



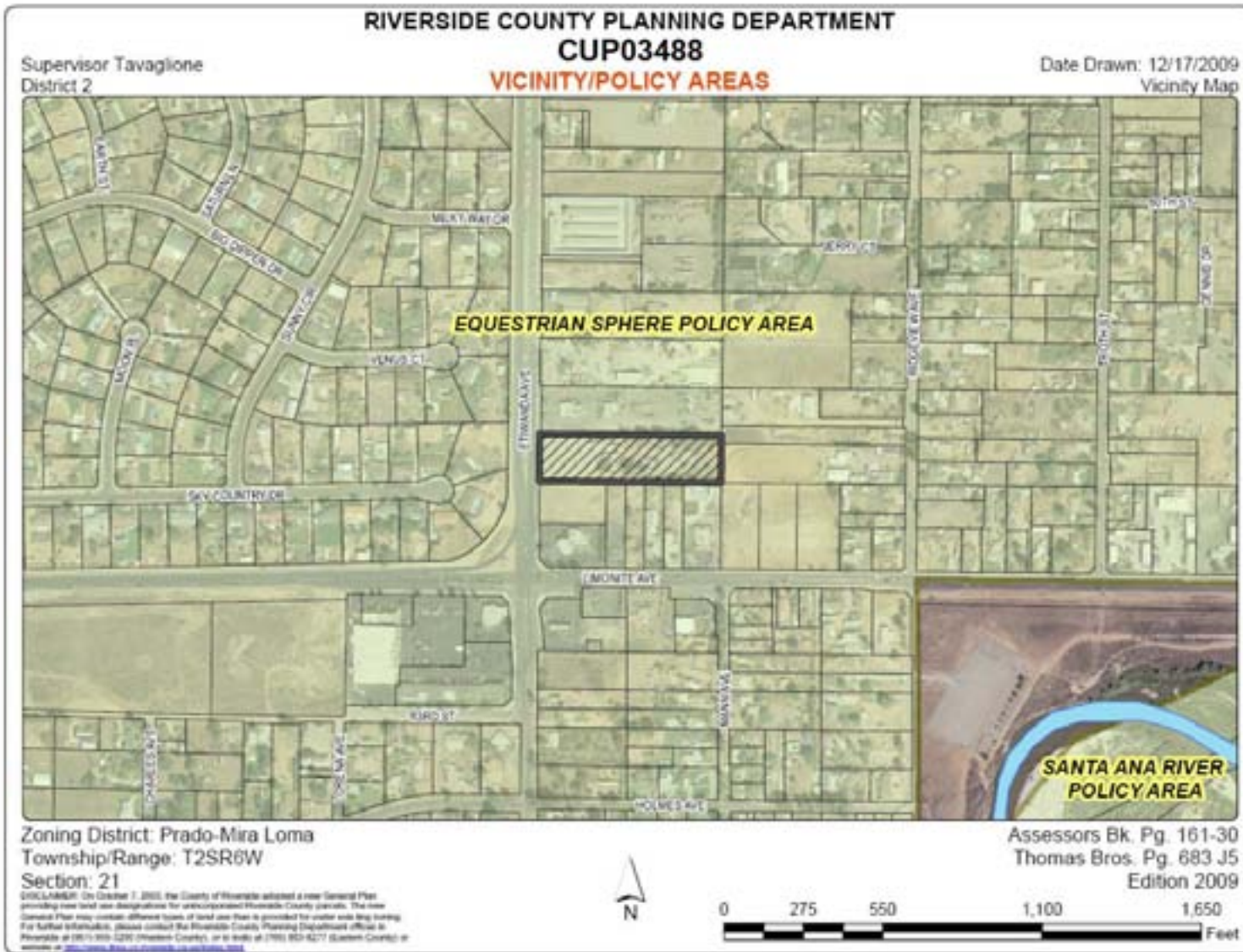
Agenda Item No. 5.4

Riverside County Planning Commission

Conditional Use Permit No. 3488



Vicinity Map





General Plan

Current General Plan:

Commercial Retail (CR)(0.20 - 0.35 FAR)

Surrounding Designations:

North:

Commercial Retail (CR)(0.20 - 0.35 FAR)

South:

