 348, Section 19.4. The sign program will exceed the number of allowable free-standing signs by seven (7), with a total of ten (10) free-standing signs, exceed the allowable height of one sign from 20 feet to 40 feet, exceed the allowable height of two signs from 20 feet to 30 feet, and exceed the allowable surface area of the two 30-foot signs from 100 square feet to 121 square feet and 132 square feet: one (1) single tenant pylon sign and one (1) multi-tenant pylon sign measuring 17 feet - 3 inches wide and 30 feet high (page 1 and 2 of sign program), one (1) multi tenant monument sign measuring 23 feet wide and 40 feet high (page 3 of sign program), two (2) center identification signs at the intersection of Manford Drive and Leon Road measuring up to 19 feet wide and 9 feet - 6 inches high (page 4 of sign program), and five (5) center identification signs measuring up to 7 feet - 4 inches wide and 5 feet high (page 5 of sign program).

RECOMMENDED MOTION:

Ron Goldman
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/14/07
Tina Grande
Departmental Concurrence

Policy
 Policy

Consent
 Consent

Dept't Recomm.:
Per Exec. Ofc.:

MINUTES OF THE BOARD OF SUPERVISORS

On motion of Supervisor Stone, seconded by Supervisor Buster and duly carried, IT WAS ORDERED that the above matter with the exclusion of Variance 1791 is approved as recommended, and that variance is deferred to Tuesday, January 15, 2008.

Ayes: Buster, Tavaglione, Stone and Wilson
Nays: None
Absent: Ashley
Date: December 18, 2007
xc: Planning, Applicant, Co Co., COB

Nancy Romero
Clerk of the Board
By
Deputy

Prev. Agn. Ref. District: Third Agenda Number: 15.2

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

The Honorable Board of Supervisors

RE: CONDITIONAL USE PERMIT NO. 3467 / VARIANCE NO. 1791 (FAST TRACK NO. 2005-11)

December 6, 2007

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 40306**, 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,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3467**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **VARIANCE NO. 1791**, based upon the findings and conclusions incorporated in the staff report.