

# RIVERSIDE GATEWAY PLAZA

P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP),  
P18-0248 (CUP), P19-0160 (VR), AND P17-0639 (DR)

Community & Economic Development Department

City Council  
May 21, 2019

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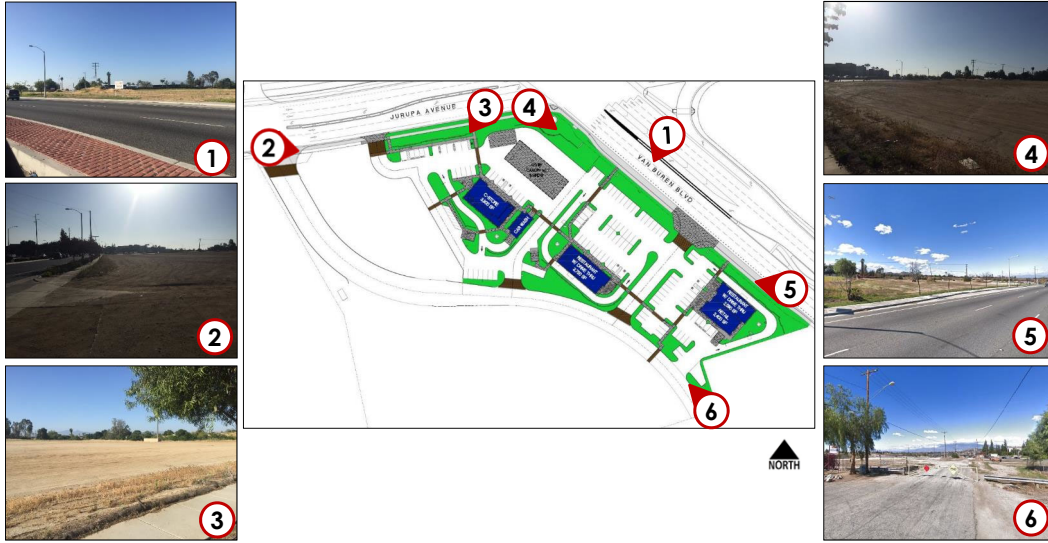
## LOCATION MAP



2

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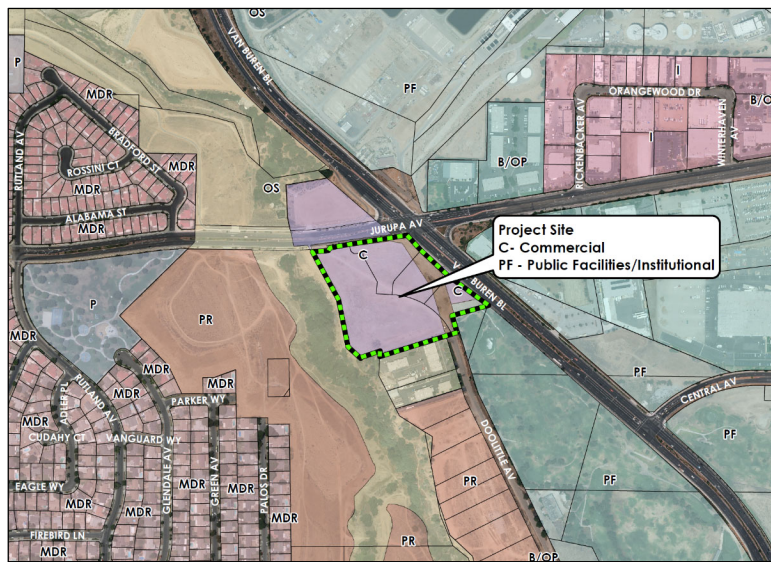
# EXISTING SITE PHOTOS



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3

# GENERAL PLAN



KEY	
	Project Site
General Plan 2025	
	B/OP - Business/Office Park
	C - Commercial
	I - Industrial
	MDR - Medium Density Residential
	OS - Open Space/Natural Resources
	P - Public Park
	PF - Public Facilities/Institutional
	PR - Private Recreation