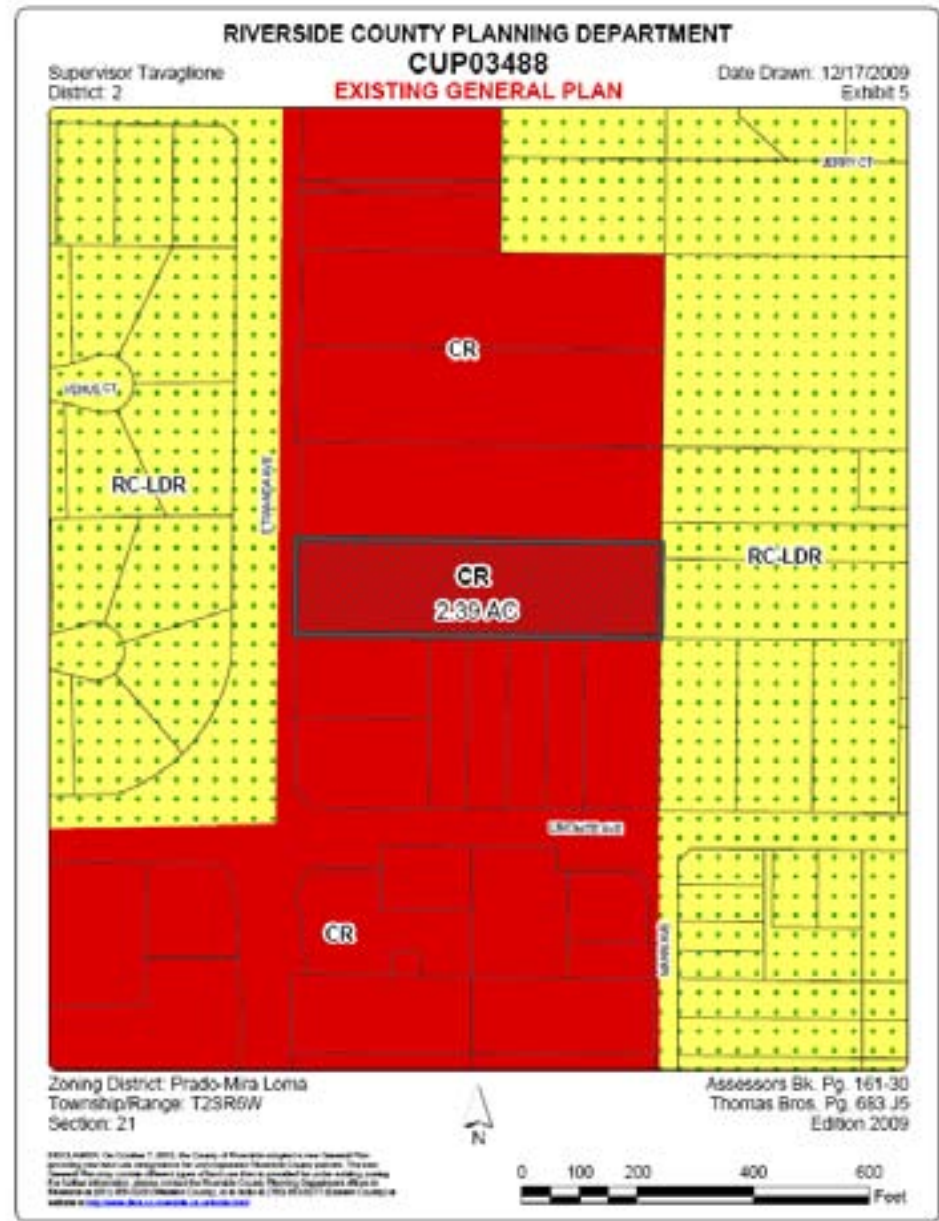
Commercial Retail (CR)(0.20 - 0.35 FAR)

East:

Low Density Residential (LDR)
(1/2 AC Min)

West:

Low Density Residential (LDR)
(1/2 AC Min)





Zoning

Current Zoning:

Scenic Highway Commercial (C-P-S)

Surrounding Zoning:

North:

Scenic Highway Commercial (C-P-S)

South:

