

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

322B



FROM: TLMA - Planning Department

SUBMITTAL DATE:

January 24, 2007

**SUBJECT:** CONDITIONAL USE PERMIT NO. 3504 – EA39144 – Applicant: Regency Centers – Engineer / Representative: Bickel Underwood Architecture - First Supervisorial District – Rancho California Zoning Area – Elsinore Area Plan: Community Development: Commercial Retail (CD-CR) (0.20 - 0.35 Floor Area Ratio) – Location: Southerly of Clinton Keith Road and Interstate 15, and easterly of Hidden Springs Road – 3.45 Gross Acres - Zoning: Scenic Highway Commercial (C-P-S) - **REQUEST:** The Conditional Use Permit proposes to construct a Neighborhood Commercial Center on a 3.45 gross acre site. Building 1 (7,675 sq. ft.) proposes multi-tenant retail uses, Building 2, (7,751 sq. ft.) proposes multi-tenant/restaurant retail uses with a drive-thru bay, and Building 3 (7,574 sq. ft.) proposes an Automobile Repair Garage. The total development proposal includes 23,000 sq. ft. of building area, 23,471 sq. ft. of landscaping, 132 parking spaces out of which five (5) are handicap accessible and three (3) loading spaces.

**BACKGROUND:**

On January 10, 2007, CUP3504 appeared before the Riverside County Planning Commission, this hearing body approved the proposed project with the following modifications to the project's Conditions of Approval (COA): a) 10.PLANNING.7 was revised to be applicable only to Building 3 and not Building 1 and 2 due to nature of the uses proposed for Building 1 and 2, b) 60.PLANNING.13, 80.PLANNING.24, 80.PLANNING.26, and 90.PLANNING.33 were removed because the Transportation Department has provided a mechanism by which the required coordination with CalTrans will be provided for the proposed improvements along Clinton Keith Road, and c) 80.PLANNING.25 and 90.PLANNING.32 were modified to clarify the concerns expressed by the Planning Department. All other Conditions of Approval have not been modified other than the ones noted above.

REVIEWED BY EXECUTIVE OFFICE

DATE 1/31/07

Ron Goldman  
Interim Planning Director

RG:cv

ATTACHMENTS FILED  
WITH THE CLERK OF THE BOARD  
Departmental Concurrence

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

3003 7VH 31 BN S: 01  
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Prev. Agn. Ref.

District: First

Agenda Number:

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**RECOMMENDED MOTION:**

**RECEIVE AND FILE** the Notice of Decision for the above referenced case acted on by the Planning Commission on January 10, 2007.

The Planning Department recommended Approval; and,  
**THE PLANNING COMMISSION:**

**ADOPTED** a **MITIGATED NEGATIVE DECLARATION** for **ENVIRONMENTAL ASSESSMENT NO. 39144**, 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,

**APPROVED** **CONDITIONAL USE PERMIT NO. 3504**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.