

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 Messinia 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:**

  
Ron Goldman  
Planning Director

RG:cv

REVIEWED BY EXECUTIVE OFFICE

DATE 12/11/07  
Tina Grande  
Departmental Concurrence

Dept 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  
NO. 1814

November 27, 2007

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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.

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



**15.2**

1:30 p.m. being the time set for public hearing on the application of Cajalco Harvill LLC – RamCam Engineering, Inc. for Zone Change 7320 to change the zone from Manufacturing-Service Commercial (M-SC) to Scenic Highway Commercial (C-P-S); Conditional Use Permit 3468 to develop two (2) 3,600 square feet drive thru restaurants/eating establishment and two (2) retail/commercial buildings totaling 15,000 square feet on 3.42 acres, 38,154 square feet of landscaping, one (1) detention basin and 163 parking spaces; and, Variance No. 1814 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, located in the North Perris zoning Area – Mead Valley Area Plan, 1<sup>st</sup> District, the Chairman called the matter for hearing.

Adam Rush, Planning staff, recommended a 30-day continuance to provide an opportunity for the applicant to meet with the Mead Valley Municipal Advisory Council.

On motion of Supervisor Buster, seconded by Supervisor Stone and duly carried, IT WAS ORDERED that the above matter is continued to Tuesday, March 11, 2008.

Roll Call:

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

I hereby certify that the foregoing is a full true, and correct copy of an order made and entered on January 8, 2008 of Supervisors Minutes.

WITNESS my hand and the seal of the Board of Supervisors  
Dated: January 8, 2008  
Nancy Romero, Clerk of the Board of Supervisors, in  
and for the County of Riverside, State of California.

By *James J. Blumner*  
Deputy