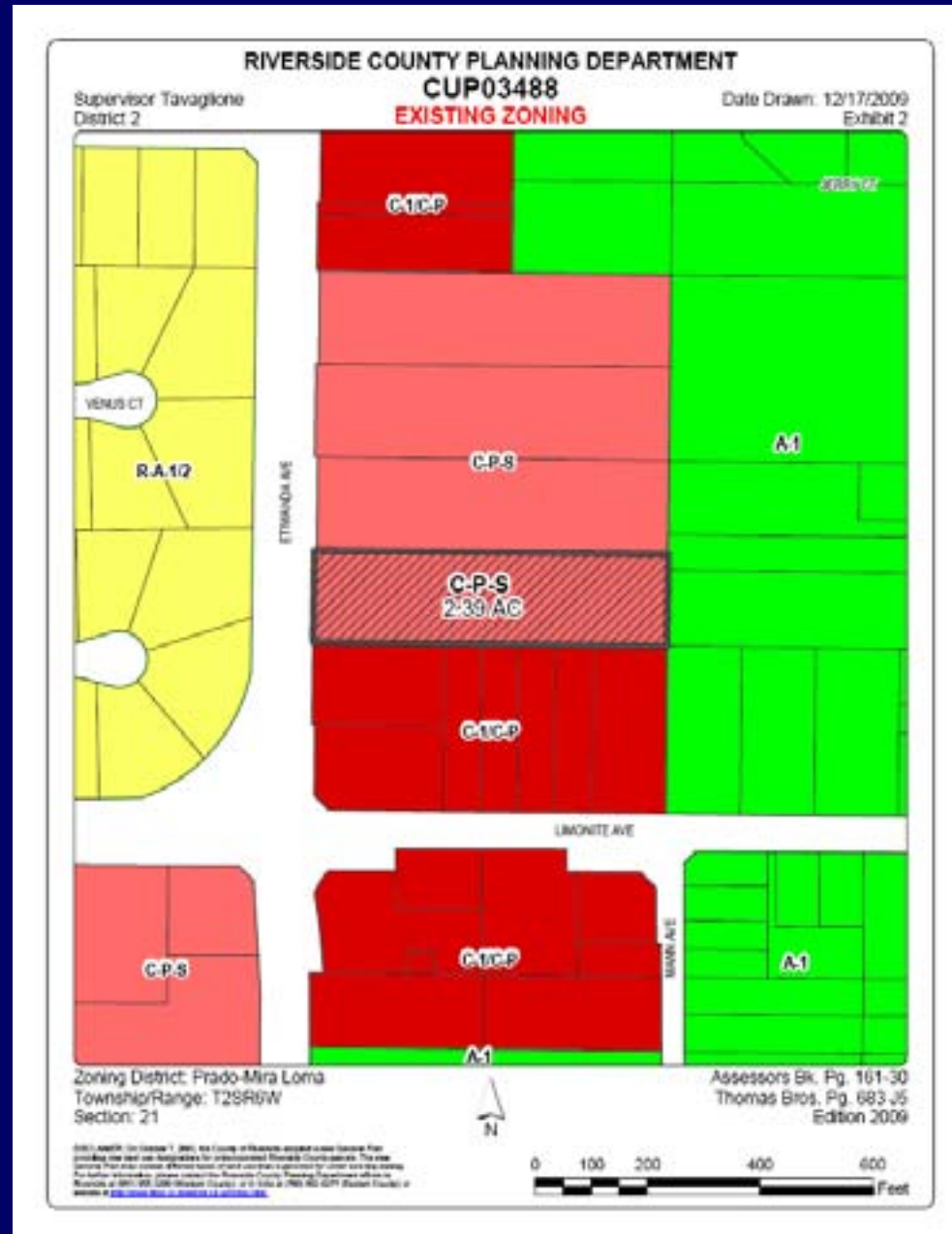
General Commercial (C-1/CP)

East:

Light Agriculture (A-1)

West:

Residential Agriculture – 1/2 AC Min.
(R-A-1/2)





Land Use

Current Land Use:

Trucking Business

Surrounding Land Uses:

North:

Commercial

South:

Commercial and Vacant Land

East:

Single Family Residences

West:

