

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

122B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
July 16, 2008

SUBJECT: CONDITIONAL USE PERMIT NO. 3590 (FTA NO. 2008-12) – CEQA EXEMPT – Applicant: Bergman Companies / Ron May – Engineer / Representative: Perkowitz Ruth Architects / Jim Thury - Second Supervisorial District – Pedly Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio) – Location: Southerly of Limonite Avenue and easterly of Clay Street – 3.2 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes to construct a 13,969 square foot Fresh and Easy (Tesco) food market on a 3.2 gross acre site with 70 total parking spaces (54 existing and 16 new stalls) including three (3) spaces for persons with disabilities, 2,968 square feet (21%) of landscaping, and the sale of alcoholic beverages (type 21) for off premise consumption.

RECOMMENDED MOTION:

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

APPROVAL of a **FINDING OF PUBLIC CONVENIENCE AND NECESSITY**, based on the findings incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3590**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:nt

REVIEWED BY EXECUTIVE OFFICE

DATE

7/17/08

Tina Grande
Departmental Concurrence

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

Prev. Agn. Ref.

District: Second

Agenda Number:

15.3