



AIRPORT LAND USE COMMISSION RIVERSIDE COUNTY AGENDA

Riverside County Administration Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

Thursday 9:00 a.m., February 14, 2013

CHAIR

Simon Housman
Rancho Mirage

VICE CHAIRMAN

Rod Ballance
Riverside

COMMISSIONERS

Arthur Butler
Riverside

Glen Holmes
Hemet

John Lyon
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Greg Pettis
Cathedral City

Richard Stewart
Moreno Valley

STAFF

Director
Ed Cooper

John Guerin
Russell Brady
Barbara Santos

County Administrative Center
4080 Lemon St, 14th Floor
Riverside, CA 92501
(951) 955-5132

www.rcaluc.org

NOTE: If you wish to speak, please complete a "SPEAKER IDENTIFICATION FORM" and give it to the Secretary. The purpose of the public hearing is to allow interested parties to express their concerns. Comments shall be limited to 5 minutes and to matters relevant to the item under consideration. Please do not repeat information already given. If you have no additional information, but wish to be on record, simply give your name and address and state that you agree with the previous speaker(s). Also please be aware that the indicated staff recommendation shown below may differ from that presented to the Commission during the public hearing.

Non-exempt materials related to an item on this agenda submitted to the Airport Land Use Commission or its staff after distribution of the agenda packet are available for public inspection in the Airport Land Use Commission's office located at 4080 Lemon Street, 14th Floor, Riverside, CA 92501 during normal business hours.

In compliance with the Americans with Disabilities Act, if any accommodations are needed, please contact Barbara Santos at (951) 955-5132 or E-mail at basantos@rctlma.org. Request should be made at least 48 hours or as soon as possible prior to the scheduled meeting.

1.0 INTRODUCTIONS

1.1 CALL TO ORDER

1.2 SALUTE TO FLAG

1.3 ROLL CALL

2.0 PUBLIC HEARING: NEW CASE

MARCH AIR RESERVE BASE

- 2.1 ZAP1086MA12 – Stater Bros. Markets (Representative: Scott Limbacher, V.P. Const.) – City Case Nos.: P12-0442 (General Plan Amendment), P12-0443 (Rezone), P12-0444 (Design Review), and P12-0761 (Conditional Use Permit). These cases relate to the expansion and redevelopment of an existing 5.43-acre Stater Bros. commercial center located at the southeast corner of Mary Street and Lincoln Avenue. P12-0444 proposes to expand the center to 6.3 acres, with a new 44,636 square foot Stater Bros. grocery store, an 11,465 square foot CVS drug store with pharmacy, and an 8,760 square foot pad for future commercial development. P12-0442 proposes to amend the Land Use Designation of the expansion area (0.86 acres) located southerly of the existing center from P-Park to C-Commercial, and to amend the Land Use Designation of up to 1.34 acres located at the northeast corner of Mary Street and Victoria Avenue from LDR-Low Density Residential to P-Park. P12-0443 proposes to rezone the expansion area (0.86 acres) from R-1-13,000-Single Family Residential to CR-NC (Commercial Retail-

Neighborhood Commercial Overlay). P12-0761 is a request for a Conditional Use Permit to allow (1) the operation of a drive-thru pharmacy and (2) alcohol sales for off-site consumption. (Area III of the March Air Reserve Base Airport Influence Area). ALUC Staff Planner: John Guerin at (951) 955-0982, or e-mail at jguerin@rctlma.org.

Staff Recommendation: The General Plan Amendment and Rezone are CONSISTENT. Staff recommends CONTINUANCE of the Conditional Use Permit and Design Review to March 14, 2013, pending FAA submittal.

3.0 APPROVAL OF MINUTES
January 10, 2013

4.0 ORAL COMMUNICATION ON ANY MATTER NOT ON THE AGENDA

5.0 COMMISSIONER'S COMMENTS

**COUNTY OF RIVERSIDE
AIRPORT LAND USE COMMISSION**

STAFF REPORT

AGENDA ITEM: 2.1

HEARING DATE: February 14, 2013

CASE NUMBER: ZAP1086MA12 – Stater Bros. Markets (Representative: Scott Limbacher)

APPROVING JURISDICTION: City of Riverside

JURISDICTION CASE NO: P12-0442 (General Plan Amendment), P12-0443 (Rezoning), P12-0444 (Design Review), and P12-0761 (Conditional Use Permit)

MAJOR ISSUES: The proposed buildings will require obstruction evaluation review by the Federal Aviation Administration relative to Riverside Municipal Airport.

RECOMMENDATION: Staff recommends that the proposed General Plan Amendment and Rezone be found CONSISTENT with the 1984 Riverside County Airport Land Use Plan, as applied to the March Air Reserve Base Airport Influence Area. At this time, staff recommends that ALUC consideration of the Design Review and Conditional Use Permit be CONTINUED to the Commission’s March 14 hearing; however, in the event that Form 7460-1 is submitted to the Federal Aviation Administration (FAA) and is recognized as a “Work in Progress” prior to February 14, staff would then recommend a finding of CONDITIONAL CONSISTENCY for those cases, subject to the conditions included herein and such additional or modified conditions as may be necessary to comply with FAA requirements.

PROJECT DESCRIPTION: The cases cited above relate to the expansion and redevelopment of an existing 5.43-acre commercial center in the City of Riverside currently developed with a grocery store, drug store, and vacant retail shops. P12-0444 is a proposal to expand the center to 6.3 acres, with a new 44,636 square foot Stater Brothers grocery store, an 11,465 square foot drugstore, and an 8,760 square foot pad for future commercial development. P12-0442 is a proposal to amend the City of Riverside General Plan land use designation of the expansion area (0.86 acres) from P-Park to C-Commercial, and to amend the land use designation of a separate area of up to 1.34 acres from LDR-Low Density Residential to P-Park. P12-0443 proposes to rezone the expansion area (0.86 acres) from R-1-13,000 (Single Family Residential) to CR-NC (Commercial Retail – Neighborhood Center). P12-0761 is a request for a Conditional Use Permit to allow (1) the operation of a drive-thru pharmacy and (2) alcohol sales for off-site consumption.

PROJECT LOCATION: The affected areas are located along the east side of Mary Street, southerly of Lincoln Avenue and northerly of Victoria Avenue, in the City of Riverside, approximately 38,500 feet northwesterly of Runway 14-32 at March Air Reserve Base and 14,400

feet southeasterly of Runway 9-27 at Riverside Municipal Airport. Specifically, the existing commercial center is located at the southeast corner of Mary Street and Lincoln Avenue. The 0.86-acre expansion area (which is being conveyed from the City to Stater Brothers) is located southerly of the existing center, adjacent to an existing park. Stater Brothers is, in turn, conveying to the City a 0.54-acre parcel located at the northeast corner of Mary Street and Victoria Avenue and arranging for an additional area of up to 0.80 acres to the east (presently owned by a church) to also be conveyed to the City. The City proposes to re-designate both of those areas so as to enable their inclusion in the park. (Those areas would retain their existing R-1-13,000 zoning.)

LAND USE PLAN: 1984 Riverside County Airport Land Use Plan, as applied to March Air Reserve Base (The site is closer to Riverside Municipal Airport, but lies just outside its influence area.)

- a. Airport Influence Area: March Air Reserve Base
- b. Land Use Policy: Area III
- c. Noise Levels: Below 60 CNEL from aircraft, according to the 2005 Air Installation Compatible Use Zones Report and the March Air Reserve Base Joint Land Use Study (Exhibit 2-9)

ANALYSIS:

Non-Residential Land Use Intensity: The site is located in Area III of the March Air Reserve Base Airport Influence Area. Non-residential land use intensity is not limited within Area III, based on the 1984 Riverside County Airport Land Use Plan. The site is not located within or near an Accident Potential Zone as established by the U.S. Air Force.

Pursuant to the draft Joint Land Use Study for the March Air Reserve Base/Inland Port Airport, the site would be located within Compatibility Zone E, Other Airport Environs. No draft land use intensity criteria are included for Compatibility Zone E.

The applicant does not propose any uses prohibited or discouraged in Area III or draft Compatibility Zone E within the project.

Noise: The site is located outside the 60 CNEL contour as depicted on the maps included in the 2005 Air Installation Compatible Use Zone Study and the March Air Reserve Base/Inland Port Airport Joint Land Use Study. It is also outside the 65 CNEL contour, as depicted on Figure 4.1-2 of the F-15 Aircraft Conversion Environmental Impact Study prepared for the 144th Fighter Wing of the California Air National Guard, which studies the impact of the replacement of F-16 fighters with F-15 fighters. Therefore, no special measures to mitigate aircraft-generated noise are required.

Part 77: The elevation of Runway 14-32 at its northerly terminus (the nearest point to the project

site) is 1,535 feet above mean sea level (AMSL). According to the Riverside County Land Information System, the elevation of this site ranges from 940 to 956 feet AMSL. The applicant has indicated that the maximum elevation at the top of any proposed building will not exceed 990 feet above mean sea level. Therefore, the elevation at top point will be below the elevation of the runway at March. However, the closest airport is Riverside Municipal Airport. The elevation of Runway 9-27 at its closest point is 816 feet above mean sea level. At a distance of 14,400 feet from the southeasterly terminus of the runway to the corner of Mary Street and Lincoln Avenue, structures with an elevation at top point above 960 feet above mean sea level require notice to the Federal Aviation Administration.

Avigation Easement: Pursuant to Policy 3 of the 1984 Riverside County Airport Land Use Plan, an avigation easement is required for all land uses located within the airport influence areas developed pursuant to that Plan.

Open Area: Area III of the 1984 Riverside County Airport Land Use Plan and draft Compatibility Zone E of the Joint Land Use Study for the March Air Reserve Base/Inland Port Airport do not have any requirements for provision of open space.

CONDITIONS:

1. Any outdoor lighting installed shall be hooded or shielded to prevent either the spillage of lumens or reflection into the sky. Outdoor lighting shall be downward facing.
2. The following uses shall be prohibited:
 - (a) Any use which would direct a steady light or flashing light of red, white, green, or amber colors associated with airport operations toward an aircraft engaged in an initial straight climb following takeoff or toward an aircraft engaged in a straight final approach toward a landing at an airport, other than an FAA-approved navigational signal light or visual approach slope indicator.
 - (b) Any use which would cause sunlight to be reflected towards an aircraft engaged in an initial straight climb following takeoff or towards an aircraft engaged in a straight final approach towards a landing at an airport.
 - (c) Any use which would generate smoke or water vapor or which would attract large concentrations of birds, or which may otherwise affect safe air navigation within the area. (Such uses include landscaping utilizing water features, aquaculture, production of cereal grains, sunflower, and row crops, composting operations, trash transfer stations that are open on one or more sides, recycling centers containing putrescible wastes, construction and demolition debris facilities, fly ash disposal, and incinerators.)

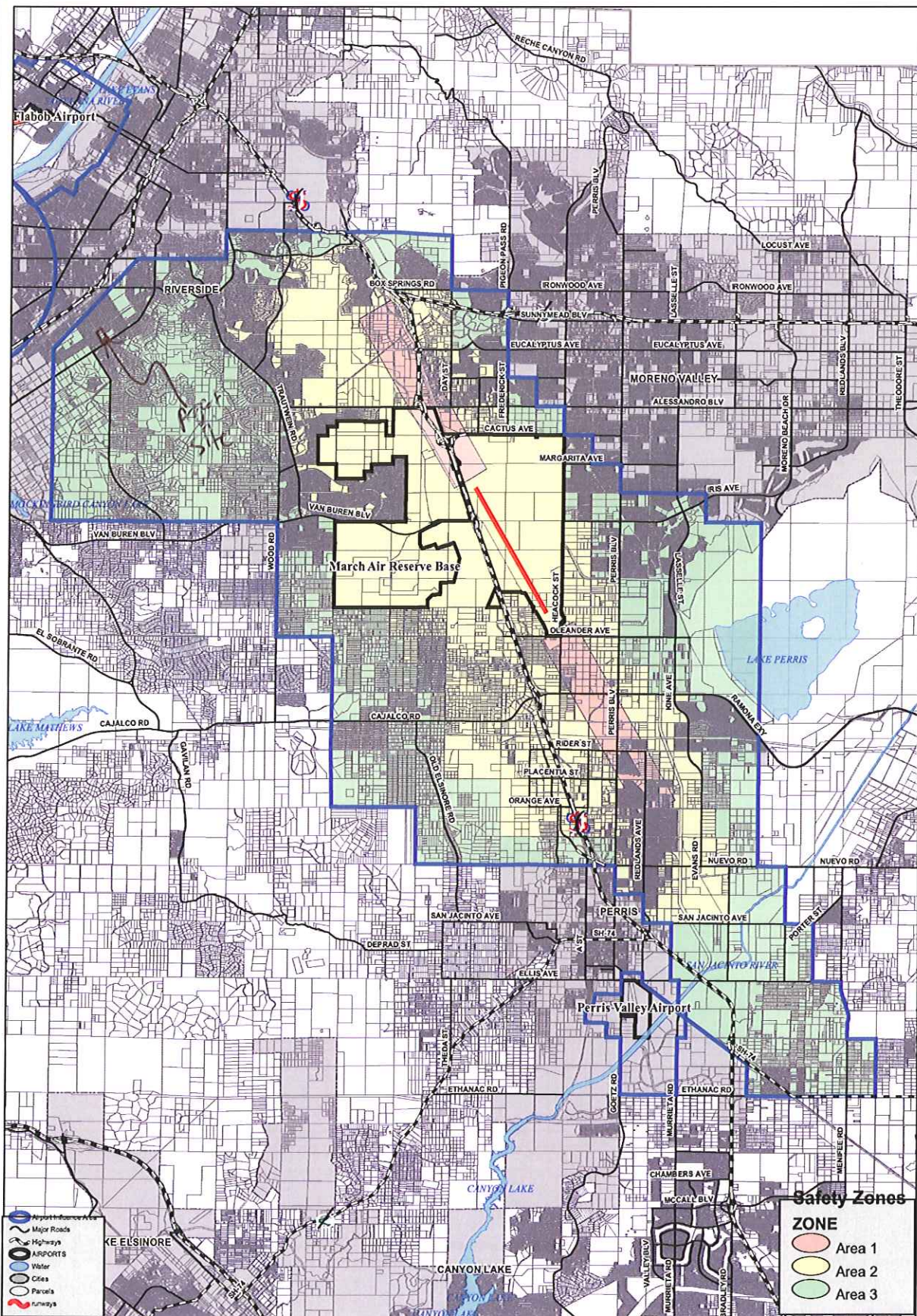
- (d) Any use which would generate electrical interference that may be detrimental to the operation of aircraft and/or aircraft instrumentation.
- 3. Prior to issuance of any building permits, the landowner shall convey and have recorded an aviation easement to the March Inland Port Airport Authority. Contact March Joint Powers Authority at (951) 656-7000 for additional information.
- 4. Prior to issuance of any building permits, the applicant shall submit a Notice of Proposed Construction or Alteration (Form 7460-1) to the Federal Aviation Administration (FAA) for each building and shall have received a determination of "Not a Hazard to Air Navigation" from the FAA. Copies of the FAA determination shall be provided to the City of Riverside Planning Department and the Riverside County Airport Land Use Commission.
- 5. The attached notice shall be provided to all prospective purchasers and/or tenants of the property.