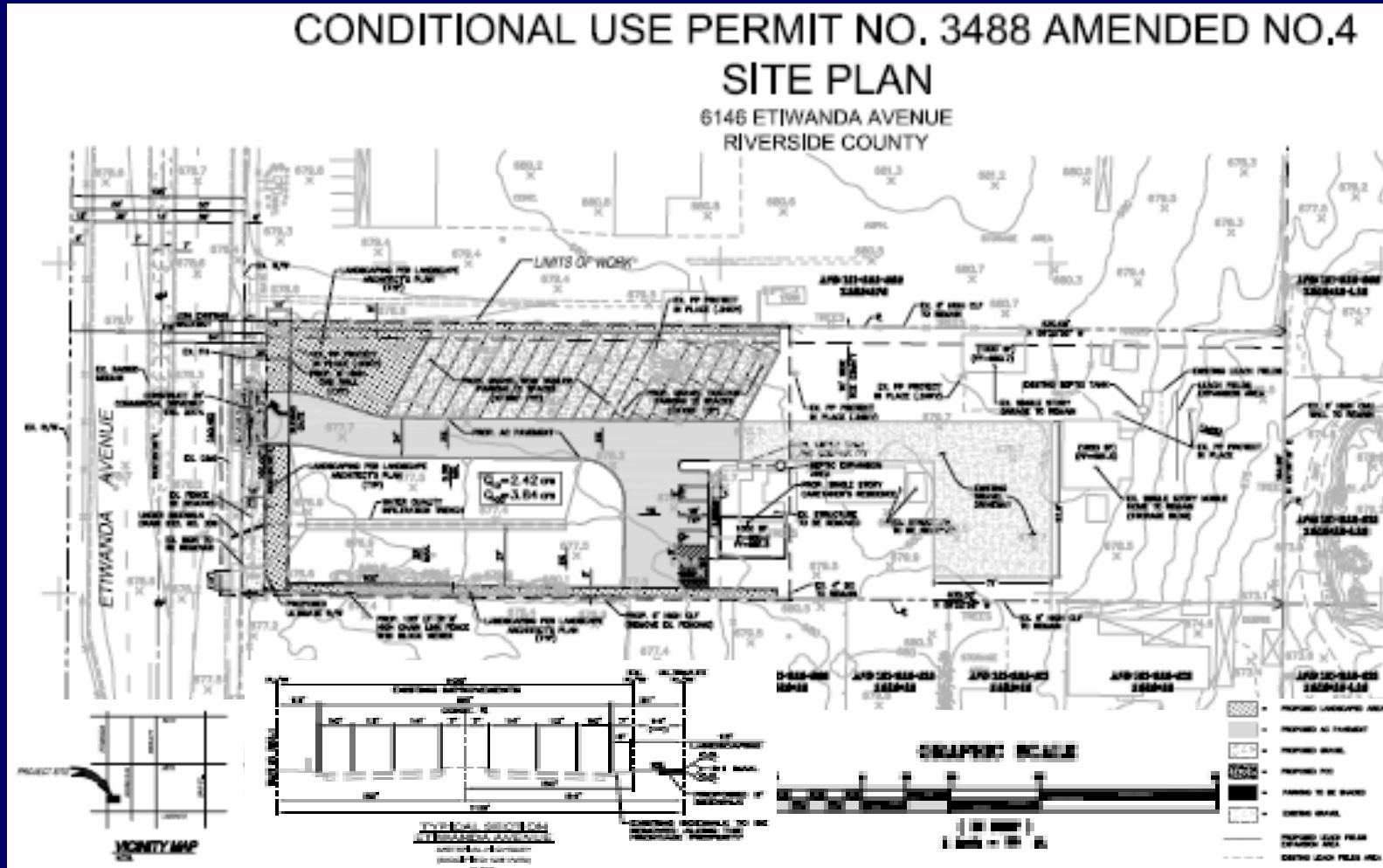
Single Family Residences





Site Plan

- CUP03488**
- 2.39 AC
- 3 proposed & existing buildings
- 3,620 sq. ft. total proposed & existing building area
- 7 parking spaces
- 24 total trailer & tractor parking spaces
- 7,770 sq. ft. (16%) total landscape area

