



Planning Case

Gas Station and Drive-Thru Restaurant

P15-0907, P15-0908, P15-0909, P16-0285,
P16-0651, P17-0544, P17-0646

Community & Economic
Development Department

Planning Commission

Agenda Item: 2

October 19, 2017

RiversideCA.gov

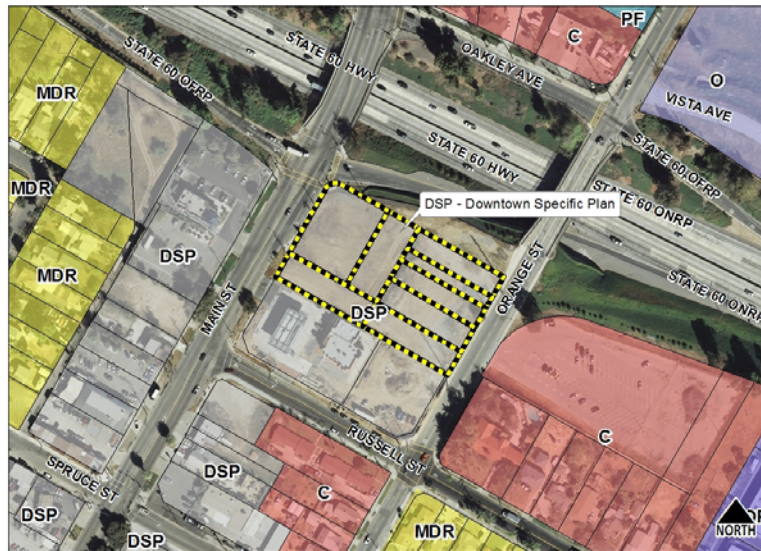
AERIAL PHOTO/LOCATION



2

RiversideCA.gov

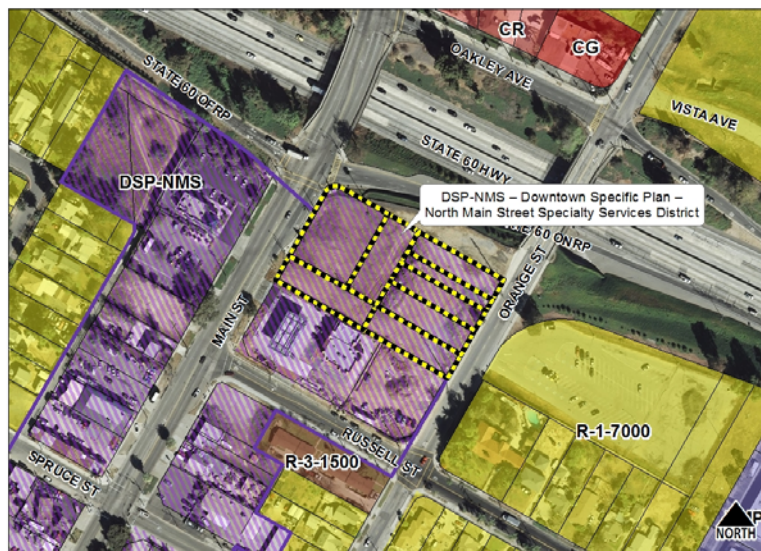
GENERAL PLAN MAP



3

RiversideCA.gov

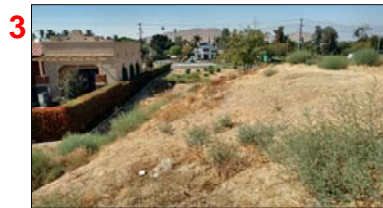
SPECIFIC PLAN/ZONING MAP



4

RiversideCA.gov

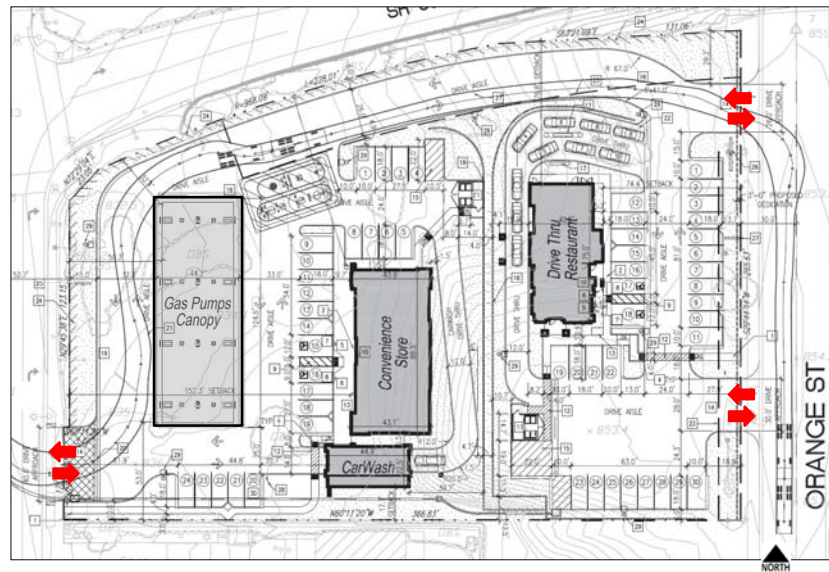
SITE PHOTOS



5

RiversideCA.gov

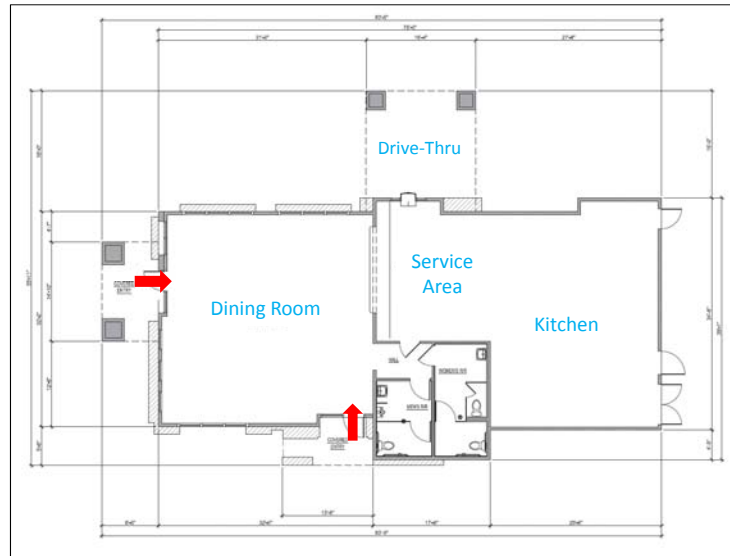
SITE PLAN



6

RiversideCA.gov

DRIVE-THRU RESTAURANT FLOOR PLAN



7

RiversideCA.gov

