
Planning Commission Action:
Public Comments: Closed
By a vote of 5-0
The Planning Commission Recommend the Following Actions to the Board of Supervisors:
ADOPT a Mitigated Negative Declaration for Environmental Assessment No. 43021; and,
TENTATIVELY Approve Change of Zone No. 7937; and,
APPROVE Tentative Tract Map No. 37294; and,
APPROVE Plot Plan No. 26249, subject to the conditions of approval as modified at hearing.

CONDITIONAL USE PERMIT NO. 180013 – Exempt from the California Environmental Quality Act (CEQA), pursuant to Section 15061(b)(3) (No potential for causing a significant effect on the environment) and Section 15303(c) (New Construction or Conversion of Small Structures) – Applicant: Ghulam Hazrat – Engineer/Representative: TR Design Group – Second Supervisorial District – El Cerrito Zoning District – Temescal Canyon Area Plan – Community Development: Commercial Retail – Location: The project is located northerly of Ontario Avenue, southerly of Hillside Street, easterly of Consul Avenue, and westerly of Diplomat Avenue – 0.89 acres – Zoning: General Commercial (C-1/CP) – REQUEST: The Conditional Use Permit proposes to construct a 1,701 sq. ft. office building for used automobile sales. The proposed use will include two (2) offices, a waiting area, kitchen, restroom, and a two (2) car garage for employee parking. The project site will also include 8,360 sq. ft. of outdoor sales/display area, as outlined in the site plan. The business will have a total of two (2) employees and the business operating hours are from 10:00 a.m. to 6:00 p.m., Monday through Sunday. Project Planner: David Alvarez at (951) 955-5719 or email at daalvarez@rivco.org.

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FOUND the project exempt from the California Environmental Quality Act (CEQA); and,
APPROVED Conditional Use Permit No. 180013, subject to the conditions of approval.

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