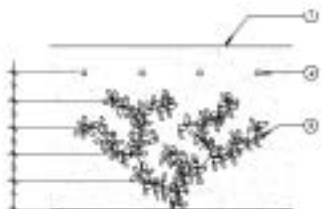
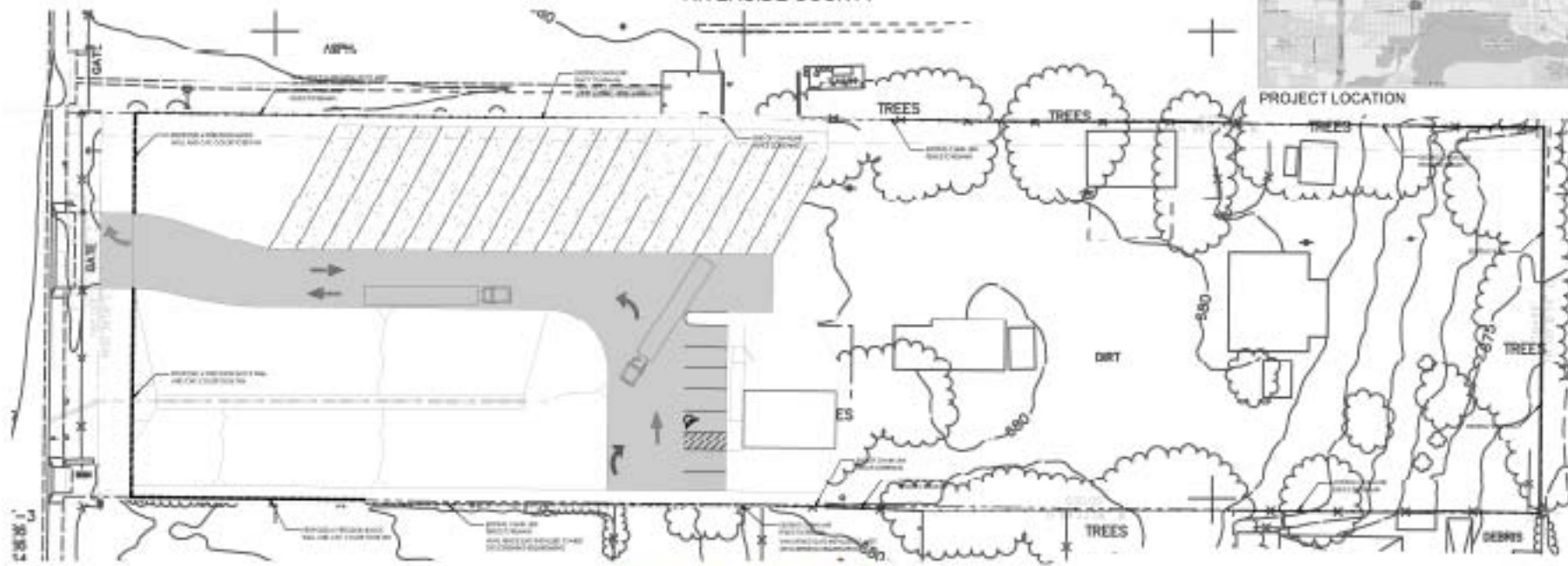




Wall & Fencing Plan

CONDITIONAL USE PERMIT NO. 3488 WALL AND FENCE PLAN

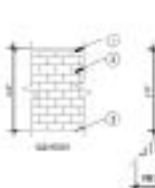
6146 ETIWANDA AVENUE
RIVERSIDE COUNTY



ESPALIER VINE PLANTING ON WALL

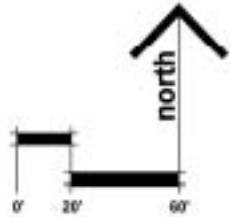


TYPICAL PLANTED WALL COVERAGE



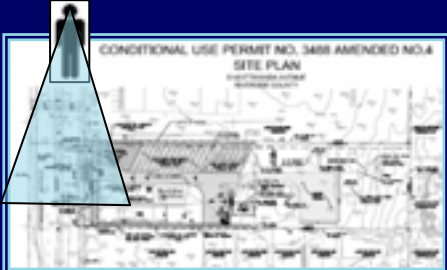
PRECISION BLOCK WALL

- 1. PRECISION BLOCK WALL
- 2. 4" CONC. FOOTING
- 3. 4" CONC. CURB
- 4. 4" CONC. SLAB
- 5. 4" CONC. SLAB
- 6. 4" CONC. SLAB
- 7. 4" CONC. SLAB
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- 99. 4" CONC. SLAB
- 100. 4" CONC. SLAB





