

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

108B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 28, 2009

SUBJECT: CONDITIONAL USE PERMIT NO. 3577 – (Mitigated Negative Declaration) - Applicant: Mustafa Abdelkarim - Engineer/ Representative: Ramcam Engineering Group - Fifth Supervisorial District – University Zoning District – Highgrove Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) - Location: Northerly of Villa Street, easterly of I-215, southerly of Center Street, westerly of Iowa Avenue. – 0.52 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** A proposal for the construction and operation of a 3,942 square foot automobile service station. The station would include a convenience store, deli, and a 3,340 square foot canopy overhanging the gasoline pumps. The project would include 12 parking spaces and 3,281 square feet (15%) of landscaping. – APN: 247-081-025, -026, and -027

RECOMMENDED MOTION:

RECEIVE AND FILE The Notice of Decision for the above referenced case acted on by the Planning Commission on May 13, 2009.

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

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 41677**, 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,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3577**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

Ron Goldman
Planning Director

RG:db
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REVIEWED BY EXECUTIVE OFFICE

DATE *Cathy Wang*

Tina Grande
Departmental Concurrence

Policy

Policy

Consent

Consent

Dep't Recomm.:

Per Exec. Ofc.:

Prev. Agn. Ref

District: Fifth

Agenda Number:

1.2

ATTACHMENTS FILED
WITH THE CLERK OF THE BOARD