NOTICE OF AIRPORT IN VICINITY

This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you. Business & Professions Code Section 11010 (b) (13)(A)

Riverside County Airports

March Air Reserve Base



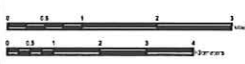
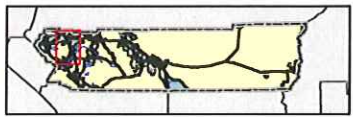
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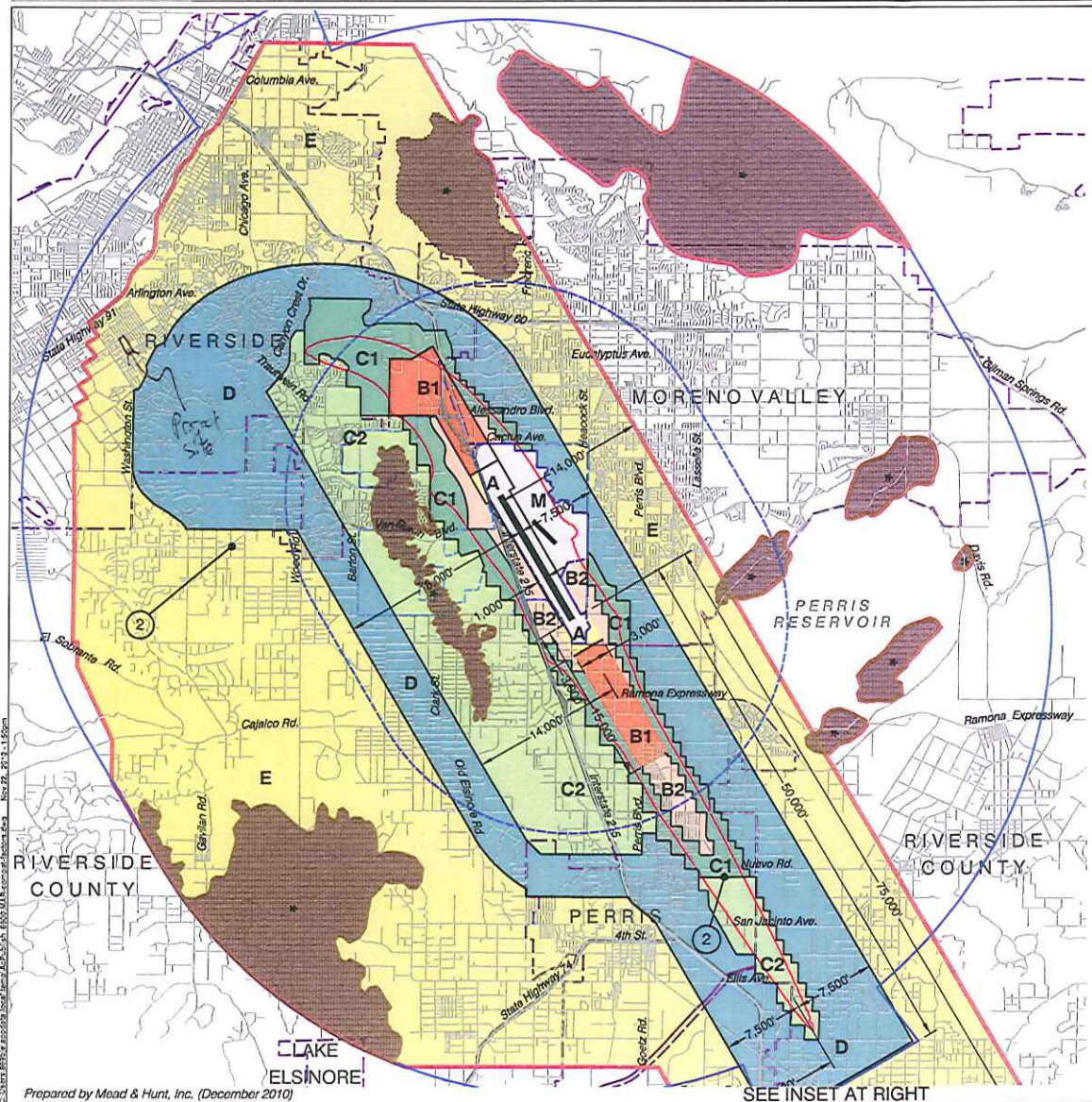
- Airport Influence Area
- Major Roads
- Highways
- AIRPORTS
- Water
- Cities
- Parcels
- Runways

Safety Zones

ZONE

- Area 1
- Area 2
- Area 3





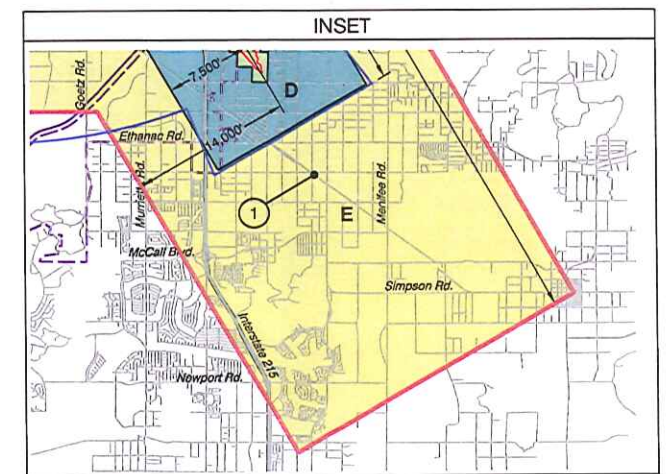
LEGEND

- Compatibility Zones**
- Airport Influence Area Boundary
 - Zone A
 - Zone B1
 - Zone B2
 - Zone C1
 - Zone C2
 - Zone D
 - Zone E
 - Zone M
 - High Terrain Zone
 - FAR Part 77 Military Outer Horizontal Surface Limits
 - FAR Part 77 Notification Area

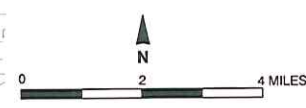
- Boundary Lines**
- March Air Reserve Base / Inland Port Airport
 - March Joint Powers Authority Property Line
 - City Limits

- ① Point at which aircraft on Runway 32 ILS approach descend below 3,000 feet above runway end. Airport Elevation is 1,535 feet MSL.
- ② Point at which departing aircraft typically reach 3,000 feet above runway end.

Note:
All dimensions are measured from runway ends and centerlines.



**March Air Reserve Base / Inland Port Airport
Joint Land Use Study
(December 2010)**

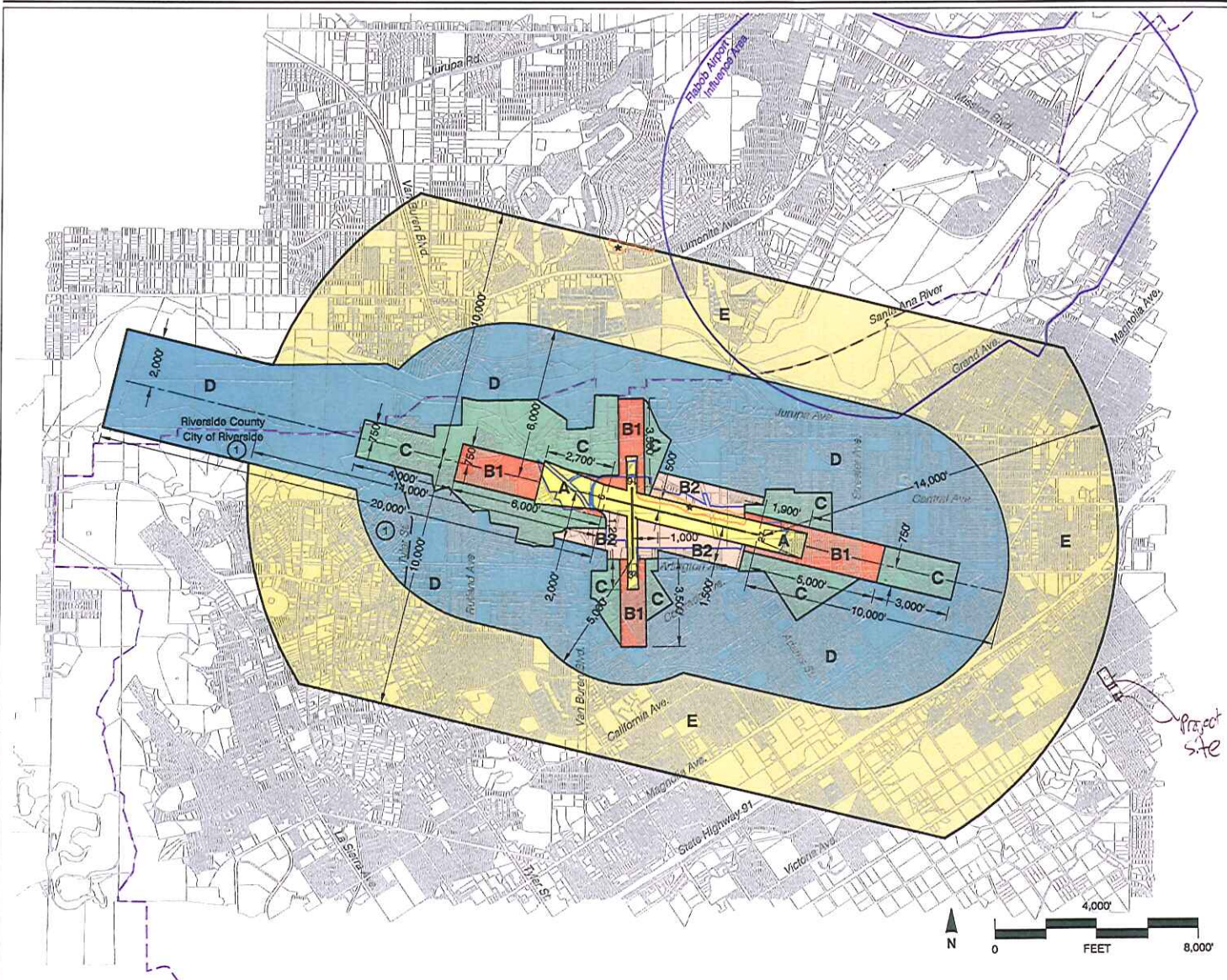


Compatibility Map
March Air Reserve Base / Inland Port Airport

Exhibit 3-3

SEE INSET AT RIGHT

Prepared by Mead & Hunt, Inc. (December 2010)



Legend

Compatibility Zones

- Airport Influence Area Boundary
- Zone A
- Zone B1
- Zone B2
- Zone C
- Zone D
- Zone E
- Height Review Overlay Zone

Boundary Lines

- Airport Property Line
- City Limits

Note

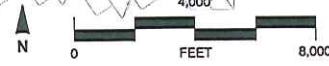
Airport influence boundary measured from a point 200 feet beyond runway ends in accordance with FAA airspace protection criteria (FAR Part 77). All other dimensions measured from runway ends and centerlines.

See Chapter 2, Table 2A for compatibility criteria associated with this map. See Section RL.2 for special exceptions to the Table 2A criteria.

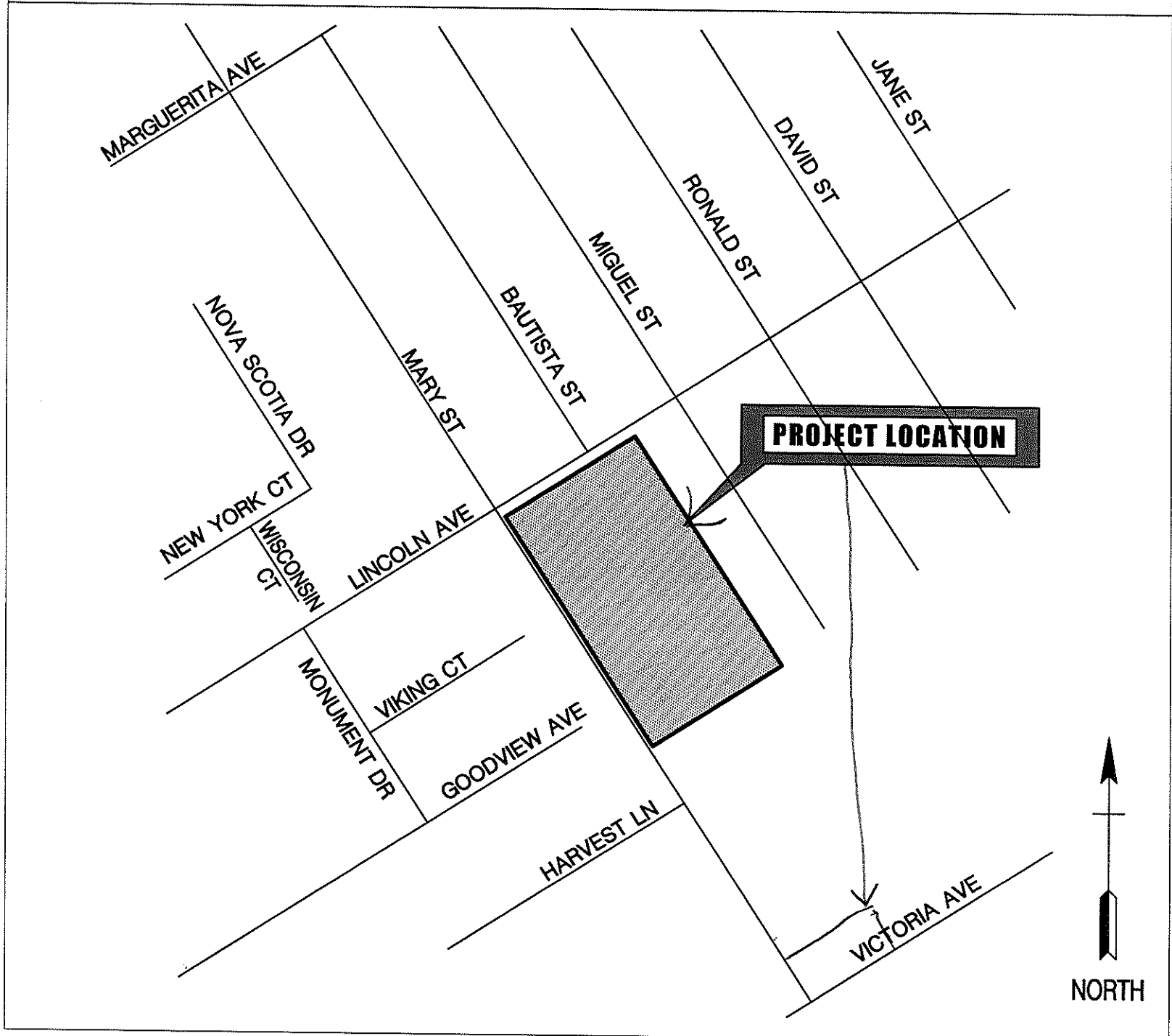
Riverside County
 Airport Land Use Commission
**Riverside County
 Airport Land Use Compatibility Plan
 Policy Document**
 (Adopted March 2005)