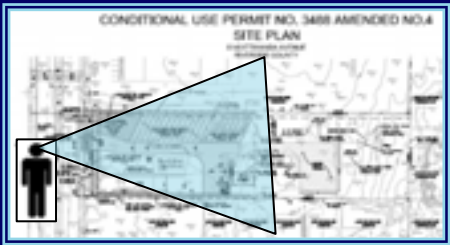
Site Photo 1



Looking south on Etiwanda Avenue along project site



Site Photo 2



Looking east on Etiwanda Avenue into project site



Project Operations

The services provide a maximum of 12 trailers with up to 12 tractors to haul the trailers. The tractor / trailer unit typically leaves and returns to the site empty (no loading or unloading operations on the site). During a normal busy week, 5 trucks leave the site around 12 noon and normally return between 6 A.M. and 6 P.M. during the week. Maintenance of the trucks is limited to cleaning and light maintenance during the hours of 9 A.M. to 5 P.M. All heavy maintenance / repair and dispatching are accomplished off-site.



Background

The project was cited by the Riverside County Code Enforcement Department on September 15, 2005 for an unpermitted land use and for operating an unauthorized business without Planning Department approval. The property owner / applicant, Jorge Arriaga, filed a Conditional Use Permit application on December 20, 2005 and the most recent Land Development Committee (LDC) Meeting was scheduled for December 10, 2009. The applicant and their representative have been working in good faith to achieve resolution to most of the issues raised during the LDC Process.



Recommendations

APPROVAL of **CONDITIONAL USE PERMIT NO. 3488**, subject to the attached conditions of approval, and based upon the findings and conclusions incorporated in the staff report.