DRIVE-THRU RESTAURANT ELEVATIONS



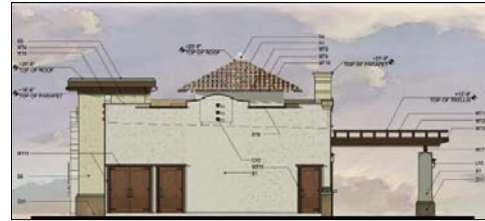
West Elevation



South Elevation



East Elevation



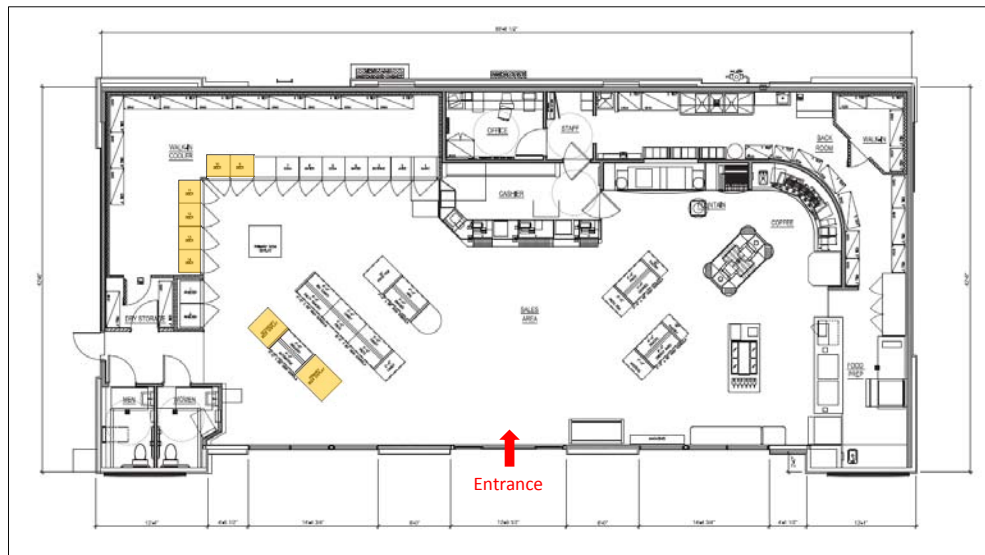
North Elevation



8

RiversideCA.gov

CONVENIENCE STORE FLOOR PLAN



9



RiversideCA.gov

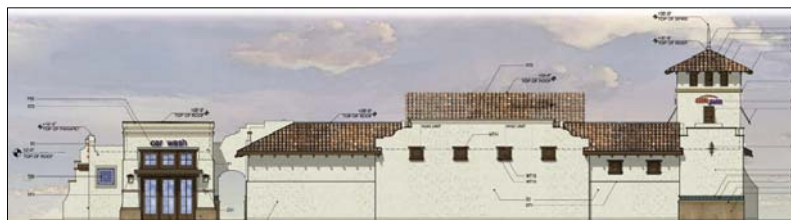
CONVENIENCE STORE ELEVATIONS



West Elevation



South Elevation



East Elevation



North Elevation

10



RiversideCA.gov

RiversideCA.gov

The map displays the Los Novillos Market, Inc. Type 20 Off-Sale License area, which is a red-shaded polygon. The map includes several streets: Fremont Blvd, State St, State St On Ramp, State St Off Ramp, State St Hwy, Oakley Ave, Vista Ave, Spruce St, Holding St, Main St, Park St, Ogden