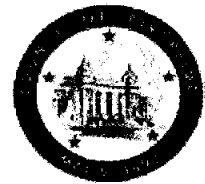


SUBMITTAL TO THE BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, STATE OF CALIFORNIA

916B



FROM: TLMA - Planning Department

SUBMITTAL DATE:
June 1, 2011

REVIEWED BY EXECUTIVE OFFICE

DATE

Tina Grande

Departmental Concurrence

SUBJECT: CHANGE OF ZONE NO. 7758 / CONDITIONAL USE PERMIT NO. 3665 (Fast Track No. 2011-02) – Intent to Adopt a Mitigated Negative Declaration – Applicant: Riverside County Redevelopment Agency (RDA) – Engineer/Representative: Albert A. Webb Associates – Second Supervisorial District – Rubidoux Zoning District – Jurupa Area Plan: Community Development: Commercial Retail (CD: CR) (0.20 - 0.35 Floor Area Ratio), Community Development: High Density Residential (CD: HDR) (8 - 14 Dwelling Units per Acre), Community Center Policy Overlay and Rubidoux Village Policy Area – Location: Northerly of Tilton Avenue, southerly of Mission Boulevard and easterly of Riverview Drive – 15.23 Gross Acres – Zoning: Rubidoux-Village Commercial West (R-VC) and General Residential – 2,500 Square Foot Minimum (R-3-2,500) – **REQUEST:** The **Change of Zone** proposes to amend the zoning classification for the subject property from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) on 14.92 gross acres. The **Conditional Use Permit** proposes a 140,438 square foot shopping center (Mission Plaza) consisting of a market, a drug store, shops, a WQMP filtration basin, allow the sale of beer, wine and distilled spirits (Alcoholic Beverage Control (ABC) License Type 21) for off premise consumption and 751 parking spaces consisting of on- and off-site parking on a 15.23 gross acre site. The site consists of six (6) existing commercial buildings with a total building area of 66,355 square feet. Three (3) of the buildings with a total building area of 21,755 square feet will be permitted, retained and redeveloped, while the other three (3) buildings with a total building area of 44,600 square feet are proposed for demolition. Five new buildings, totaling 91,820 square feet, are proposed as part of this permit, along with 4 building pads for an additional 26,865 square feet of building area.

Carolyn Syms Luna

Carolyn Syms Luna
Planning Director

Initials:
CSL:vc

(continued on attached page)

☒ Policy

☐ Consent

Dep't Recomm.:

☒ Policy

☐ Consent

Per Exec. Ofc.:

Prev. Agn. Ref.

District: Second

Agenda Number:

16.1

The Honorable Board of Supervisors

Re: CHANGE OF ZONE NO. 7758 / CONDITIONAL USE PERMIT NO. 3665 (Fast Track No. 2011-02)

Page 2 of 2

RECOMMENDED MOTION:

ADOPTION of a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 42435**, 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,

TENTATIVE APPROVAL of **CHANGE OF ZONE NO. 7758**, amending the zoning classification for the subject property from Rubidoux-Village Commercial West (R-VC) to General Commercial (C-1/C-P) in accordance with Exhibit #3; based upon the findings and conclusions incorporated in the staff report; and,

ADOPTION of a **FINDING** of "**PUBLIC CONVENIENCE AND NECESSITY**," regarding the sale of beer, wine and distilled spirits from the subject site for off-site consumption, based upon the findings and conclusions incorporated in the staff report; and,

APPROVAL of **CONDITIONAL USE PERMIT NO. 3665**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.