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4

# EXISTING/PROPOSED ZONING MAP



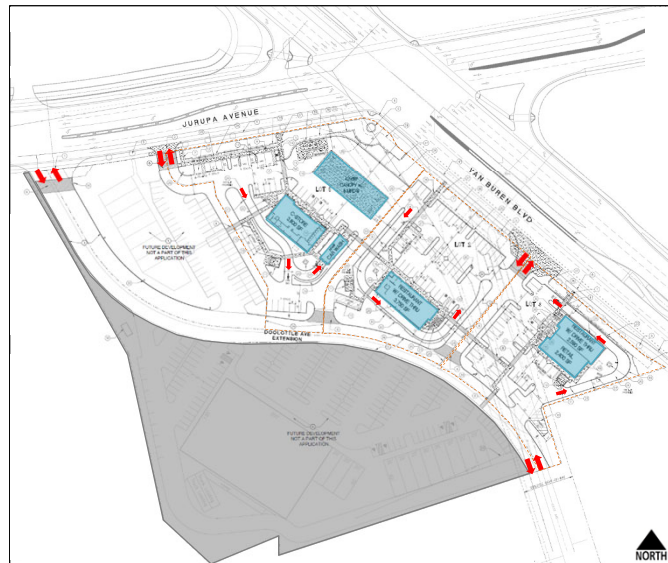
Existing

Proposed

5



# SITE PLAN



6



# VEHICLE FUELING STATION

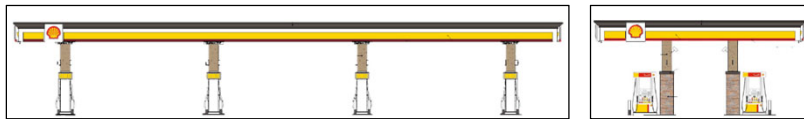
CONVENIENCE STORE



CARWASH



FUELING PUMP CANOPY



7

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# DRIVE-THRU RESTAURANT



North Elevation



East Elevation (Van Buren Boulevard)



South Elevation



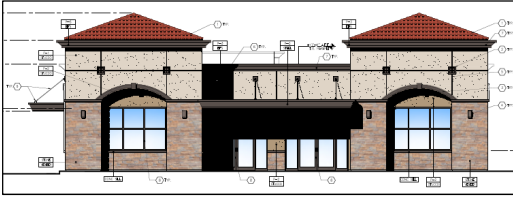
West Elevation



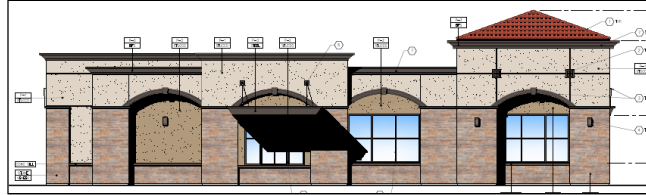
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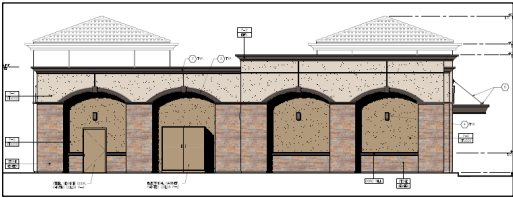
# MULTI-TENANT BUILDING WITH DRIVE-THRU



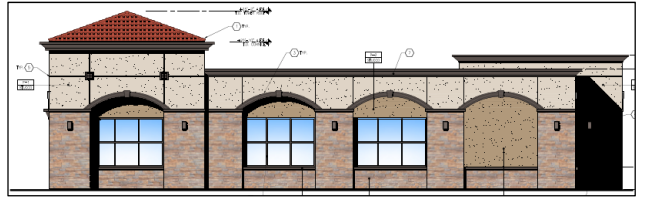
North Elevation



East Elevation (Van Buren Boulevard)



