

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

8068



FROM: TLMA - Planning Department

SUBMITTAL DATE:
September 22, 2008

SUBJECT: CONDITIONAL USE PERMIT NO. 3594 – EA41949 – Applicant: Carter and Burgess – Engineer / Representative: Nolte Associates - Fourth Supervisorial District – Bermuda Dunes Zoning District – Western Coachella Valley Area Plan: Community Development: Commercial Retail (CD-CR) (0.2-0.35 FAR) – Location: Northerly of Varner Road, southerly of Wildcat Avenue, easterly of Berkey Drive and westerly of Washington Street – 2.1 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The conditional use permit proposes to add the sale of beer and wine (ABC Type 20 License) for off premises consumption to an approximately 14,000 square-foot Fresh and Easy food store located on Parcel 3 of approved Plot Plan No. 22185, Revised Permit No. 1, which proposed to construct and operate a commercial center consisting of three buildings totaling approximately 24,000 square feet at a building height of about 30 feet.

BACKGROUND: Conditional Use Permit No. 3594, was heard and approved unanimously by the Planning Commission on September 17, 2008. The Commissioner's discussed the previous easement agreement for the property with staff and recommended that staff add a condition to the project to address the easement agreement as it related to the revised plot plan and a related lot line adjustment. It was recommended that the applicant submit the old easement agreement to the County Counsel for review to verify that the existing document adequately address the changes to the site plan.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on by the Planning Commission in La Quinta on September 17, 2008.

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

Ron Goldman
Planning Director

RG:mb

REVIEWED BY EXECUTIVE OFFICE

DATE 10/6/08 AG fer

Tina Grande
Departmental Concurrence

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD

Policy

Consent

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

Prev. Agn. Ref.

District: Fourth

Agenda Number:

1.13

The Honorable Board of Supervisors
RE: Conditional Use Permit No. 3594
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ADOPTED a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41949**, based on the findings incorporated in the initial study and the conclusion that the project will not have a significant effect on the environment; and,

APPROVED CONDITIONAL USE PERMIT NO. 3594, subject to the attached conditions of approval, based upon the findings and conclusions incorporated in the staff report.