

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



427B

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 6, 2010

**SUBJECT: CONDITIONAL USE PERMIT NO. 3622** – No Further Environmental Documentation Required - Applicant: Jeff Rahman - Engineer/ Representative: Keith Gardner - Third Supervisorial District – Ramona Zoning District – San Jacinto Valley Area Plan: Community Development: Commercial Retail (CD:CR) (0.20 to 0.35 floor area ratio) - Location: Southerly of Florida Avenue, easterly of Columbia Street, westerly of Cornell Street, and northerly of Acacia Avenue – 0.6 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) – **REQUEST:** The Conditional Use Permit proposes to convert an existing unoccupied building totaling approximately 9,720 square-feet into a 4,088 square-foot convenience store and a 5,632 square-foot of shell leasable area. The convenience store would include a market/deli and the sale of alcoholic beverages including beer, wine and distilled spirits for off-premises consumption (ABC License Type 21). In addition, an approximately 650 square-foot storage facility will remain as storage and 35 parking spaces are proposed.

**RECOMMENDED MOTION:**

**RECEIVE AND FILE** The Notice of Decision for the above referenced case acted on by the Planning Commission on September 15, 2010.

The Planning Department recommended Approval; and,

**THE PLANNING COMMISSION RECOMMENDS:**

**DENIAL** of **CONDITIONAL USE PERMIT NO. 3622** based upon the findings and conclusions incorporated in the staff report.

*Carolyn Syms Luna*

Carolyn Syms Luna  
Planning Director

Initials:  
CSL:vc

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

☐ Policy

☒ Consent

Dep't Recomm.:

☐ Policy

☒ Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Third

Agenda Number:

1.3