Map RI-1

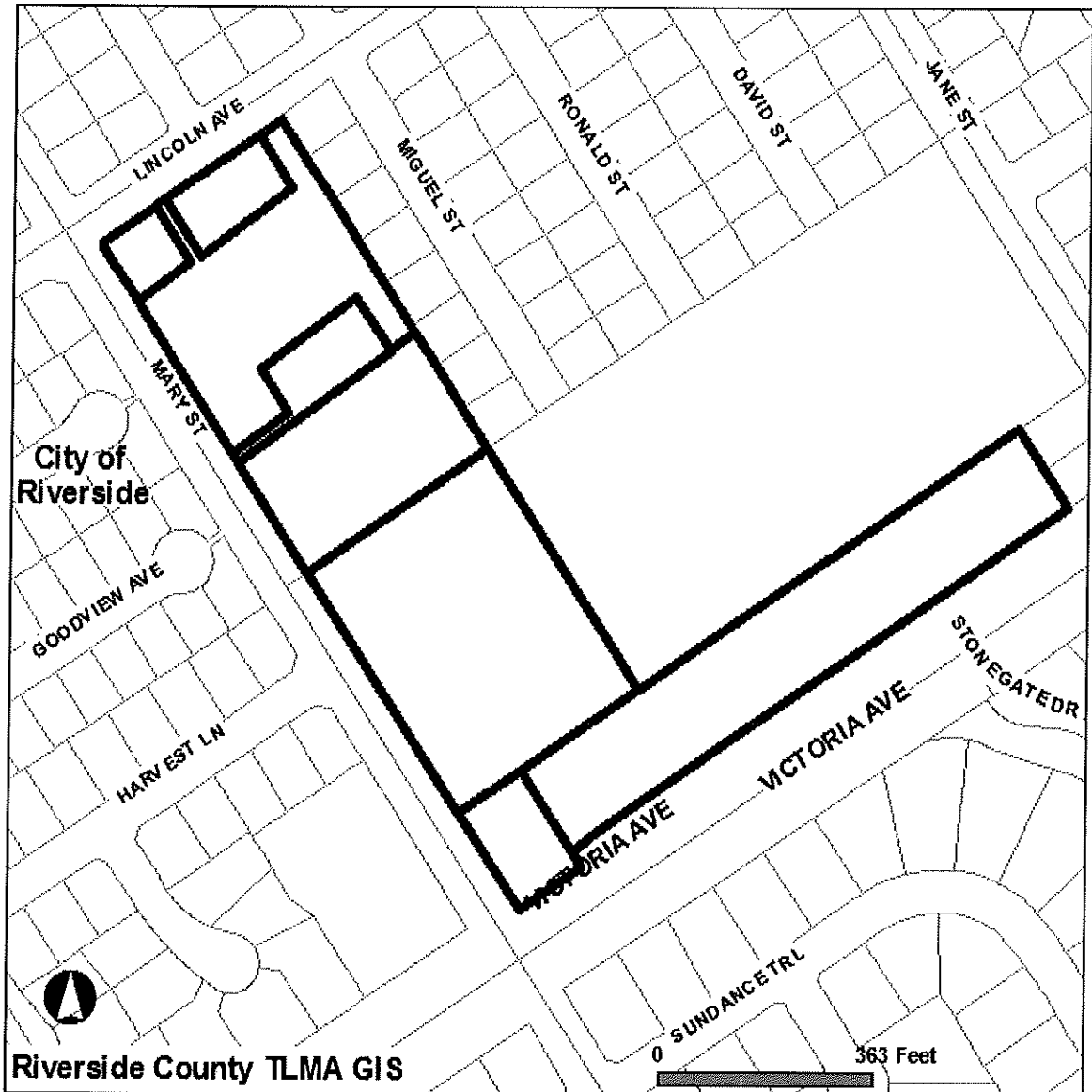
Compatibility Map
 Riverside Municipal Airport



VICINITY MAP



RIVERSIDE COUNTY GIS



Selected parcel(s):

235-101-014 235-101-015 235-101-016 235-101-017 235-101-018 235-110-001 235-110-004
235-110-011

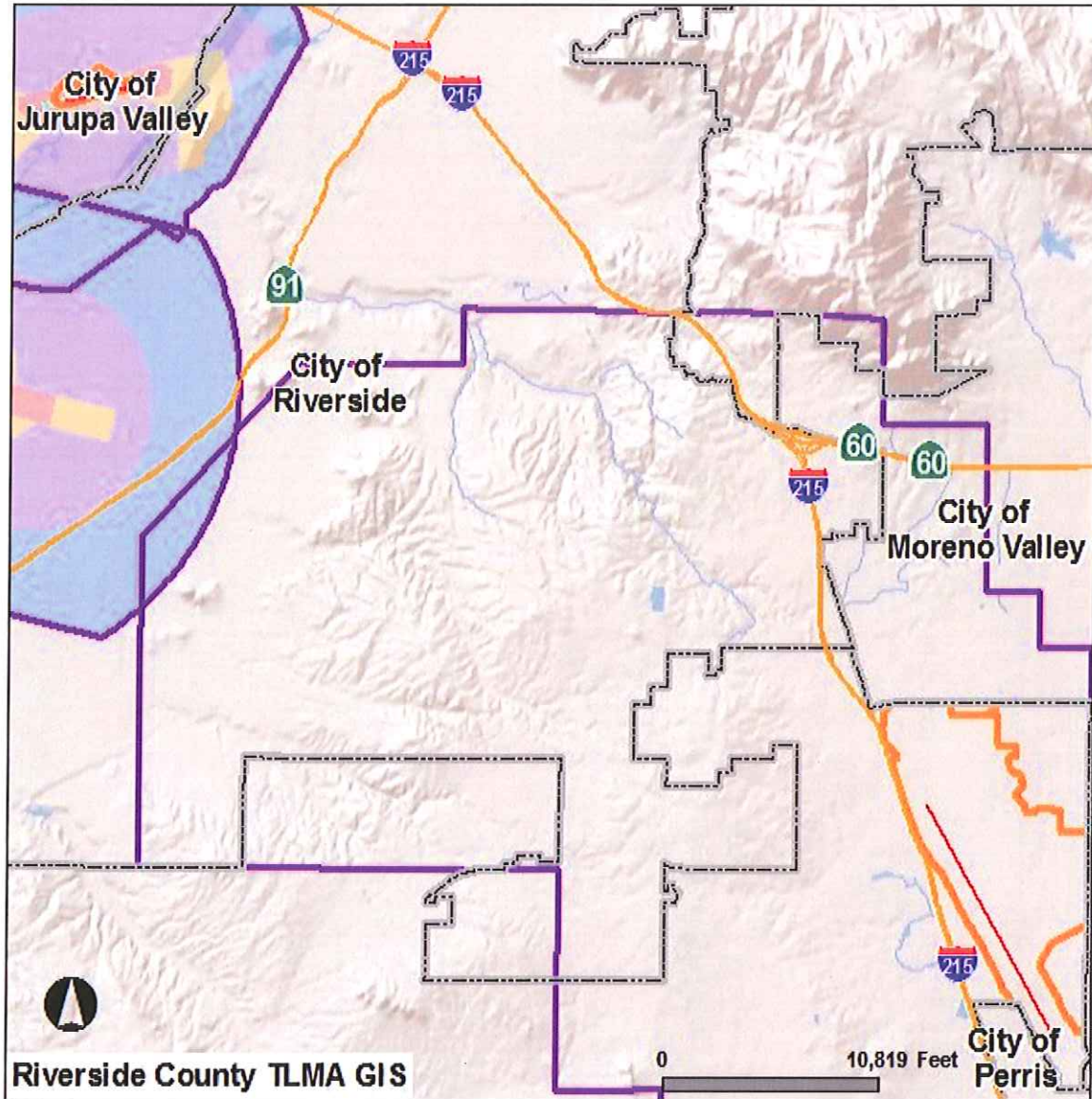
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Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):

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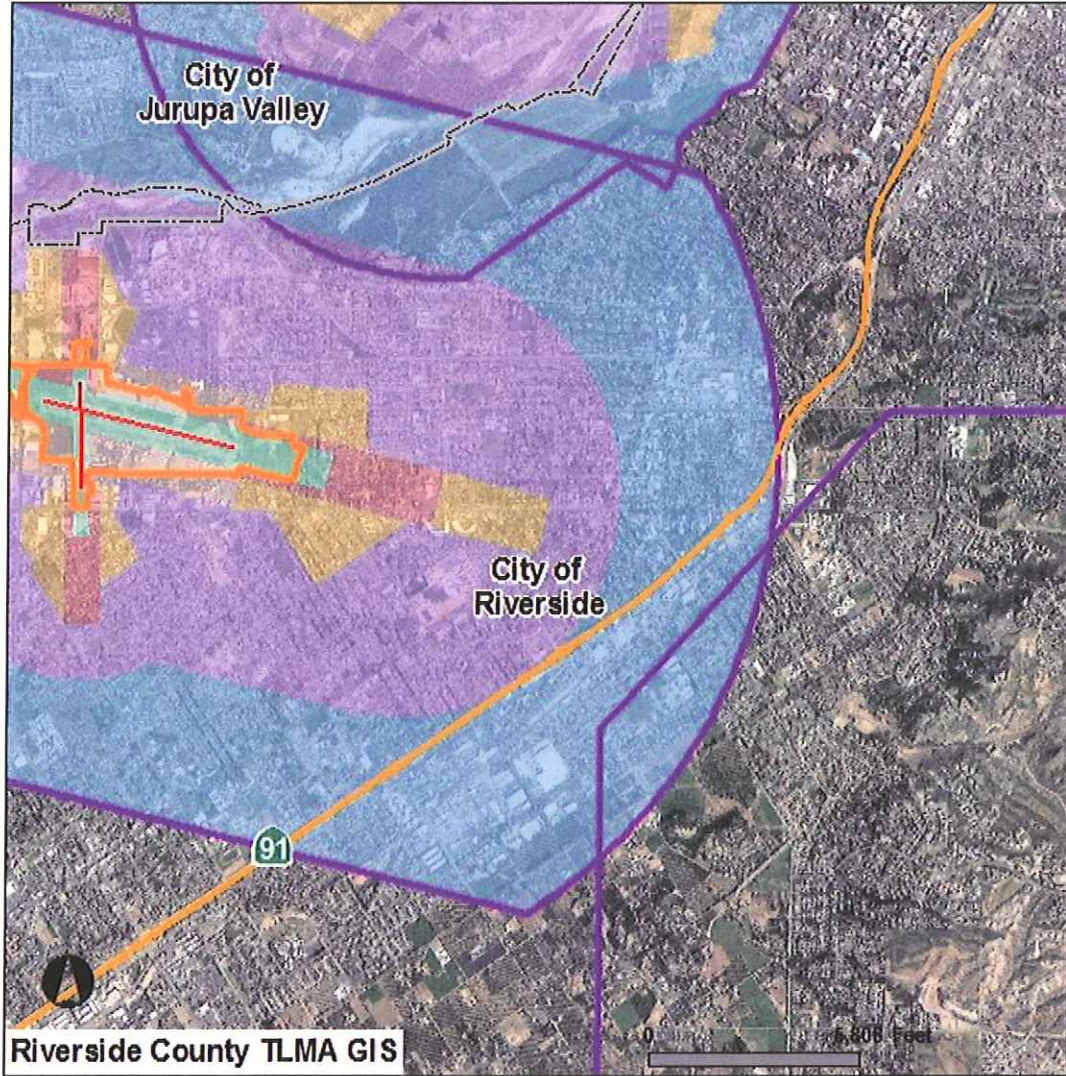
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Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):

235-101-014 235-101-015 235-101-016 235-101-017 235-101-018 235-110-001 235-110-004
235-110-011

AIRPORTS

- | | | | |
|-------------------------|----------------------|----------------------|-----------------------|
| INTERSTATES | HIGHWAYS | STREETS | AIRPORT RUNWAYS |
| AIRPORT INFLUENCE AREAS | AIRPORT BOUNDARIES | COMPATIBILITY ZONE A | COMPATIBILITY ZONE B1 |
| COMPATIBILITY ZONE B2 | COMPATIBILITY ZONE C | COMPATIBILITY ZONE D | COMPATIBILITY ZONE E |
| WATER BODIES | | | |

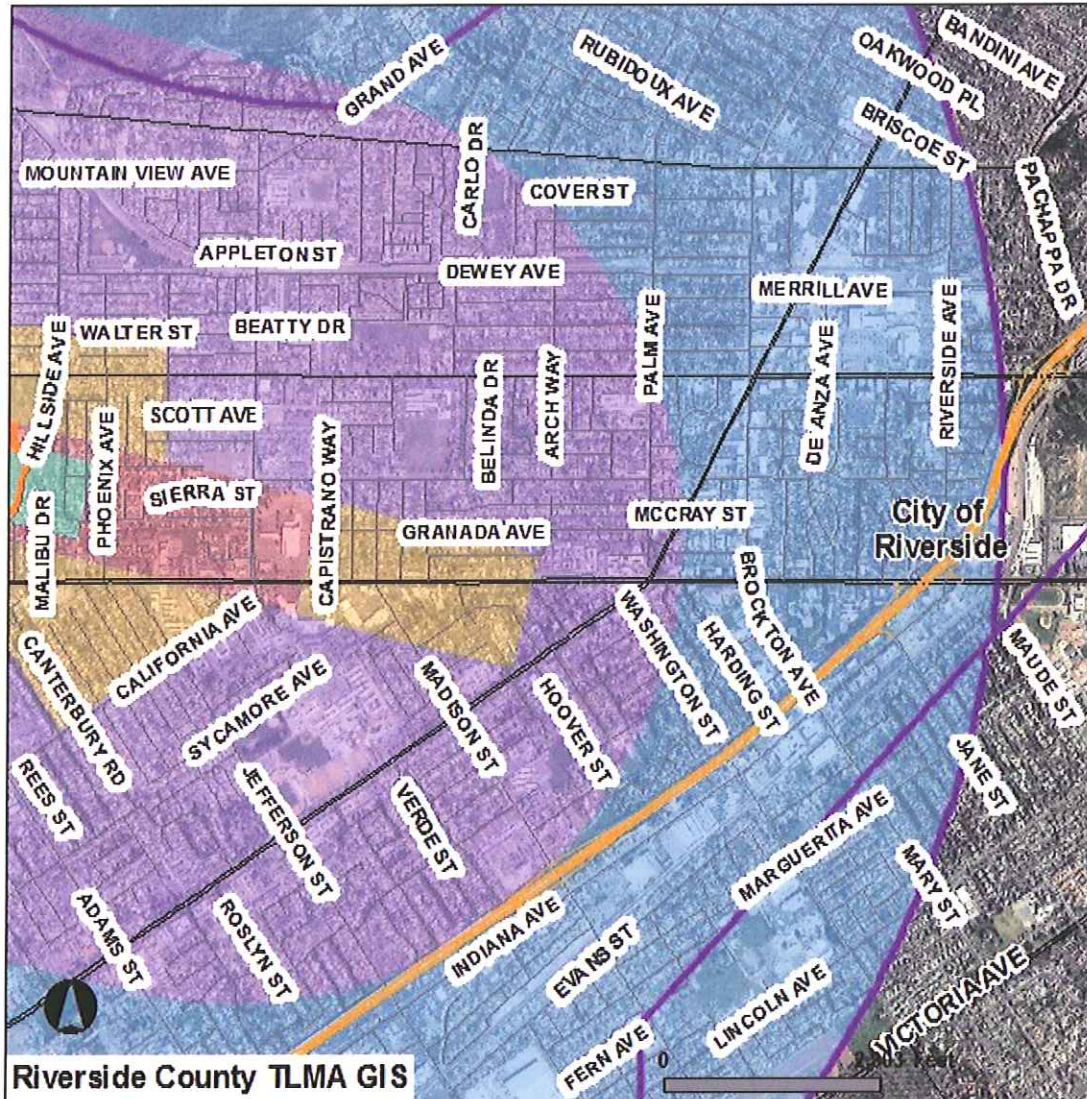
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RIVERSIDE COUNTY GIS



Selected parcel(s):

235-101-014 235-101-015 235-101-016 235-101-017 235-101-018 235-110-001 235-110-004
235-110-011

AIRPORTS

- | | | | |
|-------------------------|----------------------|----------------------|-----------------------|
| INTERSTATES | HIGHWAYS | STREETS | AIRPORT RUNWAYS |
| AIRPORT INFLUENCE AREAS | AIRPORT BOUNDARIES | COMPATIBILITY ZONE A | COMPATIBILITY ZONE B1 |
| COMPATIBILITY ZONE C | COMPATIBILITY ZONE D | COMPATIBILITY ZONE E | |