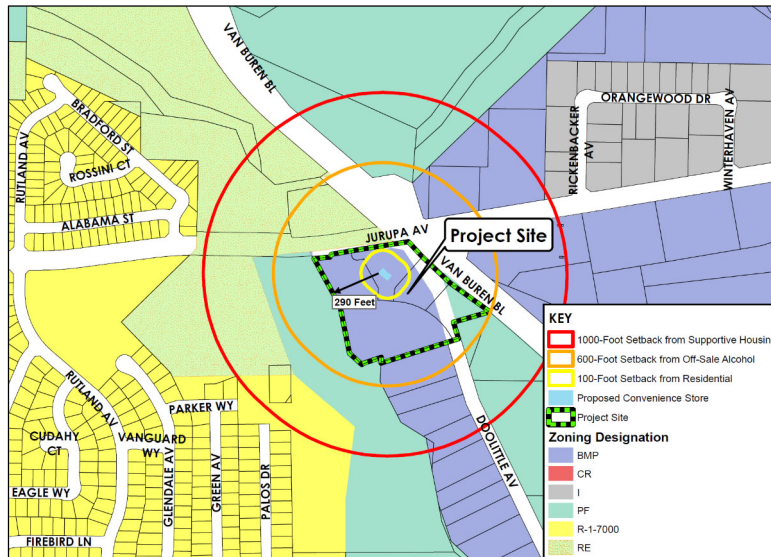
South Elevation



West Elevation



# SEPARATION REQUIREMENTS



## RECOMMENDATIONS

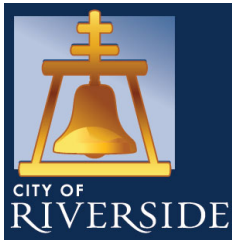
That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based on the findings set forth in the case record; adopt a Mitigated Negative Declaration; and, adopt an associated Mitigation Monitoring and Reporting Program pursuant to CEQA Section 15097;
2. Approve Planning Cases P18-0246 (Zoning Code Amendment - Rezoning), P17-0638 (Conditional Use Permit), P18-0247 (Conditional Use Permit – Drive-Thru), P18-0248 (Conditional Use Permit), P17-0639 (Design Review), and P19-0160 (Variance) subject to the recommended conditions; and
3. Introduce and subsequently adopt the attached Ordinance amending the Zoning Map.



11

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## Riverside Gateway Plaza

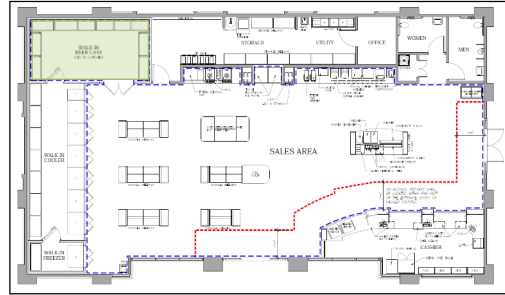
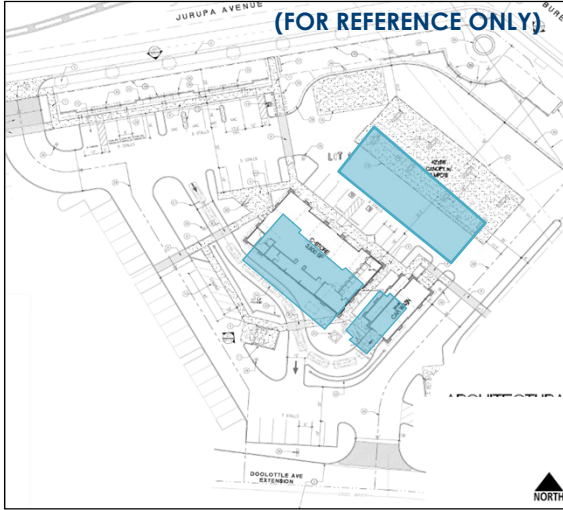
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**Community & Economic Development Department**

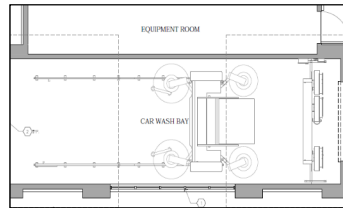
City Council  
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# VEHICLE FUELING STATION