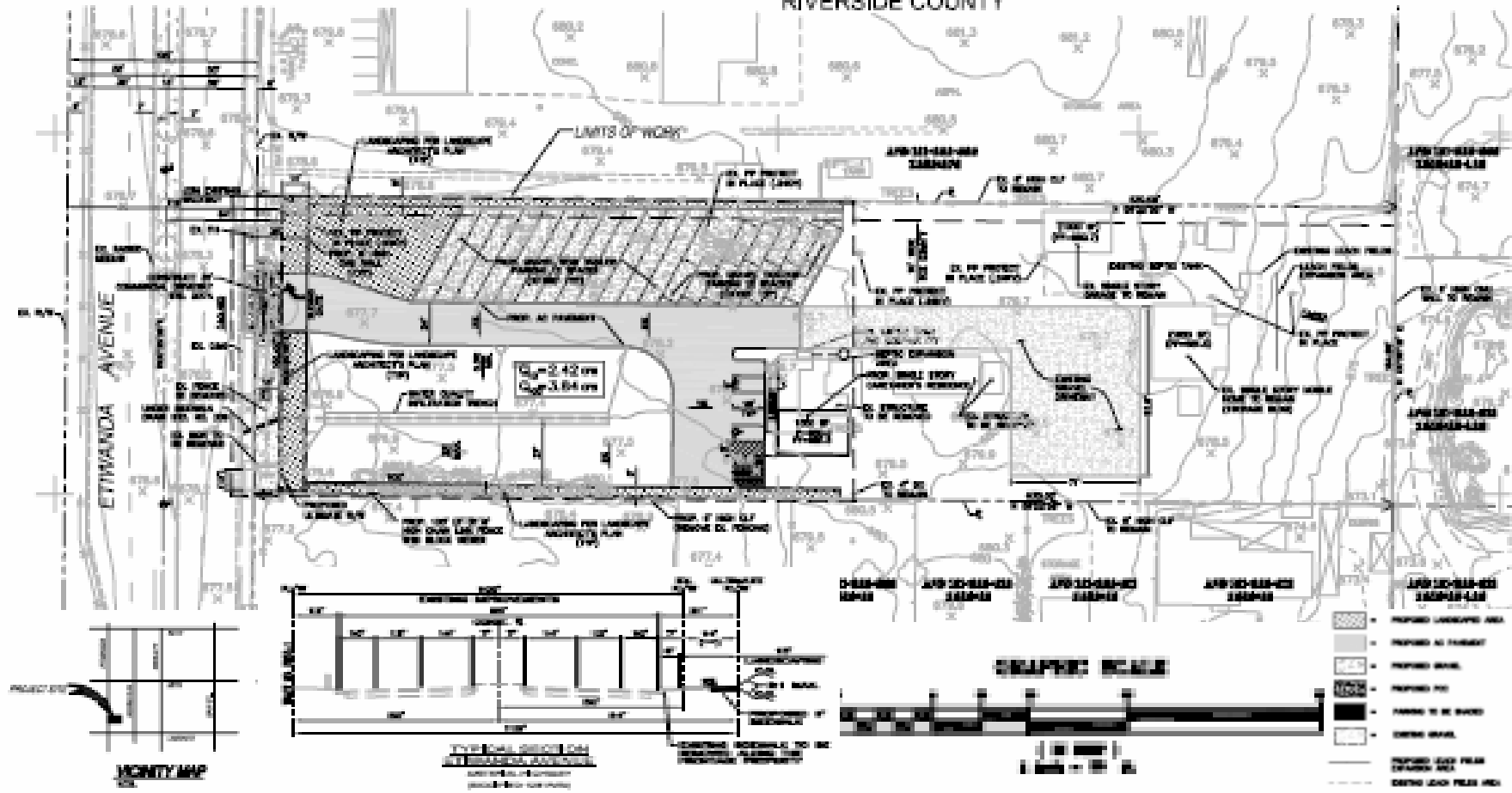


Site Plan

CONDITIONAL USE PERMIT NO. 3488 AMENDED NO.4

SITE PLAN

6146 ETIWANDA AVENUE
RIVERSIDE COUNTY





Proposed Building Elevations

PROPOSED CARETAKER OFFICE

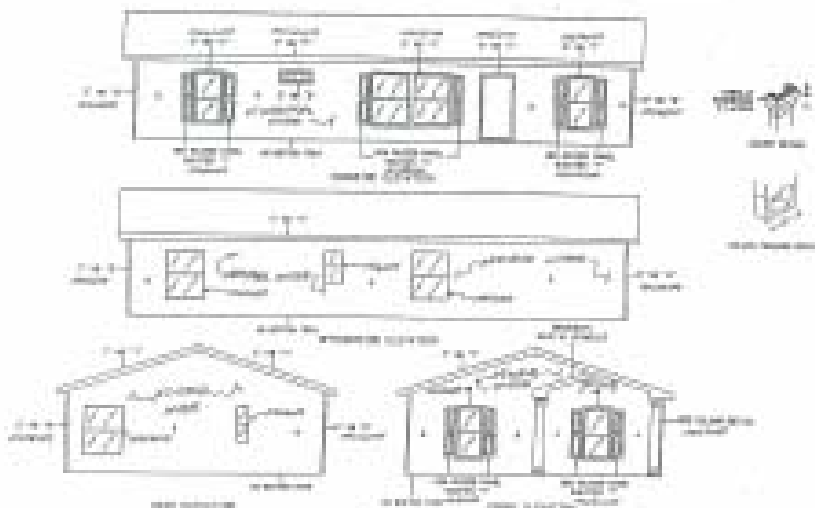


MOBIL CLASSIC
ARCHITECTURE & INTERIOR DESIGN

PLAN VIEW



RALPH LAUREN



ELEVATIONS



Existing Building to Remain

EXISTING MOBILE HOME



FRONT VIEW



BACK VIEW



SIDE VIEW (LEFT)



SIDE VIEW (RIGHT)



CONDITIONAL USE PERMIT

NO. 3488

6146 ETIWANDA AVENUE
MIRA LOMA, CA 91752

APPLICANT / DEVELOPER / OWNER

Jose Marquez Arango
100 S. Avenida
Brea, CA 92606
PHONE 714-775-0262

ASSESSOR'S PARCEL NUMBER

91-88-006-7

DATE OF MAP

August, 2008

PREPARED BY

PERKINS ENGINEERING, INC.
2700 S. STREET, SUITE 201
BREA, CA 92606
951-758-8266

