



CITY OF
RIVERSIDE

Planning Commission Memorandum

Community & Economic Development Department

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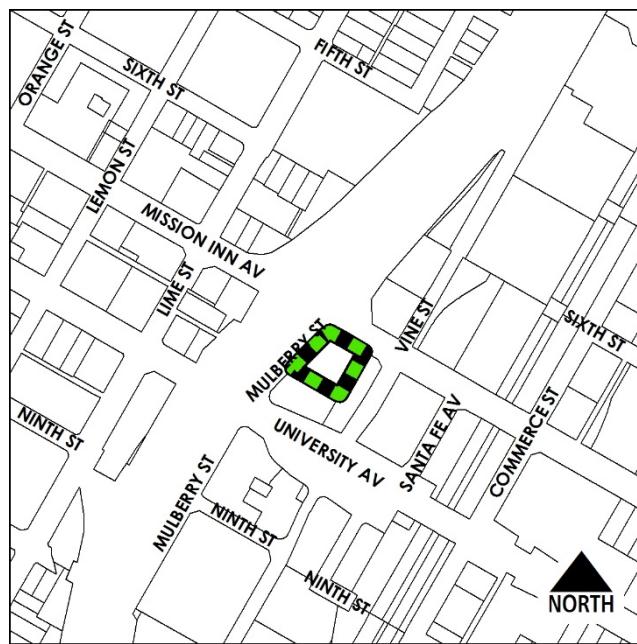
Planning Division

RiversideCA.gov

**PLANNING COMMISSION HEARING DATE: MARCH 7, 2019
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

<i>Case Numbers</i>	P18-0843 (Revocation)
<i>Request</i>	Consideration of the applicant's request to surrender and terminate Planning Case Nos. CU-024-978 (Minor Conditional Use Permit) and P03-1166 (Revised Minor Conditional Use Permit) for Café Sevilla Restaurant, Tapas Bar, and Nightclub in entirety.
<i>Petitioner</i>	City of Riverside Community & Economic Development Department
<i>Project Location</i>	3252 Mission Inn Avenue
<i>APN</i>	213-291-013
<i>Project area</i>	0.68 acres
<i>Ward</i>	2
<i>Neighborhood</i>	Eastside
<i>Specific Plan</i>	Riverside Marketplace Specific Plan
<i>General Plan Designation</i>	C - Commercial
<i>Zoning Designation</i>	CR-SP-CR – Commercial Retail, Specific Plan (Riverside Marketplace), and Cultural Resources Overlay Zones
<i>Staff Planner</i>	Sean P. Kelleher, Associate Planner 951-826-5712 SKelleher@riversideca.gov



RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. Receive and File the applicant's request to surrender and terminate Planning Case Nos. CU-024-978 (Minor Conditional Use Permit) and P03-1166 (Revised Minor Conditional Use Permit) for Café Sevilla Restaurant, Tapas Bar, and Nightclub in entirety.

SITE BACKGROUND AND ANALYSIS

On February 7, 2019, the Planning Commission continued Planning Case P18-0843 to the March 7, 2019 Planning Commission meeting allowing City Staff and representatives of Café Sevilla Restaurant, Tapas Bar, and Nightclub (Café Sevilla) time to meet to discuss future operations of the facility.

City Staff met with representatives of Café Sevilla on February 11, 2019. At the meeting, Staff identified concerns with the nightclub and rooftop patio operations, highlighting the number of calls for service and the events of October 29, 2018. The business/property owners of Café Sevilla indicated that the nightclub and rooftop patio were an integral component to the business operations and indicated they were considering closing the restaurant entirely. Staff indicated that the recommendation to partially revoke the Minor Conditional Use Permit (MCUP) for the nightclub and rooftop patio would not change, but the restaurant and tapas bar could continue to operate.

On February 15, 2019, the law firm of Varner & Brandt, representing Café Sevilla, submitted a letter indicating the closure of Café Sevilla Restaurant, Tapas Bar, and Nightclub in its entirety effective Sunday, February 17, 2019 (Exhibit A). The letter does not specifically indicate the intention to fully surrender Planning Case Nos. CU-024-978 (Minor Conditional Use Permit) and P03-1166 (Revised Minor Conditional Use Permit). Subsequently, Staff received a letter from Varner & Brandt on February 20, 2019 (Exhibit B) surrendering and terminating both Minor Conditional Use Permits for all operations at 3252 Mission Inn Avenue. As a result, these Minor Conditional Use Permits shall be of no further force or effect. Any new entertainment uses at this location will be required to obtain a new Conditional Use Permit, consistent with the requirements of the CR-SP-CR – Commercial Retail, Specific Plan (Riverside Marketplace), and Cultural Resources Overlay Zones.

EXHIBITS LIST

- A. February 15, 2019 letter from Varner & Brandt on behalf of Café Sevilla Restaurant, Tapas Bar, and Nightclub
- B. February 20, 2019 letter from Varner & Brandt on behalf of Café Sevilla Restaurant, Tapas Bar, and Nightclub
- C. City Planning Commission Report and Exhibits – February 7, 2019
 1. Staff Recommended Conditions of Approval
 2. Planning Commission Resolution
 3. Location Map
 4. Context Map
 5. Riverside Police Department December 31, 2018 Memorandum
 6. Modified Conditions of Approval Planning CU-024-978 (Minor Conditional Use Permit) and P03-1166 (Revised Minor Conditional Use Permit) Conditions of Approval
 7. Site Security Plan
 8. General Plan Map
 9. Specific Plan and Zoning Map

10. Project Plans (*Floor Plans*)
 11. Existing Site Photos
 12. Presentation
- D. City Planning Commission Draft Minutes – February 7, 2019
- E. Location Map

Prepared by: Sean P. Kelleher, Associate Planner

Reviewed by: David Murray, Principal Planner

Approved by: Mary Kopaskie-Brown, City Planner