Convenience Store Floor Plan



Car Wash Floor Plan

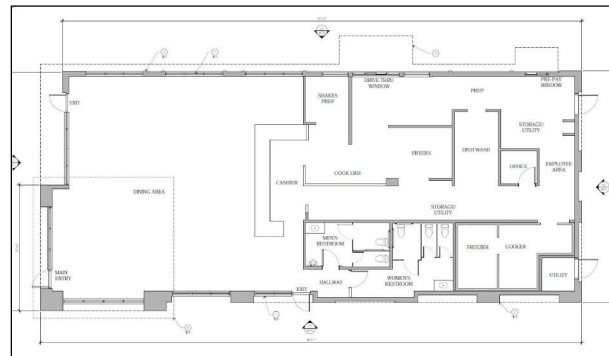
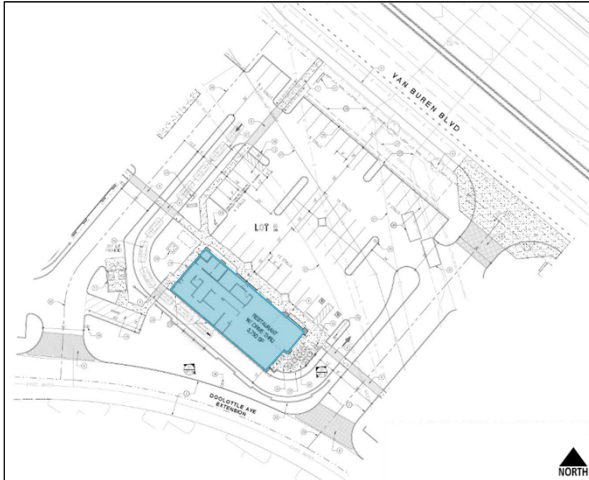
13



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# DRIVE-THRU RESTAURANT

(FOR REFERENCE ONLY)



Steak 'n Shake Floor Plan

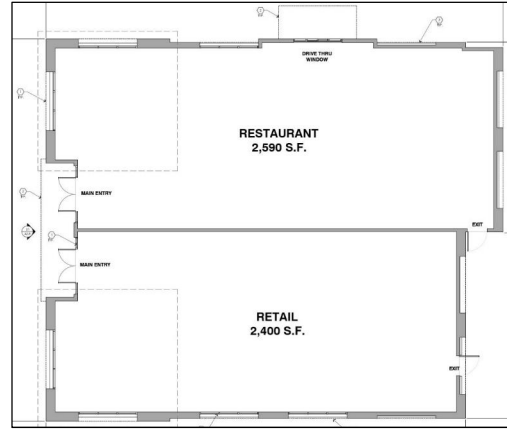
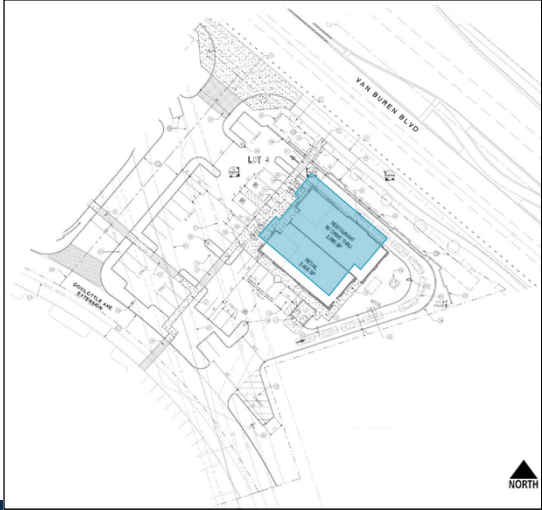
14



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# MULTI-TENANT BUILDING

(FOR REFERENCE ONLY)

