

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

604B



REVIEWED BY EXECUTIVE OFFICE

DATE

10/28/2010

Tina Grande

Departmental Concurrence

FROM: TLMA - Planning Department

SUBMITTAL DATE:  
October 28, 2010

**SUBJECT: FIRST EXTENSION OF TIME FOR CONDITIONAL USE PERMIT NO. 3537** - Applicant: Borchard-Pedley LLC - Second Supervisorial District - Glen Avon Zoning District - Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20-0.35 Floor Area Ratio) - Location: Southerly of Mission Boulevard, easterly of Avon Street, and westerly of Pedley Road - 3.89 Acres - Zoning: Scenic Highway Commercial (C-P-S) - Approved Project Description: Construction of a 31,780 square foot retail development, "Mission Pedley Plaza," on a 3.89 gross (3.55 net) acre site with a project floor area ratio of 0.21. The project consists of the following: a 17,369 square foot, 24-hour Rite Aid Pharmacy with a 750 square foot mezzanine and a prescription drive-thru window; a 2,869 square foot 24-hour operation fast food restaurant with a drive-thru window and outdoor seating; a 11,542 square foot Fresh and Easy (Tesco) food market; 177 parking spaces; and the sale of alcoholic beverages for off premise consumption for anchor tenants: Rite Aid Pharmacy and Fresh and Easy (Tesco) food market on parcels 1 and 2 of PM35273. The use permit also proposes a sign program for the Mission Pedley Plaza, which includes two (2) 20 foot high multi-tenant pylon signs, one (1) 7 foot high monument sign, and affixed signage on all mentioned buildings pursuant to the approved Sign Program. - **REQUEST: EXTENSION OF TIME TO APRIL 2, 2011 - FIRST EXTENSION.**

**RECOMMENDED MOTION:**

**APPROVAL** of the **FIRST EXTENSION OF TIME REQUEST** for **CONDITIONAL USE PERMIT NO. 3537**, extending the expiration date to April 2, 2011, subject to all the previously approved and/or amended Conditions of Approval with the applicant's consent.

*Carolyn Syms Luna*  
Carolyn Syms Luna  
Planning Director

Initials:  
CSL:yc  
D.M.

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

Prev. Agn. Ref.

District: Second

Agenda Number: