

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

703B



REVIEWED BY EXECUTIVE OFFICE

DATE 5/21/13
Tina Grande

FROM: TLMA - Planning Department

SUBMITTAL DATE:
May 6, 2013

SUBJECT: **VARIANCE NO. 1886** – Applicant: Attallah Abugherir – Fifth/Second Supervisorial District – Location: Southwesterly corner of Iowa Ave. and Center St. – REQUEST: The variance is to allow an existing 45-foot high on-site sign to be increased in height to 70 feet, which exceeds the maximum allowable height of 45 feet, by 25 feet.

RECOMMENDED MOTION:

RECEIVE AND FILE the Notice of Decision for the above referenced case acted on at the Planning Director's Hearing on May 6, 2013.

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

APPROVAL of **VARIANCE NO. 1886**, subject to the attached conditions of approval, and based on the findings and conclusions incorporated in the staff report.

BACKGROUND:

Plot Plan No. 25290 and Variance No. 1886 were heard at the April 1, 2013, Director's Hearing meeting, but were continued to May 6, 2013 to allow the applicant sufficient time to address outstanding fee issues related to the original entitlement for the subject property. The property contains a (Chevron) gas station/convenience market/restaurant on 0.48 acres, and operation of

Carolyn Syms Luna

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Planing Director
(Continued Page 2)

Initials:
CSL:pr *CSL*

- Dep't Recomm.: Policy
- Per Exec. Ofc.: Consent
- Policy
- Consent

500 NVA 50 6M 5: 35
COUNTY BOARD OF SUPERVISORS
COUNTY OF RIVERSIDE, CALIFORNIA

Prev. Agn. Ref.

District: 5/2

Agenda Number:

1-3

The Honorable Board of Supervisors

Re: Variance No. 1886

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the business started with only partial payment of the required Transportation Uniform Mitigation Fee Program (TUMF) fees. The applicant subsequently has signed an agreement with WRCOG to make monthly payments until the obligation has been met. These applications were subsequently approved at the Director's Hearing on May 6, 2013.

In accordance with the requirements in Ord. No. 348, the decision at the Director's Hearing for the Plot Plan stands, unless an appeal is filed within the appropriate timeframe; but a notice of the decision of the Director's Hearing for the Variance is being brought to the Board of Supervisors with a recommendation to receive and file that decision.