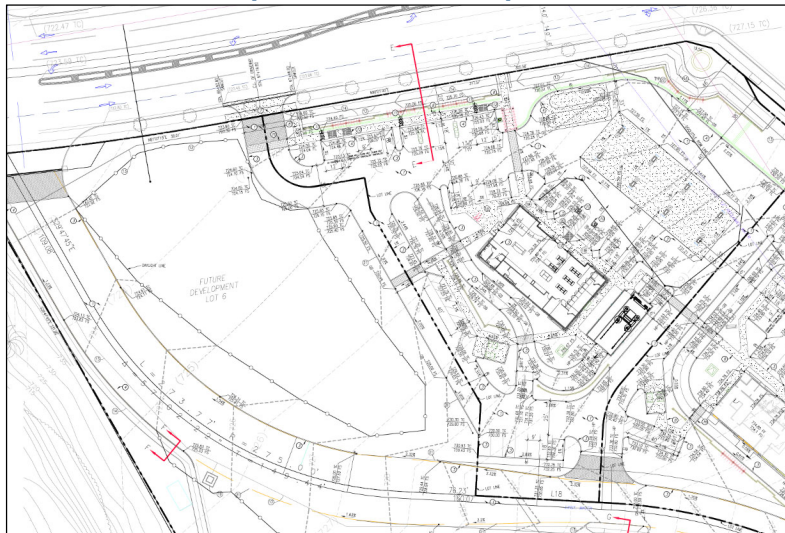


Multi-Tenant Building Floor Plan



# GRADING PLAN

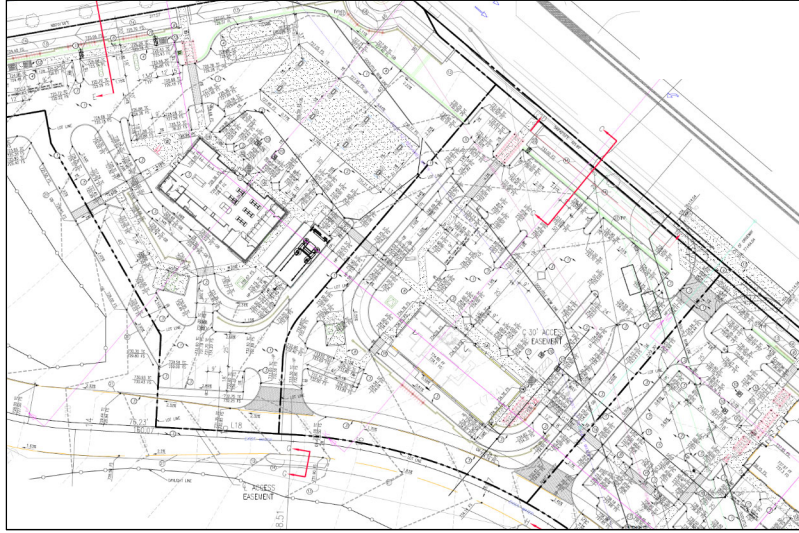
(FOR REFERENCE ONLY)





# GRADING PLAN

(FOR REFERENCE ONLY)

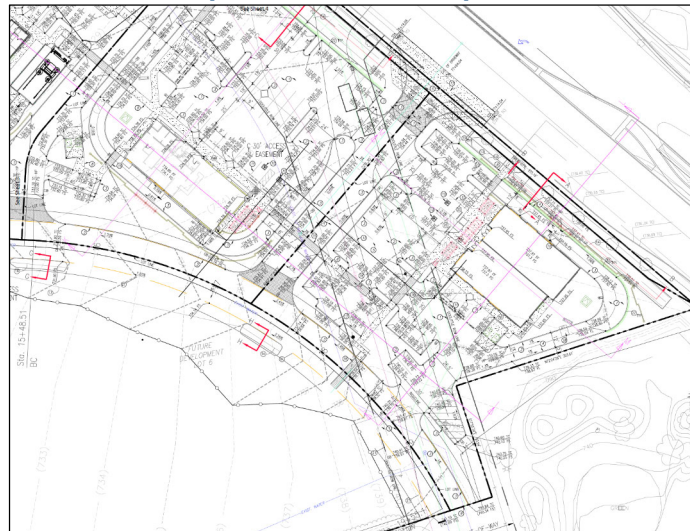


17

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# GRADING PLAN

(FOR REFERENCE ONLY)



18

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