

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



912

FROM: TLMA - Planning Department

SUBMITTAL DATE:
December 18, 2013

SUBJECT: GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 AND CONDITIONAL USE PERMIT NO. 3642; Applicant: Raminu, Inc. – First/First Supervisorial District – Location: northwest corner of Carroll Street and Markham Street in the area of Mead Valley within the County of Riverside – **REQUEST:** to amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (½ Acre Minimum) to Commercial Retail (CD:CR) (0.20 - 0.35 Floor Area Ratio), to change the zoning classification of the subject site from Rural Residential - ½ Acre Minimum (R-R-½) to General Commercial (C-1/C-P) and to allow improvements (façade enhancements, paving of the parking areas, including 46 parking spaces and a loading dock, 9,263 sq. ft. of landscaping of on-site landscaping, and street improvements) to an existing neighborhood retail center consisting of a 5,310 sq. ft. market with the sale of alcoholic beverage for off-premises consumption, and a 1,785 sq. ft. retail building with propane gas sales.

RECOMMENDED MOTION: That the Board of Supervisors:

- FIND THAT THE PROJECT IS EXEMPT FROM CEQA** pursuant to Categorical Exemption under Section 15301 Class 1 (d), Section 15303 Class 3 (c), and Section 15311 Class 11 (b), based on no new square footage is added, rehabilitation of deteriorated or damaged structure and installation of a small parking lot; and,

(Continued on Next Page)

Juan C. Perez
TLMA Director/Interim Planning
Director

JCP:hpk

FINANCIAL DATA	Current Fiscal Year:	Next Fiscal Year:	Total Cost:	Ongoing Cost:	POLICY/CONSENT (per Exec. Office)
COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	Consent <input type="checkbox"/> Policy <input checked="" type="checkbox"/>
NET COUNTY COST	\$ N/A	\$ N/A	\$ N/A	\$ N/A	

SOURCE OF FUNDS: N/A	Budget Adjustment: N/A
	For Fiscal Year: N/A

C.E.O. RECOMMENDATION: APPROVE
BY
Tina Grande
County Executive Office Signature

MINUTES OF THE BOARD OF SUPERVISORS

- A-30
- Positions Added
- 4/5 Vote
- Change Order

Prev. Agn. Ref.: _____ **District:** 1/1 **Agenda Number:** _____

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Departmental Concurrence

**SUBMITTAL TO THE BOARD OF SUPERVISORS, COUNTY OF RIVERSIDE, STATE OF CALIFORNIA
FORM 11: GENERAL PLAN AMENDMENT NO. 936, CHANGE OF ZONE NO. 7734 AND CONDITIONAL
USE PERMIT NO. 3642**

DATE: December 18, 2013

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2. **TENTATIVE APPROVAL** of **GENERAL PLAN AMENDMENT NO 936**, amend the General Plan Foundation Component of the subject site from Rural Community to Community Development and to amend the land use designation of the subject site from Low Density Residential (RC:LDR) (1/2 Acre Minimum) to Commercial Retail (CD:CR) (0.20-0.35 Floor Area Ratio), and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Resolution by the Board of Supervisors; and,
3. **TENTATIVE APPROVAL** of **CHANGE OF ZONE NO 7734**, amended the zoning classification for the subject property from Rural Residential (R-R) to Scenic Highway Commercial (C-P-S), in accordance with Exhibit #3, and based upon the findings and conclusions incorporated in the staff report, pending final adoption of the Zoning Ordinance by the Board of Supervisors; and,
4. **ADOPTION** of a **FINDING of "PUBLIC CONVENIENCE AND NECESSITY,"** regarding the sale of beer and wine for off-site consumption from the proposed use, based upon the findings and conclusions incorporated in the staff report; and,
5. **APPROVAL** of **CONDITIONAL USE PERMIT NO. 3642**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

BACKGROUND:

Summary

On December 4 2013, the Riverside County Planning Commission voted to recommend to the Board of Supervisors approval of this project (Vote 5-0).

A few residents spoke in opposition for the possible loiterers on or around the subject property. Additional concerns included possible late night sale of alcoholic beverages. The applicant stated that his business was only open until 8:00 P.M. and that would prevent any late night sales.

Impact on Citizens and Businesses

The impacts of this project have been carefully considered, analyzed, and reviewed in a public process by the Planning Commission. An environmental document fully analyzing and disclosing potential impacts has been prepared and is on file with the Planning Department and available for public review.

SUPPLEMENTAL:

Additional Fiscal Information

N/A

Contract History and Price Reasonableness

N/A