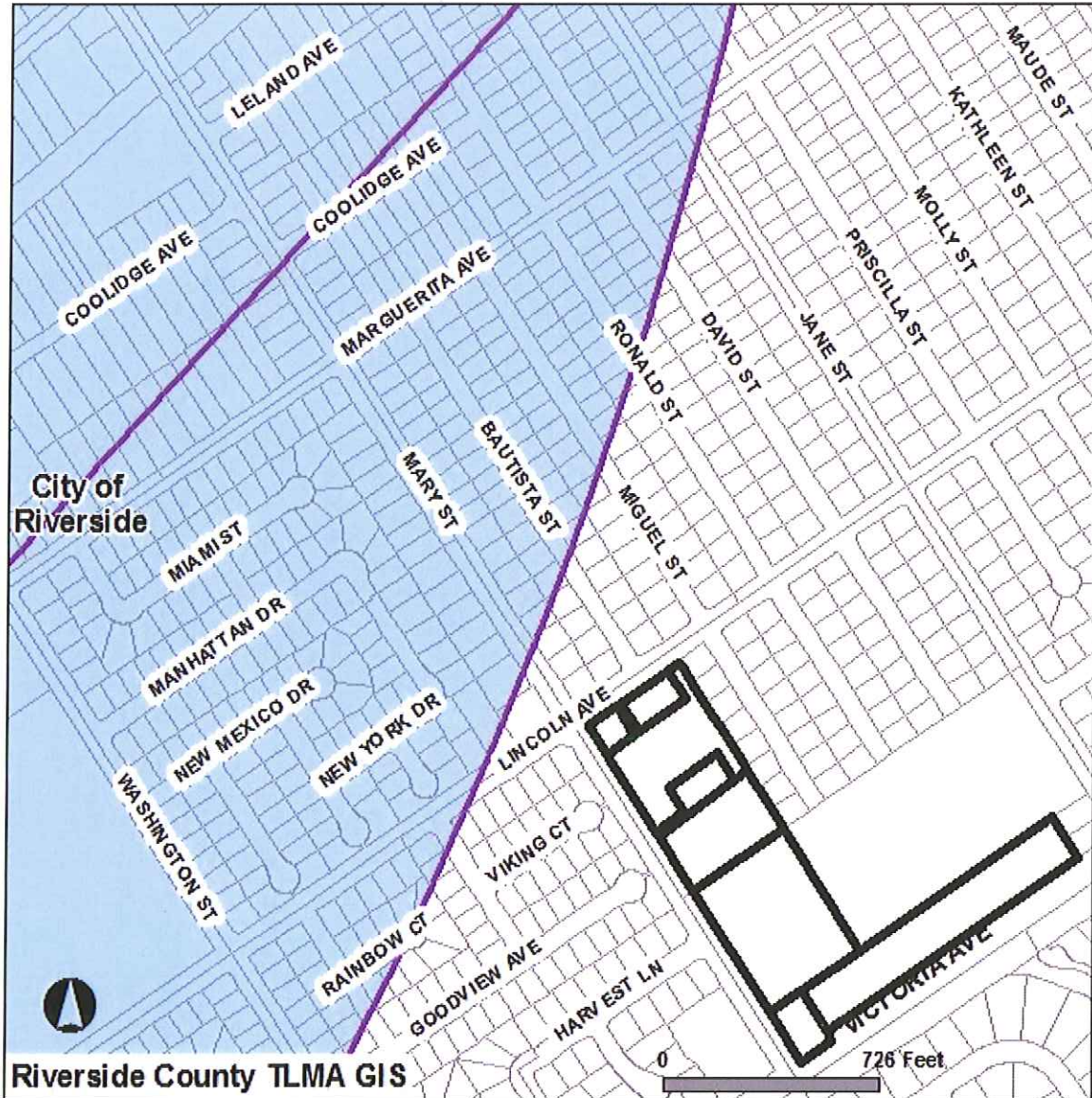
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Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):

235-101-014 235-101-015 235-101-016 235-101-017 235-101-018 235-110-001 235-110-004
235-110-011

AIRPORTS

- SELECTED PARCEL
- AIRPORT INFLUENCE AREAS
- N INTERSTATES
- N HIGHWAYS
- COMPATIBILITY ZONE E
- PARCELS

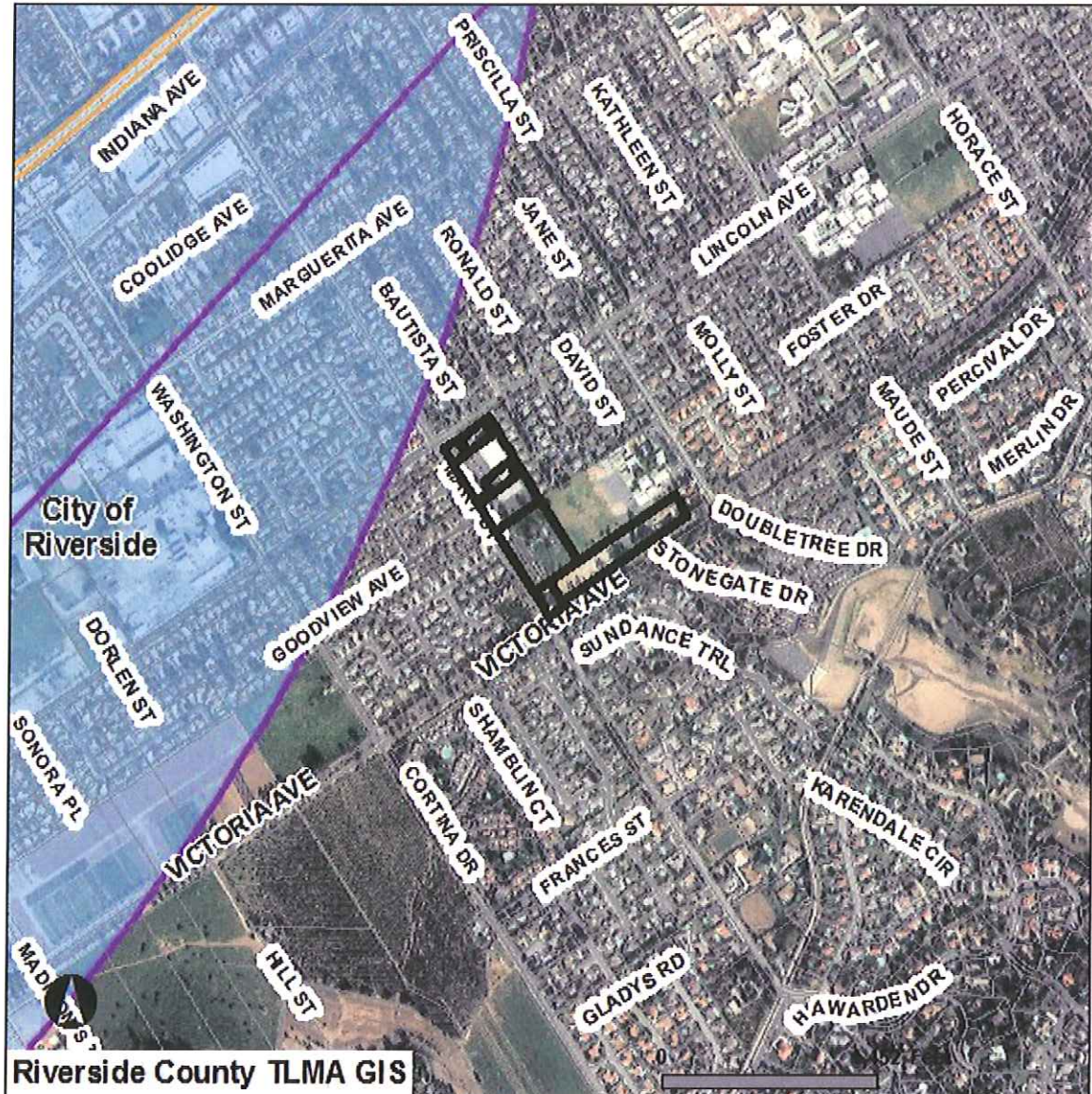
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Version 121101

RIVERSIDE COUNTY GIS



Selected parcel(s):

235-101-014 235-101-015 235-101-016 235-101-017 235-101-018 235-110-001 235-110-004
235-110-011

AIRPORTS

- SELECTED PARCEL
- AIRPORT INFLUENCE AREAS
- INTERSTATES
- COMPATIBILITY ZONE E
- HIGHWAYS
- PARCELS

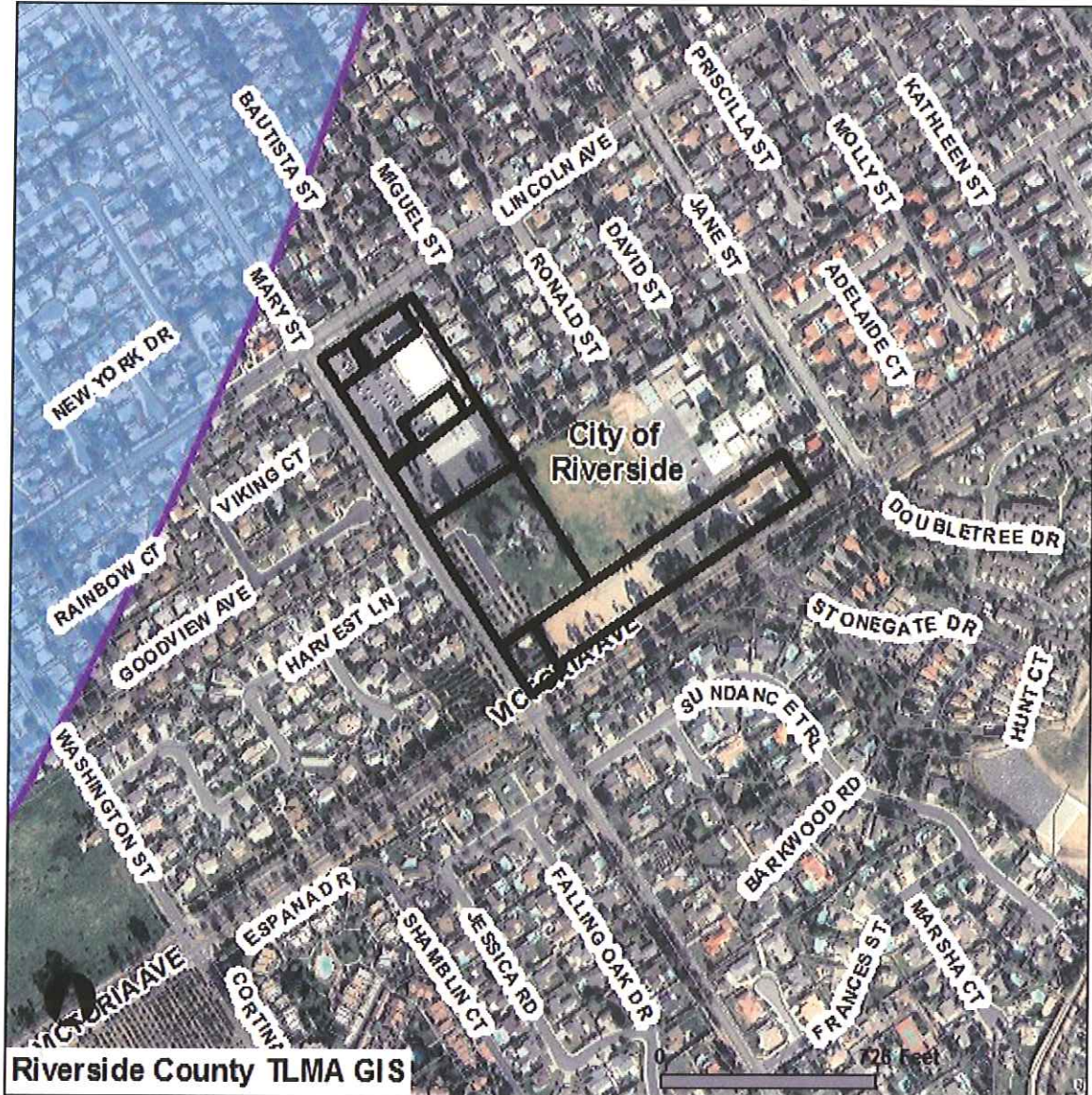
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RIVERSIDE COUNTY GIS



Riverside County TLMA GIS

Selected parcel(s):

235-101-014 235-101-015 235-101-016 235-101-017 235-101-018 235-110-001 235-110-004
235-110-011

AIRPORTS

- SELECTED PARCEL
- AIRPORT INFLUENCE AREAS
- INTERSTATES
- COMPATIBILITY ZONE E
- HIGHWAYS
- PARCELS

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Selected parcel(s):

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235-110-011

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Version 121101



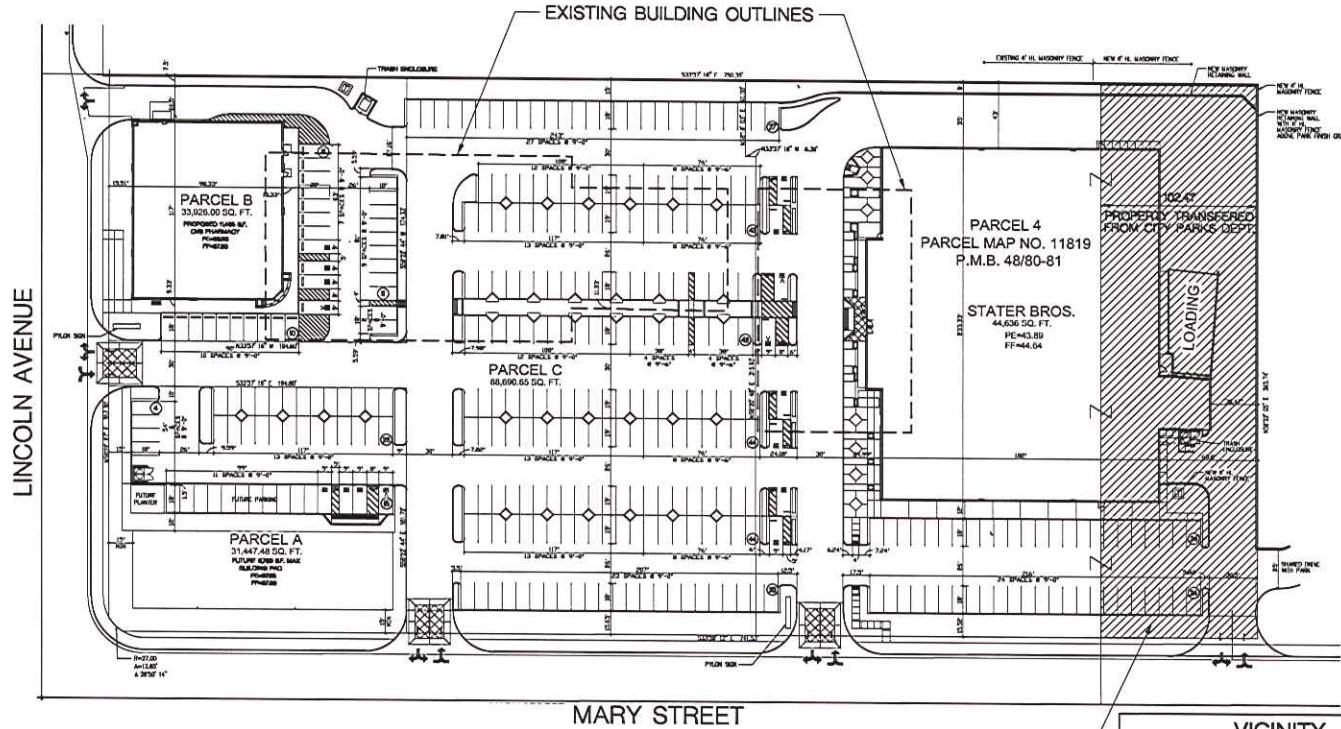
Stater Bros Mary Street Shopping Center – Redevelopment

1 inch = 150 feet
January 08, 2013
Aerial photos taken February 2012. The City of
Fresno makes no warranty on the accuracy or
content of the data shown on this map. The
City of Fresno is not responsible for any
errors or omissions. The City of Fresno's Official
Printer: YSENEVALD