Way, Carriage St, and Northwest St. The map also shows the Fremont Elementary School, a yellow-shaded area, and the SM Royal Petroleum Inc. Type 20 Off-Sale License area, which is a red-shaded polygon. The map includes a key with the following items:

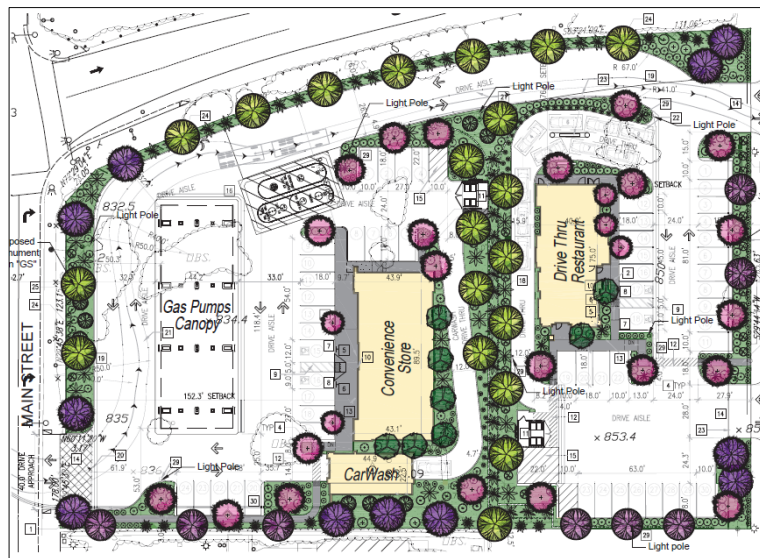
- Exterior Walls of Business
- Single Family Residence
- School
- Transitional Home
- Existing Motor Vehicle Fuel Business with Off-Sale Alcohol License
- Existing Off-Sale Alcohol Licensed Store under 15,000 Square Feet

The map also includes a scale bar and a north arrow. The scale bar indicates distances of 1,515 Feet, 610 Feet, 223 Feet, 46 Feet, and 1,265 Feet. The north arrow points towards the top of the map.



