

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



207B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
March 2, 2010

**SUBJECT: CONDITIONAL USE PERMIT NO. 3488** – CEQA Exempt – Applicant: Jorge Arriaga – Engineer/Representative: Penco Engineering, Inc. – Second Supervisorial District – Prado-Mira Loma Zoning District – Jurupa Area Plan – Community Development: Commercial Retail (CD: CR) (0.20 – 0.35 Floor Area Ratio) – Location: Northerly of Limonite Avenue and easterly of Etiwanda Avenue – 2.39 Gross Acres – Zoning: Scenic Highway Commercial (C-P-S) – REQUEST: The Conditional Use Permit proposes to legalize an unpermitted and operating trucking and parking business, "Toltec Freight Systems," for 24 trailer and tractor parking spaces and 7 standard spaces. The project proposes to construct a new 1,000 square foot caretaker residence and include 7,770 square feet (16%) of new landscaping area on a 2.39 gross (2.33 net) acre site. The existing 1,000 square foot garage and 1,620 square foot storage building will be permitted and subsequently redeveloped – APN: 161-300-004. (Quasi-Judicial)

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on February 3, 2010

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

**DENIAL** of **CONDITIONAL USE PERMIT NO. 3488**, based upon the findings and conclusions incorporated in the staff report.

Ron Goldman  
Planning Director

(continued on attached page)

RG:vc  
RM

Policy  
☐

Consent  
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Dep't ecomm.:  
Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

1.2