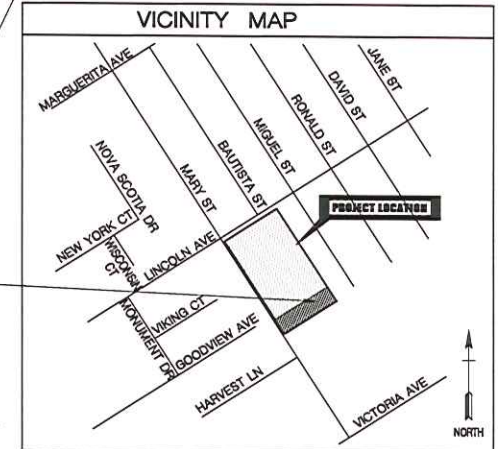


Stater Bros Mary Street Shopping Center – Redevelopment

1 inch = 150 feet
January 08, 2013
Aerial photos taken February 2013. The City of
Pescadero makes no warranty on the accuracy or
correctness of the data shown on this map. This
map is the property of the City of Pescadero, California.
Prepared by: Y&B NEWALD



APPLICANT:
Stater Bros. Markets
301 S. Tippecanoe Avenue, San Bernardino, CA 92408
Phone: (909) 733-5005



AREA SUBJECT TO ZONE
CHANGE AND GENERAL
PLAN AMENDMENT

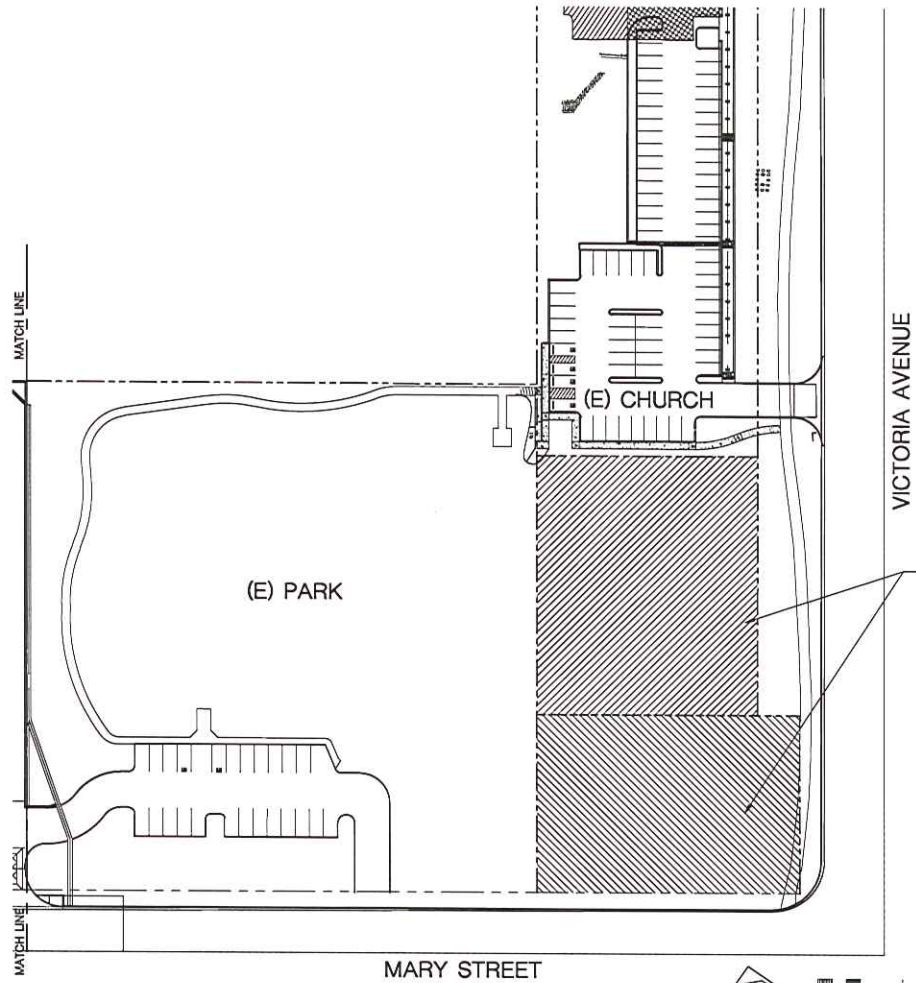


ALUC REVIEW

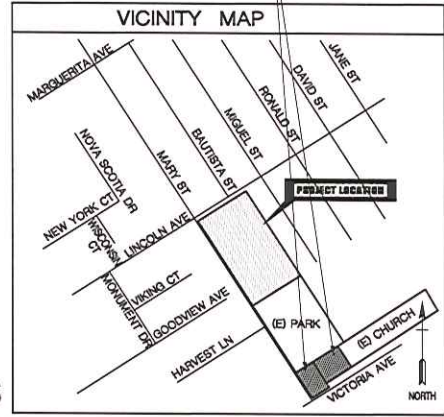
STATER BROS. RETAIL CENTER
SITE PLAN

SEC LINCOLN AVE. & MARY ST. RIVERSIDE, CALIFORNIA





AREAS SUBJECT TO ZONE CHANGE AND GENERAL PLAN AMENDMENT



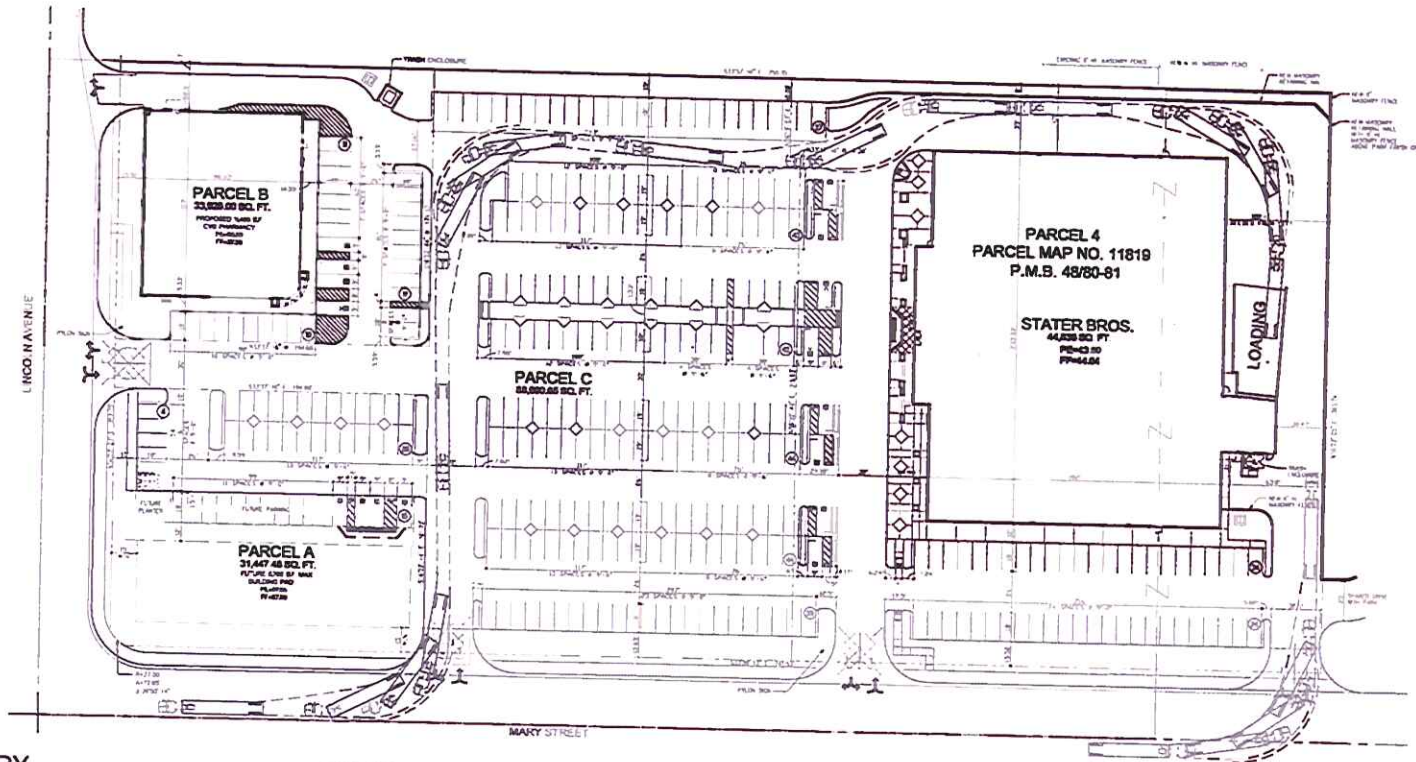
APPLICANT:
 Stater Bros. Markets
 301 S. Tippecanoe Avenue, San Bernardino, CA 92408
 Phone: (909) 733-5005

(GPA) P12-0042 (RZ) P12-0043 AFFECTED AREAS

STATER BROS. RETAIL CENTER
 SITE PLAN

SEC LINCOLN AVE. & MARY ST. RIVERSIDE, CALIFORNIA





PROJECT SUMMARY

TOTAL LAND AREA 274,583 SF - 6.3 ACRES
 TOTAL BUILDING AREA 64,861 SF
 TOTAL PARKING PROVIDED 348 SPACES

ZONING SUMMARY

ZONING C-1 - COMMERCIAL

BUILDING SUMMARY

BUILDING CONSTRUCTION TYPE II B
 SQUARE FOOTAGE 64,861 SF
 PARKING RATIO 1 PER 250 SF
 PARKING REQUIRED 260

TOTAL BLDG AREA 64,861 SF
 PERCENT LOT COVERAGE (TOTAL GLA ÷ NET SITE AREA ÷ 274,583 SF) = 24%

PARKING SUMMARY

PARKING REQUIRED (CHAPTER 19.580.050):
 RETAIL SPACE REQ'D (1 PER 250 SF) 260 STALLS
 TOTAL PARKING SPACES PROVIDED 348 STALLS
 OVERALL PARKING RATIO 14 / 250
 OVERALL PARKING RATIO 5.6 / 1000

TYP PARKING STALL VARIOUS - SEE PLAN
 TYP DRIVE ISLE (MAIN) 30W
 TYP DRIVE ISLE (SECONDARY) 26W
 REQUIRED ADA STALLS 8 STALLS
 PROVIDED ADA STALLS 16 STALLS
 REQUIRED ADA VAN STALLS 2 STALLS
 PROVIDED ADA VAN STALLS 4 STALLS

ASSESSOR PARCEL NUMBER

235-101-014,15,16,17,18 and 235 110-001



ALLOWABLE FLOOR AREA

BASIC ALLOWABLE FLOOR AREA FOR TYPE II B (ONE-STORY + MEZZ)

Table 503, 2007 CBC, 12,500 square feet

Section 506.1, 2007 CBC

per section 506.2, (Equation 5-2)

$I_s = (9'15" / 9'15" - 0.25) 30 / 30 = 0.75$

ALLOWABLE AREA INCREASE

Automatic Sprinkler Systems Section 506.3, 2007 CBC

(Floor area may be doubled for a one-story building

if building is provided with an Automatic Sprinkler System throughout)

TOTAL ALLOWABLE FLOOR AREA

per section 506.1, (Equation 5-1)

$A_s = [12,500 \text{ sq. ft.}] + [12,500 \text{ sq. ft.} \times 0.75] + [12,500 \times 2] =$

$A_s = [12,500 \text{ sq. ft.}] + [9,375 \text{ sq. ft.}] + [25,000 \text{ sq. ft.}] = 46,875 \text{ sq. ft.}$

TOTAL ALLOWABLE FLOOR AREA

44,636 sq.ft. + 798 sq.ft. = 45,434 sq.ft. [Less Than 46,875 sq.ft.]

(Total Floor Area)

NOTE:

Frontage Used For Allowable Area Increase Per CBC Section 506.2 Shall Be Permanently Maintained.

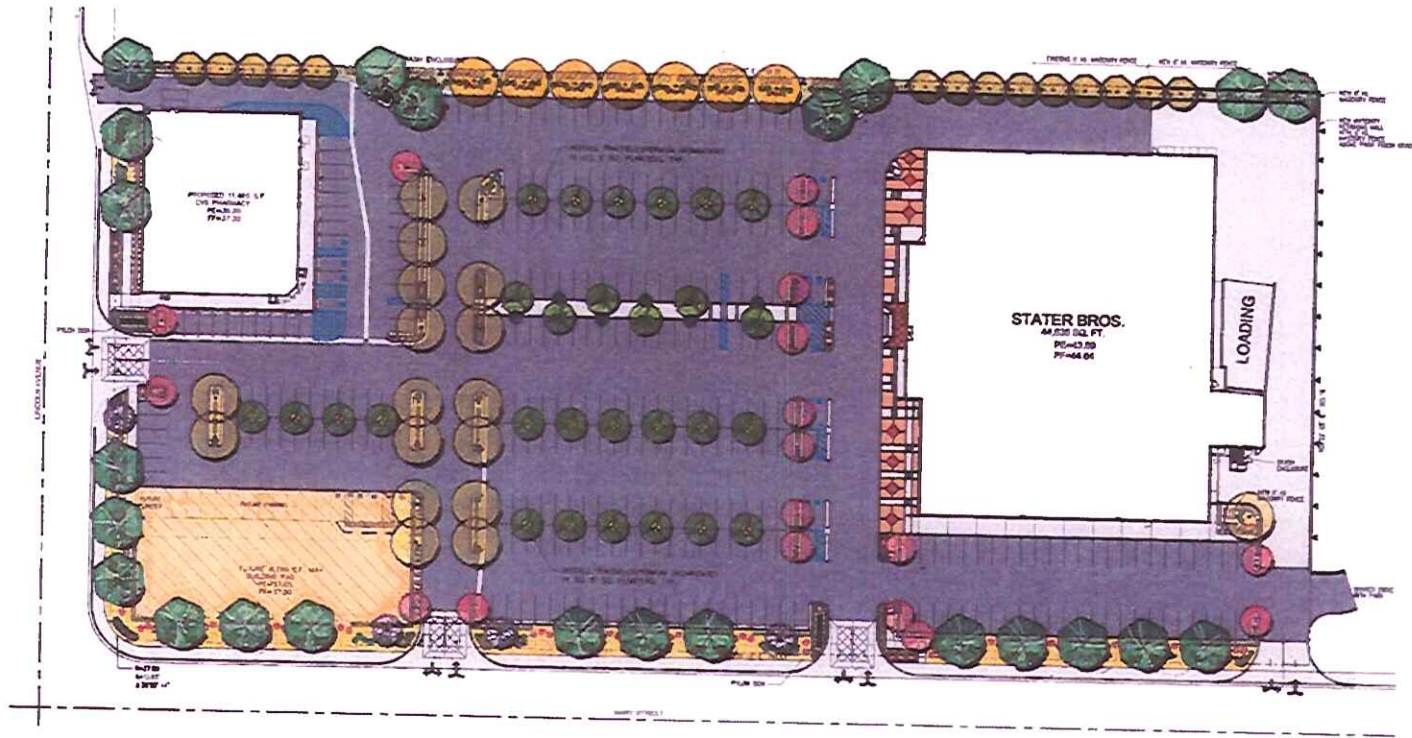
Automatic Fire Sprinkler System Installation shall Conform to Sections 903.3.11 CBC 2007



STATER BROS. RETAIL CENTER
 SITE PLAN

800 LINCOLN AVE. & MARY ST. RIVERSIDE, CALIFORNIA





PROJECT SUMMARY

TOTAL LAND AREA: 274,583 SF - 6.3 ACRES
 TOTAL BUILDING AREA: 64,861 SF
 TOTAL PARKING PROVIDED: 349 SPACES

ZONING SUMMARY

ZONING: C-1 - COMMERCIAL

BUILDING SUMMARY

BUILDING CONSTRUCTION TYPE: II B

SQUARE FOOTAGE	PARKING RATIO	PARKING REQUIRED
64,861 SF	1 PER 250 SF	260

TOTAL BLDG AREA: 64,861 SF
 PERCENT LOT COVERAGE (TOTAL GLA (± 64,861 SF) / NET SITE AREA (± 274,583 SF)) = 24%

PARKING SUMMARY

PARKING REQUIRED (CHAPTER 19580.060): RETAIL SPACE RECD (1 PER 250 SF): 260 STALLS
 TOTAL PARKING SPACES PROVIDED: 349 STALLS
 OVERALL PARKING RATIO: 14 / 250
 OVERALL PARKING RATIO: 5.6 / 1000

TYP PARKING STALL: VARIOUS - SEE PLAN
 TYP DRIVE ISLE (MAIN): 30W
 TYP DRIVE ISLE (SECONDARY): 26W
 REQUIRED ADA STALLS: 8 STALLS
 PROVIDED ADA STALLS: 16 STALLS
 REQUIRED ADA VAN STALLS: 2 STALLS
 PROVIDED ADA VAN STALLS: 4 STALLS

ASSESSOR PARCEL NUMBER

235-01-014,15,16,17,18 and 235-10-001



ALLOWABLE FLOOR AREA

BASIC ALLOWABLE FLOOR AREA FOR TYPE II B (ONE-STORY + MEZZ)

Table 503, 2007 CBC, 12,500 square feet

ALLOWABLE AREA MODIFICATIONS

Section 506.1, 2007 CBC

per section 506.2, (Equation 5-2)

$$I_1 = (9'15" / 9'15" - 0.25) 30 / 30 = 0.75$$

ALLOWABLE AREA INCREASE

Automatic Sprinkler Systems Section 506.3, 2007 CBC

(Floor area may be doubled for a one-story building

if building is provided with an Automatic Sprinkler System throughout)

TOTAL ALLOWABLE FLOOR AREA

per section 506.1, (Equation 5-1)

$$A_1 = (12,500 \text{ sq. ft.}) + (12,500 \text{ sq. ft.} \times 0.75) + (12,500 \times 2) =$$

$$A_2 = (12,500 \text{ sq. ft.}) + (9,375 \text{ sq. ft.}) + (25,000 \text{ sq. ft.}) = 46,875 \text{ sq. ft.}$$

TOTAL ALLOWABLE FLOOR AREA

$$44,838 \text{ sqft.} + 798 \text{ sqft.} = 45,636 \text{ sqft.} \text{ [Less Than } 46,875 \text{ sqft.]}$$

NOTE:

*Frontage Used For Allowable Area Increase Per CBC Section 506.2 Shall Be Permanently Maintained.