RiversideCA.gov

CONCEPTUAL LANDSCAPING



13

RiversideCA.gov

RECOMMENDATIONS

That the Planning Commission:

- **DETERMINE** the proposed project will not have a significant effect on the environment and that a Mitigated Negative Declaration be adopted pursuant to Section 15074 of the California Environmental Quality Act (CEQA) Guidelines; and adopt the Mitigation, Monitoring and Reporting Program (MMRP) pursuant to CEQA Section 15097 and California Public Resources Code 21081.6; and
- **APPROVE** Planning Cases P15-0907 (Conditional Use Permit), P15-0908 (Conditional Use Permit), P15-0909 (Design Review), P16-0285 (Variance), P16-0651 (Variance), P17-0544 (Public Convenience or Necessity) and P17-0646 (Grading Exception) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

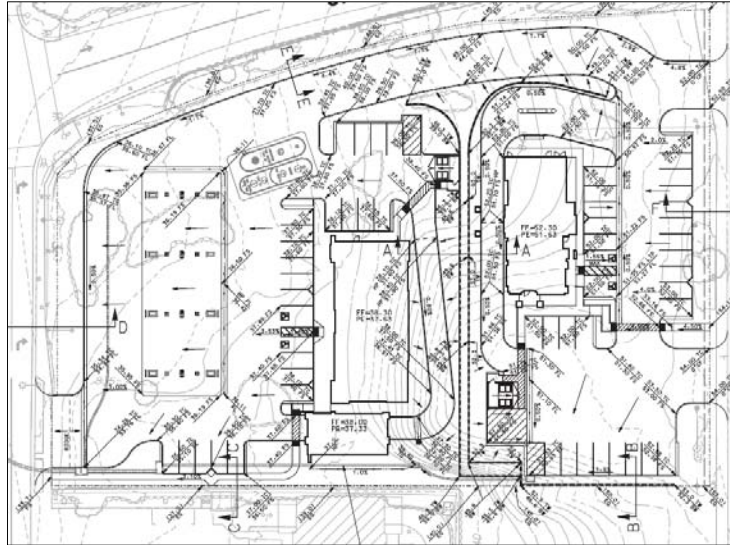


14

RiversideCA.gov

GRADING PLAN

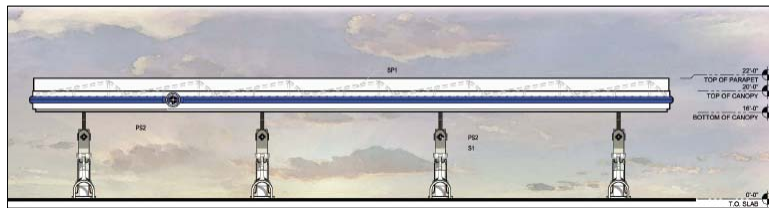
FOR REFERENCE ONLY



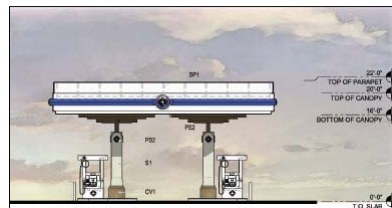
15

RiversideCA.gov

CANOPY ELEVATIONS



East/West Elevations



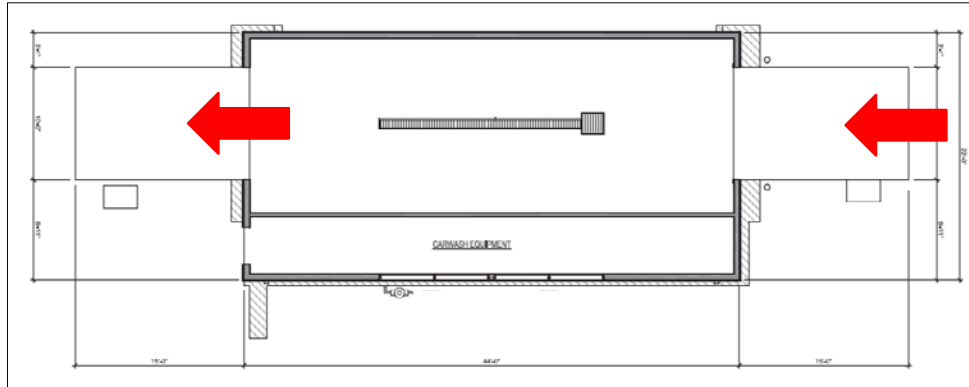
North/South Elevations



16

RiversideCA.gov

CAR WASH FLOOR PLAN



17

RiversideCA.gov