



**PLANNING COMMISSION HEARING DATE: APRIL 11, 2024
AGENDA ITEM NO.:3**

PROPOSED PROJECT

Case Number	PR-2023-001533 (Conditional Use Permit)		
Request	To consider a Conditional Use Permit to allow a child day care facility (The Learning Lab) within an existing 4,645-square-foot commercial building.		
Applicant	Crystal Cardona of Andresen Architecture		
Project Location	3711 Central Avenue, situated on the north side of Central Avenue, between De Anza and Magnolia Avenues.		
APNs	225-124-016, 225-124-014		
Project Area	0.51 acres		
Ward	3		
Neighborhood	Magnolia Center		
General Plan Designation	MU-V – Mixed Use Village		
Specific Plan	Magnolia Avenue Specific Plan		
Zoning Designation	CG-CR-SP – Commercial General, Cultural Resources, and Specific Plan (Magnolia Avenue) Overlay Zones		
Staff Planner	Sarah Zughayer, Assistant Planner 951-826-5932 Szughayer@riversideca.gov		

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Continue the item to the April 25, 2024 City Planning Commission meeting, per the applicant's request.

Attachment:

1. Applicant's request to continue to April 25, 2024

Prepared by: Sarah Zughayer, Assistant Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Maribeth Tinio, City Planner