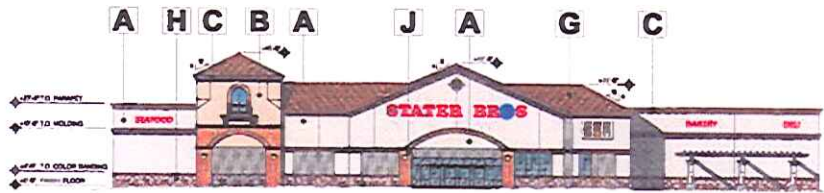
Automatic Fire Sprinkler System Installation shall Conform to Sections 903.3.11, CBC 2007



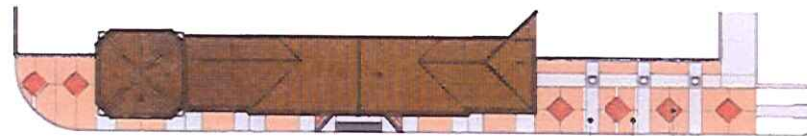
STATER BROS. RETAIL CENTER
 SITE PLAN

SEC LINCOLN AVE. & MARY ST. RIVERSIDE, CALIFORNIA



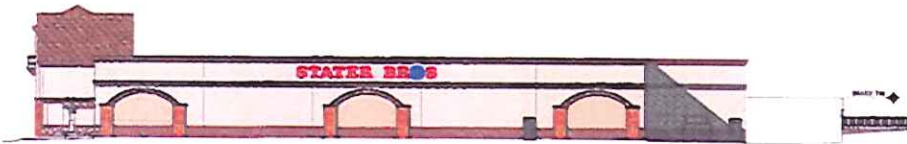


1 NORTH ELEVATION (FRONT WALL)



CONCRETE WALK PATTERN DESIGN

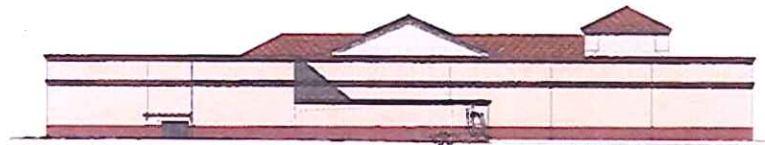
F D E



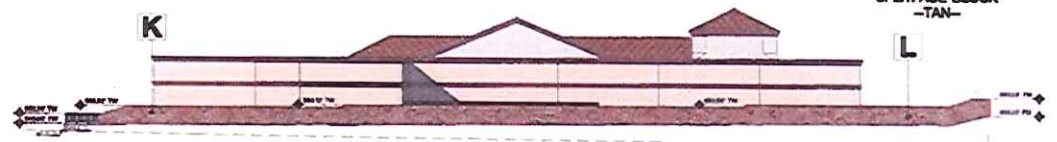
2 WEST ELEVATION (RIGHT WALL)



3 EAST ELEVATION (LEFT WALL)




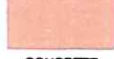









4 SOUTH ELEVATION (REAR WALL)



5 SOUTH ELEVATION (REAR WALL) W/ WALL PROFILE

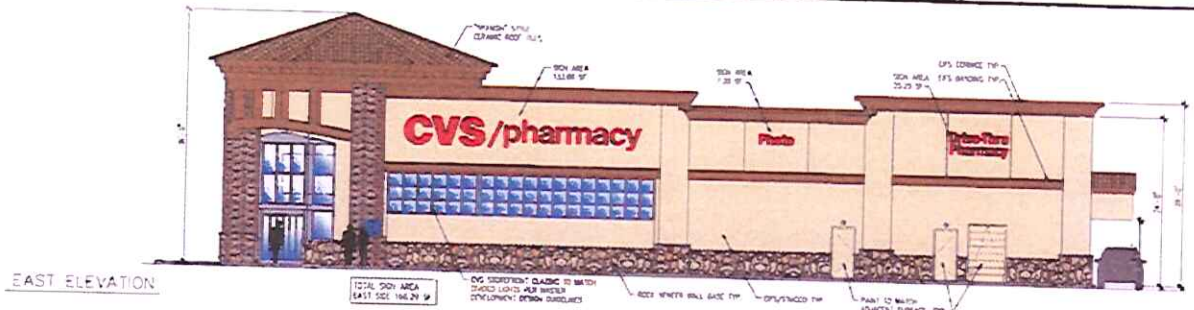
FINISH SCHEDULE:

- | | |
|--|---|
| <p>A.  DUNN EDWARDS #DEC 753 -ALMOND-</p> <p>B.  DUNN EDWARDS #DEC 720 -CLIFFS VIEW-</p> <p>C.  DUNN EDWARDS #DEC 5218 -AUTUMN UMBER-</p> <p>D.  CONCRETE SCOFIELD -SOMBRERO BUFF-</p> | <p>E.  CONCRETE SCOFIELD -SUNBAKED CLAY-</p> <p>F.  CONCRETE -NATURAL GREY-</p> <p>G.  EAGLE TILE #3805 -SAN BENTO BLEND-</p> <p>H.  ELDORADO STONE VENEER -COUNTRY RUBBLE-</p> <p>J.  HIGGINS BRICK VENEER -HERMOSA-</p> <p>K.  ORCO FIELD PRECISION BLOCK -TAN-</p> <p>L.  ORCO PATTERN SPLITFACE BLOCK -TAN-</p> |
|--|---|

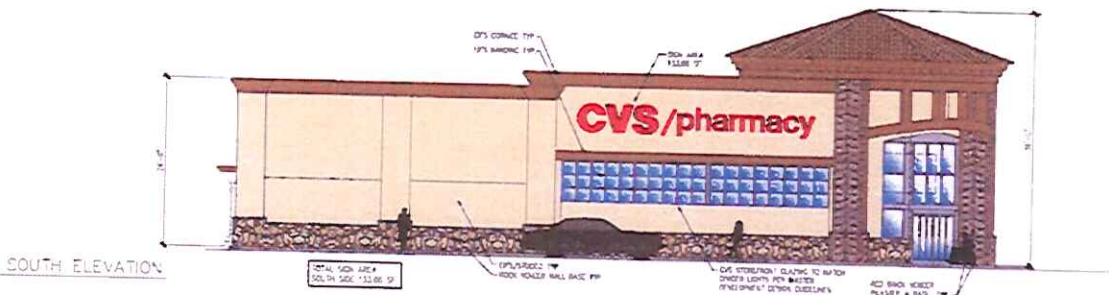


STATER BROS. RETAIL CENTER
EXTERIOR ELEVATIONS
SEC LINCOLN AVE. & MARY ST. RIVERSIDE, CALIFORNIA

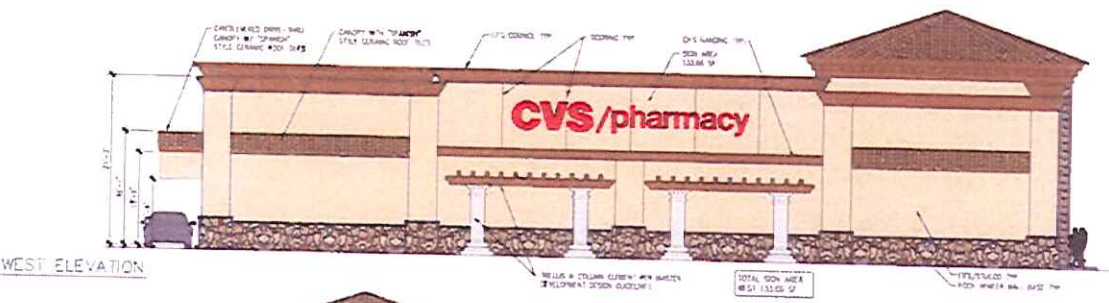




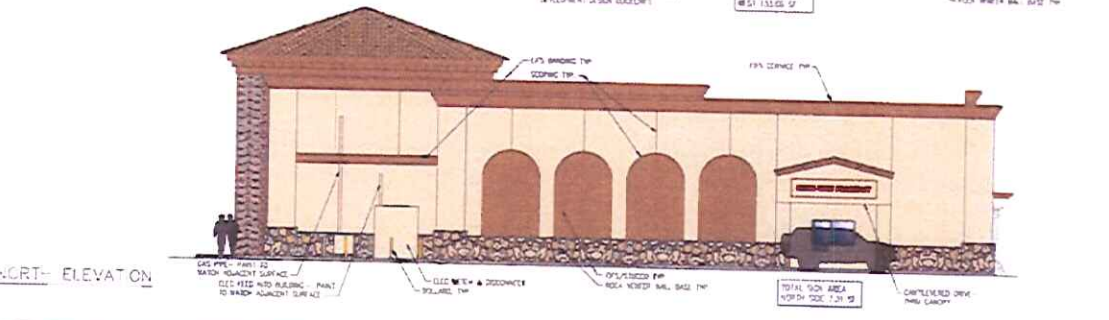
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

FINISH SCHEDULE:

- DUNN EDWARDS
#0C2 763
-ALMOND-
- DUNN EDWARDS
#0C2 628
-AUTUMN LAMBER-
- EAGLE TILE
#0025
-SAN BENTO BLEND-
- EL DORADO STONE
VEHNER
-COUNTRY FLEBBLE-
- HIDDEN BRICK
VEHNER
-HERMOSA-



STORE NUMBER: 46748
 5202 LINCOLN AVE. & MARY ST.
 FORTYFIVE, CA
 PROJECT TYPE: RELOCATION
 DEALER FEE FOR SERVICE
 CS PROJECT NUMBER: 46313

ARCHITECT:

 WARMAN ARCHITECTURE+DESIGN
 3200 SHIPT SUPER SQ
 NORTH BARRACLOUGH, SAN JOSE, CA 95134
 V: 415.474.2232 F: 415.474.1053

CONSULTANT:



SEAL:

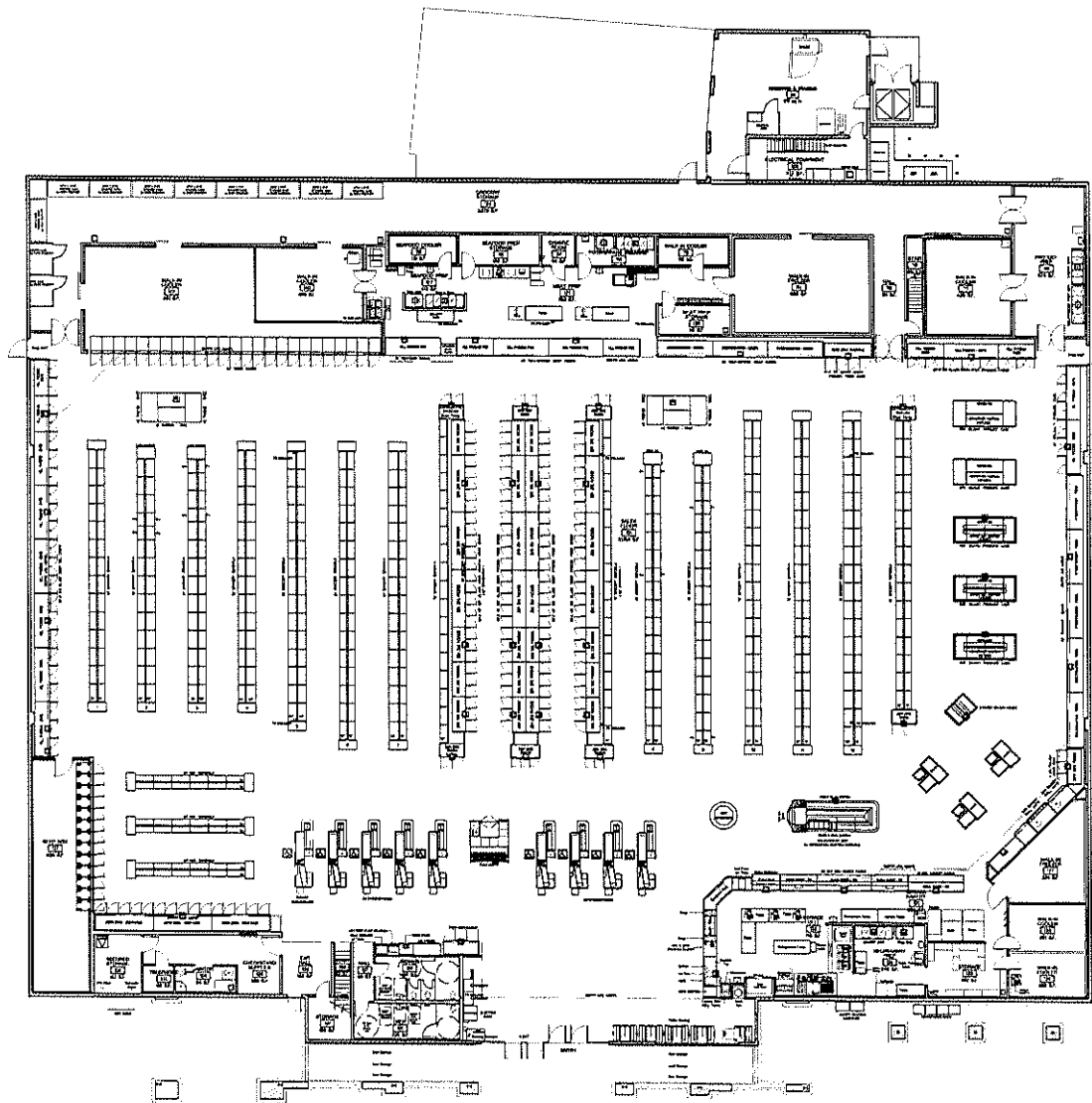
REVISIONS:

DRAWING BY: CCF
 DATE: 20 JUNE 2012
 JOB NUMBER: 4718-11
 TITLE:

EXTERIOR ELEVATIONS

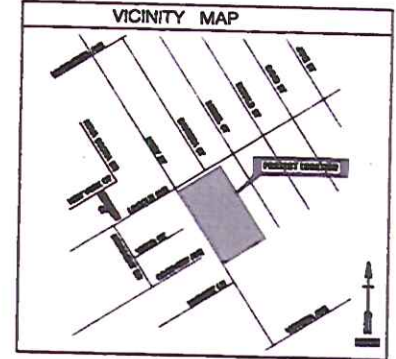
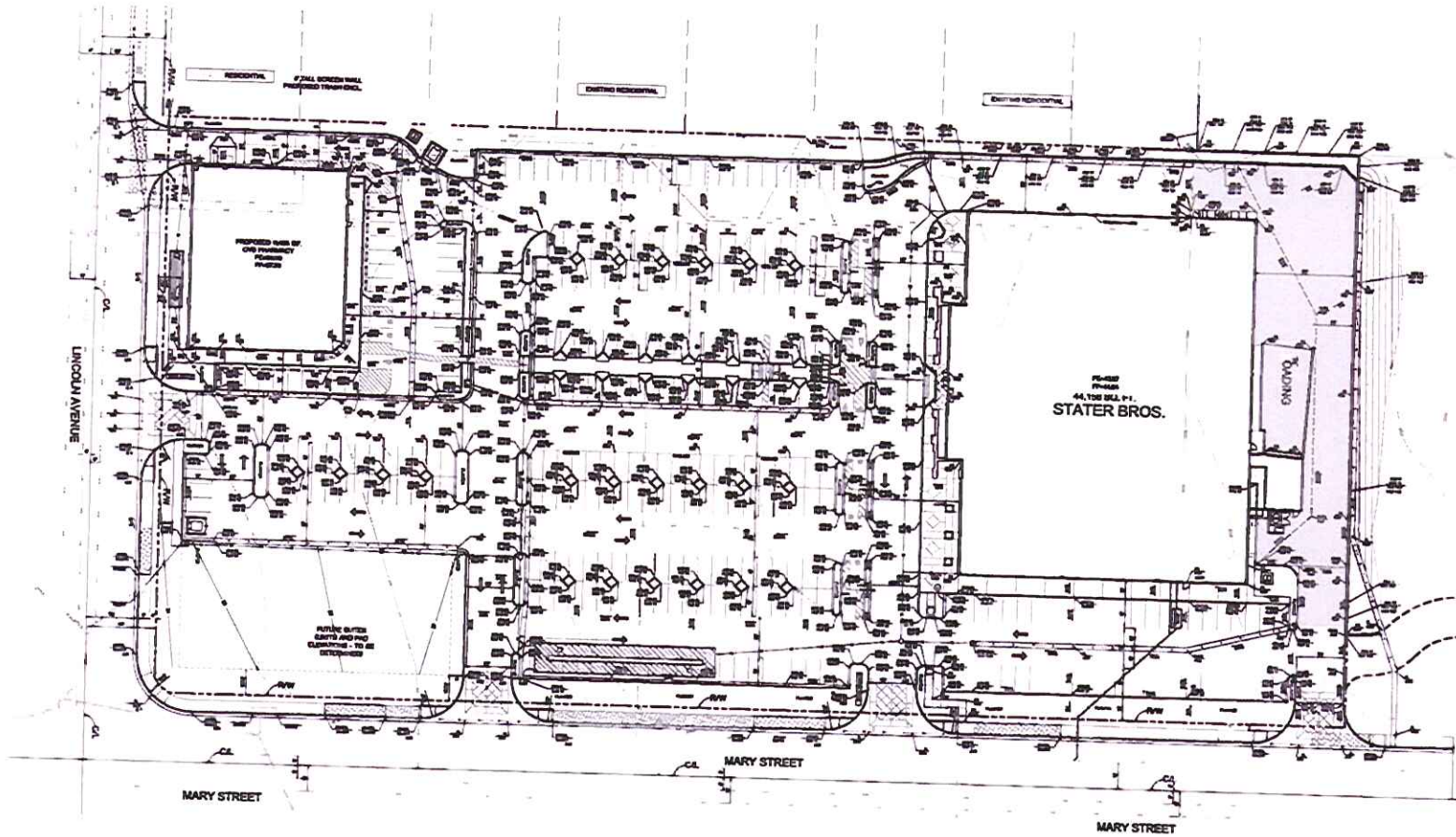
SHEET NUMBER:
A-4.1

COMMENTS:
 NOT RELEASED FOR CONSTRUCTION



STATER BROS. RETAIL CENTER
 FLOOR PLAN
 SEC LINCOLN AVE. & MARY ST. RIVERSIDE, CALIFORNIA

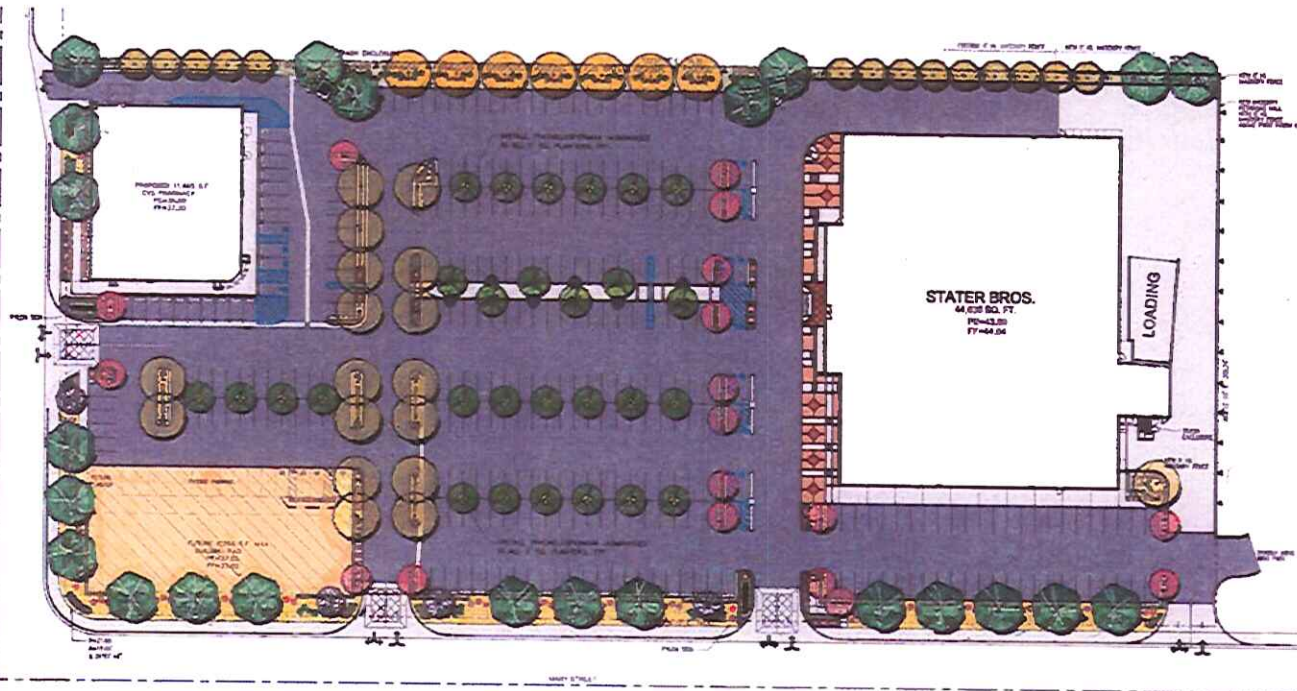




STATER BROS. RETAIL CENTER
GRADING PLAN
 SEC LINCOLN AVE. & MARY ST. RIVERSIDE, CALIFORNIA

PREPARED BY:
Kelly Engineering
 Kelly Engineering
 1000 E. Main Street
 Riverside, CA 92507
 (951) 514-1111
 www.kellyeng.com





PROPOSED PLANTING LEGEND

SYMBOL	BOTANICAL NAME COMMON NAME	QTY	CONTAINER SIZE NATURE # x W	WATER USE COMMENTS
	CITRUS TREES ORANGE LEMON LIME	9	34" BGA 35" x 45"	MODERATE
	SHRUBS BANKERSIA SILVER CHERRY JACARANDA ACACIA	14	15 GALLON 35" x 45"	LOW
	MEDIUM TREES ACACIA ACACIA	4	36" BGA 35" x 35"	MODERATE
	LARGE TREES ACACIA ACACIA	23	34" BGA 35" x 35"	LOW
	SMALL TREES ACACIA ACACIA	17	24" BGA 25" x 35"	MODERATE
	SHRUBS ACACIA ACACIA	26	24" BGA 25" x 45"	MODERATE
	SHRUBS ACACIA ACACIA	6	15 GALLON 15" x 25"	MODERATE
	SHRUBS ACACIA ACACIA	7	24" BGA 25" x 25"	LOW
	SHRUBS ACACIA ACACIA	65	5 GALLON 7" x 7"	LOW
	SHRUBS ACACIA ACACIA	15	5 GALLON 18" x 18"	MODERATE

**SUBJECT ZONE 15
MATERIAL ZONE #**

SYMBOL	BOTANICAL NAME COMMON NAME	QTY	CONTAINER SIZE NATURE # x W	WATER USE COMMENTS
	SHRUBS AFRICAN BEE	140	5 GALLON 7" x 7"	MODERATE
	SHRUBS SILVER CHERRY	88	4 GALLON 4" x 6"	LOW
	SHRUBS SILVER CHERRY	87	5 GALLON 7" x 6"	LOW
	SHRUBS SILVER CHERRY	498	1 GALLON 7" x 7"	MODERATE
	SHRUBS SILVER CHERRY	36	5 GALLON 7" x 7"	LOW
	SHRUBS SILVER CHERRY	1-7	5 GALLON 4" x 6"	MODERATE
	SHRUBS SILVER CHERRY	91	1 GALLON 7" x 7"	MODERATE
	SHRUBS SILVER CHERRY	97	15 GALLON 4" x 6"	MODERATE
	SHRUBS SILVER CHERRY	474	5 GALLON 25" x 25"	MODERATE
	SHRUBS SILVER CHERRY	20	15 GALLON	LOW

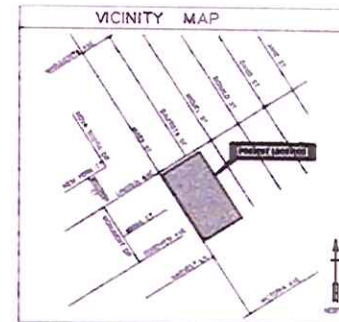
SYMBOL	BOTANICAL NAME COMMON NAME	CONTAINER SIZE NATURE # x W	WATER USE COMMENTS
	SHRUBS SILVER CHERRY	1 GALLON 11" O.C.	MODERATE
	SHRUBS SILVER CHERRY	1 GALLON 8" O.C.	MODERATE
	SHRUBS SILVER CHERRY	10 LBS PER BAG	MODERATE
	SHRUBS SILVER CHERRY	3 LBS PER BAG	MODERATE
	SHRUBS SILVER CHERRY	2 LBS PER BAG	MODERATE
	SHRUBS SILVER CHERRY	1 LB PER BAG	MODERATE
	SHRUBS SILVER CHERRY	1 LB PER BAG	MODERATE
	SHRUBS SILVER CHERRY	1 LB PER BAG	MODERATE
	SHRUBS SILVER CHERRY	1 LB PER BAG	MODERATE

NOTES.

ALL TREES OTHER THAN 1" OR SMALLER SHALL BE INSTALLED WITH A DEEP ROOT BARRIER.
PLANTING AREAS SHALL BE MULCHED WITH A THREE INCH (75) STRAW LAYER OF ORGANIC WOOD BARK.
AREAS OF OBTAINABLE PLANTED FROM PLANT SHALL BE MULCHED WITH A ONE AND ONE HALF INCH (1 1/2") STRAW LAYER OF ORGANIC WOOD BARK.

LANDSCAPE AREA AND WATER USE
LOW MODERATE 7,677 SQ. FT.
MODERATE MODERATE 50,719 SQ. FT.
LOW MODERATE TEMPORARY 14,209 SQ. FT.
TOTAL LANDSCAPE AREA 32,949 SQ. FT.

MAXIMUM ANNUAL WATER ALLOWANCE DEMAND
(36 x 0.002) (5.7 x 0.2549) = 1,288.22 GALLONS PER YEAR



STATER BROS. RETAIL CENTER
CONCEPTUAL LANDSCAPE PLAN
SEC 15 COLIN AVE. & MARY ST. RIVERSIDE, CALIFORNIA



NOTICE OF PUBLIC HEARING

RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

A PUBLIC HEARING has been scheduled before the Riverside County Airport Land Use Commission (ALUC) to consider the application described below.

Any person may submit written comments to the ALUC before the hearing or may appear and be heard in support of or opposition to the project at the time of hearing. The proposed project application may be viewed at the Riverside County Administrative Center, 4080 Lemon Street, 14th Floor, Riverside, California 92501, Monday through Thursday from 8:00 a.m. to 5:00 p.m., except Tuesday, February 12 (Lincoln's Birthday).

PLACE OF HEARING: Riverside County Administration Center
4080 Lemon St., 1st Floor Hearing Room
Riverside, California

DATE OF HEARING: February 14, 2013

TIME OF HEARING: 9:00 A.M.

CASE DESCRIPTION:

ZAP1086MA12 – Stater Bros. Markets (Representative: Scott Limbacher, V.P. Const.)
– City Case Nos.: P12-0442 (General Plan Amendment), P12-0443 (Rezone), P12-0444 (Design Review), and P12-0761 (Conditional Use Permit). These cases relate to the expansion and redevelopment of an existing 5.43-acre Stater Bros. commercial center located at the southeast corner of Mary Street and Lincoln Avenue. P12-0444 proposes to expand the center to 6.3 acres, with a new 44,636 square foot Stater Bros. grocery store, an 11,465 square foot CVS drug store with pharmacy, and an 8,760 square foot pad for future commercial development. P12-0442 proposes to amend the Land Use Designation of the expansion area (0.86 acres) located southerly of the existing center from P-Park to C-Commercial, and to amend the Land Use Designation of up to 1.34 acres located at the northeast corner of Mary Street and Victoria Avenue from LDR-Low Density Residential to P-Park. P12-0443 proposes to rezone the expansion area (0.86 acres) from R-1-13,000-Single Family Residential to CR-NC (Commercial Retail-Neighborhood Commercial Overlay). P12-0761 is a request for a Conditional Use Permit to allow (1) the operation of a drive-thru pharmacy and (2) alcohol sales for off-site consumption. (Area III of the March Air Reserve Base Airport Influence Area).

FURTHER INFORMATION: Contact Russell Brady at (951) 955-0549 or John Guerin at (951) 955-0982. The ALUC holds hearings for local discretionary permits within the Airport Influence Areas, reviewing for aeronautical safety, noise and obstructions. All other concerns should be addressed to Ms. Yvette Sennewald of the City of Riverside Planning Department, at (951) 826-5168.

235 030 003
Jose Gutierrez
6931 Lincoln Ave
Riverside, CA 92506

235 030 011
Benn Vavra
2932 Mary St
Riverside, CA 92506

235 030 056
Pedro Aleman Jr.
6905 Lincoln Ave
Riverside, CA 92506

235 041 016
Jose Hernandez
2931 Miguel St
Riverside, CA 92506

235 041 017
Jose Holme Lovos Orellana
2917 Miguel St
Riverside, CA 92506

235 041 018
Donna Dunn
2905 Miguel St
Riverside, CA 92506

235 042 016
Laurie McCoy
17130 Van Buren Blvd #157
Riverside, CA 92504

235 042 017
Francisco Javier Robles
2918 Miguel St
Riverside, CA 92506

235 042 018
Rosella Hunt
880 Eagle Crest Ct
Riverside, CA 92506

235 042 019
Victor Meinke Jr.
5234 Clarewood Dr
Oakland, CA 94618

235 042 020
Lucy Brown
2917 Bautista St
Riverside, CA 92506

235 042 021
Thomas Burns
2931 Bautista St
Riverside, CA 92506

235 043 016
Faysal Bahhour
2932 Bautista St
Riverside, CA 92506

235 043 017
George Londos
2918 Bautista St
Riverside, CA 92506

235 043 018
Danny Dwayne Webb
2906 Bautista St
Riverside, CA 92506

235 043 019
John Musarra
2905 Mary St
Riverside, CA 92506

235 043 020
Ramon Duran & Eric Morgan
2917 Mary St
Riverside, CA 92506

235 043 021
Peter King
2931 Mary St
Riverside, CA 92506

235 051 018
Victor Rosales
9215 Trovita Cir
Riverside, CA 92508

235 091 001
Paul & Gwendolyn Shook
6906 Lincoln Ave
Riverside, CA 92506

235 091 002
Marilyn Burdett
6916 Lincoln Ave
Riverside, CA 92506

235 091 003
Century Inland Empire LLC
PO Box 480905
Los Angeles, CA 90048

235 091 004
Cecil Willey
24600 S 630 Trl
Wyandotte, OK 74370

235 091 011
Steven & Cathryn Mendoza Jr.
6939 Viking Ct
Riverside, CA 92506

235 091 012
Carlos Ronquillo
6929 Viking Ct
Riverside, CA 92506

235 091 014
Michael James Grilli
6909 Viking Ct
Riverside, CA 92506

235 091 015
Pathmarajan Appadorai
1734 Healy Pl
Riverside, CA 92506

235 091 016
William Schubert
1537 Jessamyn Ct
Riverside, CA 92506

235 091 017
Annette Dunn
19428 Hebron Ct
Riverside, CA 92508

235 091 018
Raymond & Marcia Vasquez
894 Sandcastle Dr
Corona Del Mar, CA 92625

235 091 025
Peter Huang
10762 National Blvd
Los Angeles, CA 90064

235 091 026
Lee Family
8223 Kinghurst Rd
San Gabriel, CA 91775

235 091 027
Lynda Kocis
6917 Goodview Ave
Riverside, CA 92506

235 091 028
Morris Frank Mendoza
7485 Santa Rosa Way
Riverside, CA 92504

235 091 029
Homaira Haider
2380 Mary St
Riverside, CA 92506

235 091 030
Randell Carder
6918 Goodview Ave
Riverside, CA 92506

235 091 031
Bruce Malone
6928 Goodview Ave
Riverside, CA 92506

235 091 032
Rodolfo Zaragoza
6938 Goodview Ave
Riverside, CA 92506

235 091 052
Anna Marie Viramontes
6923 Harvest Ln
Riverside, CA 92506

235 091 053
Dale Phillips Jr. & Delann Harman
6913 Harvest Ln
Riverside, CA 92506

235 091 054
Tae Kwak
6903 Harvest Ln
Riverside, CA 92506

235 093 001
Kevin Ferguson
6902 Harvest Ln
Riverside, CA 92506

235 093 002
John Keen
6746 Hawarden Dr
Riverside, CA 92506

235 093 003
Baltazar Reyes Jr. & Sandra Lee Reyes
6922 Harvest Ln
Riverside, CA 92506

235 093 004
Anthony Andre
6932 Harvest Ln
Riverside, CA 92506

235 093 006
Franklin Earley Sr. & Dorothy Earley
2743 Autumn Ridge Pl
Riverside, CA 92506

235 093 007
Larry John Guidry
2733 Autumn Ridge Pl
Riverside, CA 92506

235 093 008
Jerry Lee
2723 Autumn Ridge Pl
Riverside, CA 92506

235 093 019
Jane Lamar
2732 Mary St
Riverside, CA 92506

235 101 004
James Lee Gatten Sr.
2894 Miguel St
Riverside, CA 92506

235 101 005
Liborio Leon
2118 E Ward Ter
Anaheim, CA 92806

235 101 006
Jessica Ayala
2870 Miguel St
Riverside, CA 92506

235 101 007
Roxane Young
2101 Glenhaven Dr
Corona, CA 92882

235 101 008
Melinda Monk
2844 Miguel St
Riverside, CA 92506

235 101 009
William Valdez
7354 Diamond St
Riverside, CA 92504

235 101 010
Susan Reynolds
2818 Miguel St
Riverside, CA 92506

235 101 014
Bros Markets Stater
301 S Tippecanoe Ave
San Bernardino, CA 92408

235 101 015
Bros Markets Stater
301 S Tippecanoe Ave
San Bernardino, CA 92408

235 101 016
Bros Markets Stater
301 S Tippecanoe Ave
San Bernardino, CA 92408

235 101 017
Bros Markets Stater
301 S Tippecanoe Ave
San Bernardino, CA 92408

235 101 018
Bros Markets Stater
PO Box 150
San Bernardino, CA 92402

235 102 001
George Hayes Milliron
2806 Ronald St
Riverside, CA 92506

235 102 002
Reed Grundy
2818 Ronald St
Riverside, CA 92506

235 102 003
Edward Peace
2832 Ronald St
Riverside, CA 92506

235 102 004
Jean Okeefe
2844 Ronald St
Riverside, CA 92506

235 102 005
Craig Thomson
5939 Petite Ct
Riverside, CA 92504

235 102 006
Aldace & I Crow
2870 Ronald St
Riverside, CA 92506

235 102 007
Simona Valero
2882 Ronald St
Riverside, CA 92506

235 102 008
Ralph Winn
11209 Saddle Ridge Rd
Moreno Valley, CA 92557

235 102 010
Robert McAndrew
2881 Miguel St
Riverside, CA 92506

235 102 011
Jacinto Fierro
2869 Miguel St
Riverside, CA 92506

235 102 012
Helen Nichols & Marianna Miklos
2855 Miguel St
Riverside, CA 92506

235 102 013
Kenneth Crane
2843 Miguel St
Riverside, CA 92506

235 102 014
Arlene Miller
2831 Miguel St
Riverside, CA 92506

235 102 015
O Manuel Mundo & Mundo Lidoina Ju
2817 Miguel St
Riverside, CA 92506

235 110 001
City of Riverside
3900 Main St
Riverside, CA 92522

235 110 004
Pathway Christian Church of Riverside
6755 Victoria Ave
Riverside, CA 92506

235 110 009
David Nelson
2720 Jane St
Riverside, CA 92506

235 110 010
Lee Rivera
6705 Victoria Ave
Riverside, CA 92506

235 110 011
Bros Markets Stater
6893 Victoria Ave
Riverside, CA 92506

235 121 032
Stephen Youngerman
7972 Peak Ct
Riverside, CA 92506

235 121 033
Nicholas Klute
2725 Jane St
Riverside, CA 92506

235 121 036
Natalie Salazar Hernandez
7032 Hawarden Dr
Riverside, CA 92506

235 150 037
Kenyard Carroll
6909 Sundance Trl
Riverside, CA 92506

235 150 038
Miguel & Raquel Gloria
6929 Sundance Trl
Riverside, CA 92506

235 190 065
Jane Gadzinski
2605 Doubletree Dr
Riverside, CA 92506

235 351 001
Anthony Blakely
6879 Sundance Trl
Riverside, CA 92506

235 351 002
Richard Evans
6871 Sundance Trl
Riverside, CA 92506

235 351 003
Gerald Dunn
6865 Sundance Trl
Riverside, CA 92506

235 351 004
Kevin Reilly
6859 Sundance Trl
Riverside, CA 92506

235 351 005
William Ginwright
6853 Sundance Trl
Riverside, CA 92506

235 351 006
John Falter Jr. & Cheryl Falter
6847 Sundance Trl
Riverside, CA 92506

235 351 007
Saundra Ann Dickerson
6841 Sundance Trl
Riverside, CA 92506

235 351 008
James Perod
6835 Sundance Trl
Riverside, CA 92506

235 400 001
Loraine Hoffman
6717 Hunt Ct
Riverside, CA 92506

235 400 002
Norris Family
6391 Magnolia Ave #C
Riverside, CA 92506

235 400 003
Claudia Chase
6735 Foxhall Ct
Riverside, CA 92506

235 400 004
Linda Kay Townsend
6727 Foxhall Ct
Riverside, CA 92506

235 400 041
Stonegate On Victoria Homeowners Ass
18801 Ventura Blvd
Tarzana, CA 91356

235 400 042
Stonegate On Victoria Homeowners Ass
18801 Ventura Blvd
Tarzana, CA 91356

235 400 044
Bradley Alan Sackett
6700 Victoria Ave
Riverside, CA 92506

STATER BROS. DEVELOPMENT, INC
ATTN: SCOTT LIMBACHER
301 S. TIPPECANOE AVENUE
SAN BERNARDINO, CA 92408

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CITY OF RIVERSIDE
COMMUNITY DEVELOPMENT DEPT
PLANNING DIVISION
ATTN: YVETTE SENNEWALD
3900 MAIN STREET, 3RD FLOOR
RIVERSIDE, CA 92522

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RIVERSIDE, CA 92522

APPLICATION FOR MAJOR LAND USE ACTION REVIEW
RIVERSIDE COUNTY AIRPORT LAND USE COMMISSION

ALUC Identification No.

ZAP 1086MA12

PROJECT PROPONENT (TO BE COMPLETED BY APPLICANT)

Date of Application NOV 2, 2012
 Property Owner STATER BROS MARKETS Phone Number 909 733-5005
 Mailing Address 301 S. TIPPECANOE AVENUE
SAN BERNARDINO, CA 92408

Agent (if any) SCOTT LIMBACHER, V.P. CONST. Phone Number 909 733-5005
 Mailing Address SAME

PROJECT LOCATION (TO BE COMPLETED BY APPLICANT)

Attach an accurately scaled map showing the relationship of the project site to the airport boundary and runways

Street Address 2861 MARY STREET (all cases) 235-110-011 GPA only
RIVERSIDE, CA 92506 235-110-001 235-110-004 (pt)
 Assessor's Parcel No. 235-101-014 15 16 17 18 (CUP/DR)* Parcel Size 6.3 ACRES
 Subdivision Name GPA relates to 235-110-001 & 011 & 004 (pt) Zoning
 Lot Number Rezone relates to 235-110-001 Classification CB-NC

PROJECT DESCRIPTION (TO BE COMPLETED BY APPLICANT)

If applicable, attach a detailed site plan showing ground elevations, the location of structures, open spaces and water bodies, and the heights of structures and trees; include additional project description data as needed

Existing Land Use (describe) NEIGHBORHOOD SHOPPING CENTER

Proposed Land Use (describe) NEIGHBORHOOD SHOPPING CENTER

For Residential Uses Number of Parcels or Units on Site (exclude secondary units) _____
 For Other Land Uses Hours of Use _____
 (See Appendix C) Number of People on Site Maximum Number _____
 Method of Calculation _____

Height Data Height above Ground or Tallest Object (including antennas and trees) 45' ft.
 Highest Elevation (above sea level) of Any Object or Terrain on Site 989.64' ft.

Flight Hazards Does the project involve any characteristics which could create electrical interference, confusing lights, glare, smoke, or other electrical or visual hazards to aircraft flight? Yes No
 If yes, describe _____

REFERRING AGENCY (TO BE COMPLETED BY AGENCY STAFF)

Date Received	<u>NOV 2 2012</u>	Type of Project	<input checked="" type="checkbox"/> General Plan Amendment
Agency Name	<u>CITY OF RIVERSIDE</u>		<input checked="" type="checkbox"/> Zoning Amendment or Variance
Staff Contact	<u>YVETTE SENNEWALD,</u>		<input type="checkbox"/> Subdivision Approval
Phone Number	<u>951 826 5168</u>		<input type="checkbox"/> Use Permit
Agency's Project No.	<u>P12-0442-0444</u>		<input type="checkbox"/> Public Facility
	<u>CUP - P12-0761 / Design Rev. P12-0444</u>		<input type="checkbox"/> Other _____

ALUC REVIEW (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

Application Receipt	Date Received _____	By _____
	Is Application Complete? <input type="checkbox"/> Yes <input type="checkbox"/> No	
	If No, cite reasons _____	

Airport(s) Nearby	_____							
Primary Criteria Review	Compatibility Zone(s)	<input type="checkbox"/> A	<input type="checkbox"/> B1	<input type="checkbox"/> B2	<input type="checkbox"/> C	<input type="checkbox"/> D	<input type="checkbox"/> E	<input type="checkbox"/> Ht.
	Allowable (not prohibited) Use?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____				
	Density/Intensity Acceptable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____				
	Open Land Requirement Met?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____				
	Height Acceptable?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____				
	Easement/Deed Notice Provided?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	_____				

Special Conditions Describe: _____

Supplemental Criteria Review	Noise	_____
	Safety	_____
	Airspace Protection	_____
	Overflight	_____

ACTIONS TAKEN (TO BE COMPLETED BY ALUC EXECUTIVE DIRECTOR)

ALUC Executive Director's Action	<input type="checkbox"/> Approve	Date _____
	<input type="checkbox"/> Refer to ALUC	

ALUC Action	<input type="checkbox"/> Consistent	Date _____
	<input type="checkbox"/> Consistent with Conditions (list conditions/attach additional pages if needed)	

	<input type="checkbox"/> Inconsistent (list reasons/attach additional pages if needed)	



City of Arts & Innovation

COMMUNITY DEVELOPMENT DEPARTMENT Planning Division

Transmittal Sheet

TRANSMITTAL OF MATERIALS

January 8, 2013

TO: Bob Jerz, Fire Department
Rob Van Zanten, Public Works

RUSD, Ken Mueller
RUSD, Janet Dixon
AUSD, Sheryl Calhoun
Other: See Attached List

TRANSMITTED HEREWITH ARE THE FOLLOWING ITEMS:

1. Plot Plan, Plat Map, or other graphic(s) for reference purposes

We have received the following application for the redevelopment of an existing Stater Bros. commercial center that includes a General Plan Amendment, a Rezone, Design Review and a Conditional Use Permit for CVS pharmacy to be reviewed by City Planning Commission in January, 2013. The following is a brief description of the project:

PLANNING CASES P12-0042 (GPA), P12-0043 (RZ), P12-0044 (DR), and P12-0761 (CUP): Proposal by Scott Limbacher, on behalf of Stater Brothers Markets, for consideration of a General Plan Amendment to amend the Land Use Designation of a portion of the project area from P - Park to C - Commercial and from LDR - Low Density Residential to P - Park, to Rezone a portion of the project area from R-1-13,000 - Single Family Residential to CR-NC - Commercial Retail - Neighborhood Center, the Design Review of plot plan and building elevations, as well as a Conditional Use Permit for a drive-thru pharmacy and off-sale alcohol sales (Type 21 - general alcohol) to facilitate the redevelopment of a commercial center including a new 44,636 square foot Stater Brothers grocery store and an 11,465 square foot CVS drug store with drive thru-pharmacy, as well as a commercial pad for future development on approximately 6.3 acres, currently developed with a grocery store, drug store and vacant retail shops, situated on the northeast corner of Mary Street and Lincoln Avenue, in the CR - NC - Commercial Retail - Neighborhood Center and R-1-13,000 - Single Family Residential Zones, and in Ward 4. **Contact Planner:** Yvette Sennewald, Senior Planner (951) 826-5168 YSennewald@RiversideCa.gov

Please return your comments to: Yvette Sennewald
City of Riverside
Community Development Department
Planning Division
3900 Main Street, 3rd Floor
Riverside, CA 92522

All comments should be received by January 22, 2013.

Should you have any questions regarding this case, please do not hesitate to contact me at (951) 826-5168.

Yvette Sennewald, Senior Planner