



## Planning Cases

P15-0075 (Design Review),  
P15-0076 (Conditional Use Permit) &  
P15-0819 (Conditional Use Permit)

**Community & Economic  
Development Department**

## City Planning Commission

Item # 5

October 8, 2015

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## PROPOSAL

### Conditional Use Permit

- *11,738 SF vehicle repair facility*
- *Les Schwab Tire Center*

### Conditional Use Permit

- *2,200 SF drive-thru restaurant with a 450 SF outdoor dining area*
- *Dunkin Donuts*

### Design Review Application

- *Site Design and Architecture*



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## 2012 AERIAL PHOTO



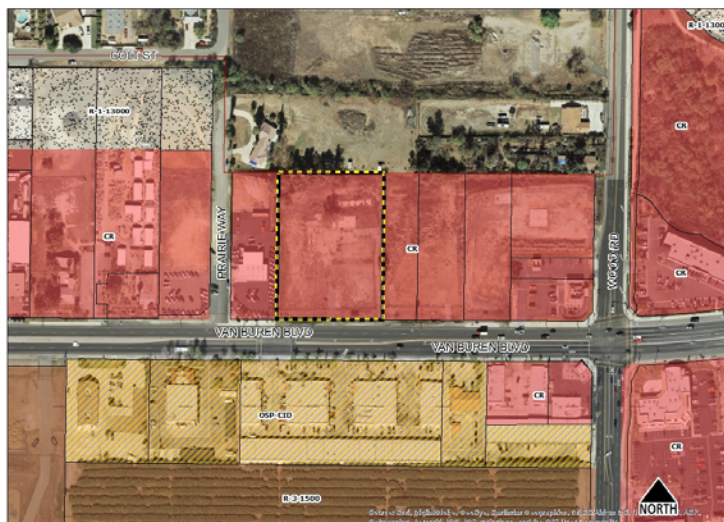
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## GENERAL PLAN



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## ZONING



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## SITE PHOTOS



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## SITE PHOTOS



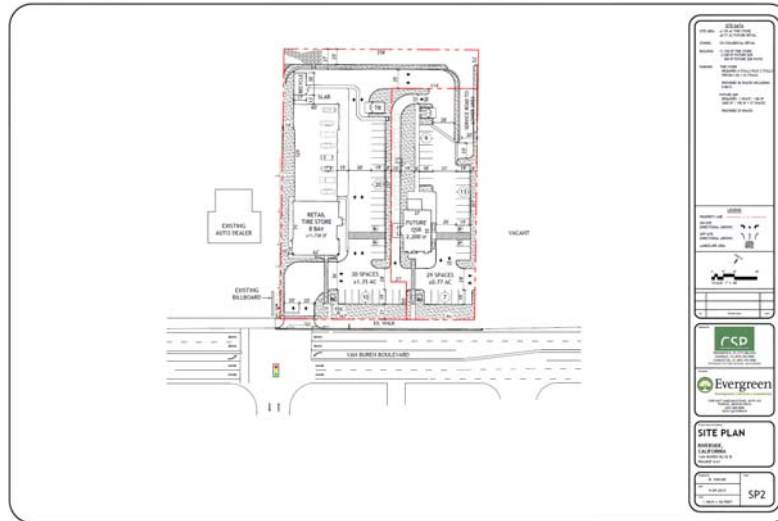
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## SITE PHOTOS



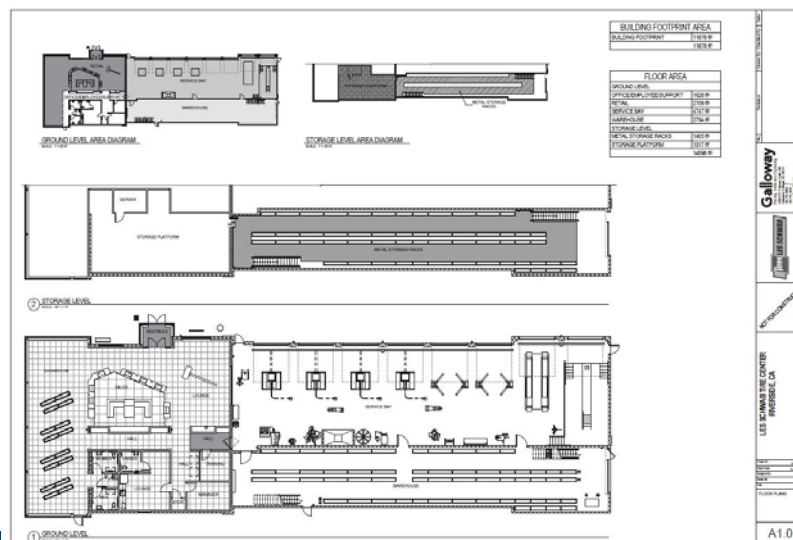
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## SITE PLAN



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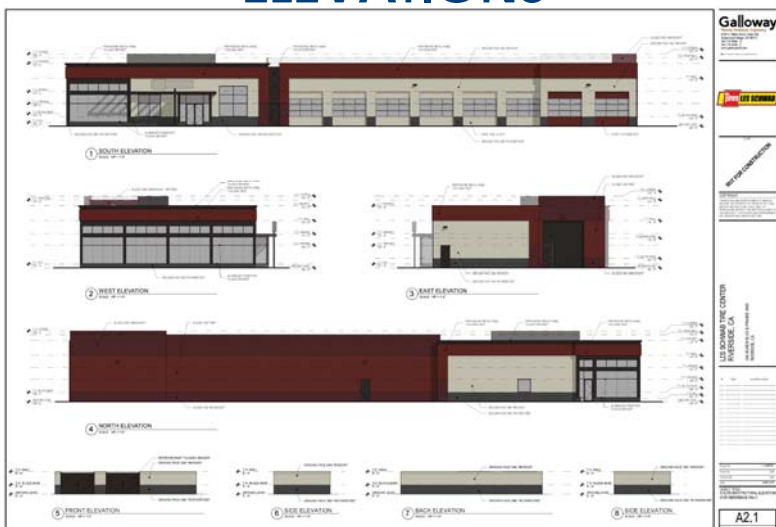
## FLOOR PLAN



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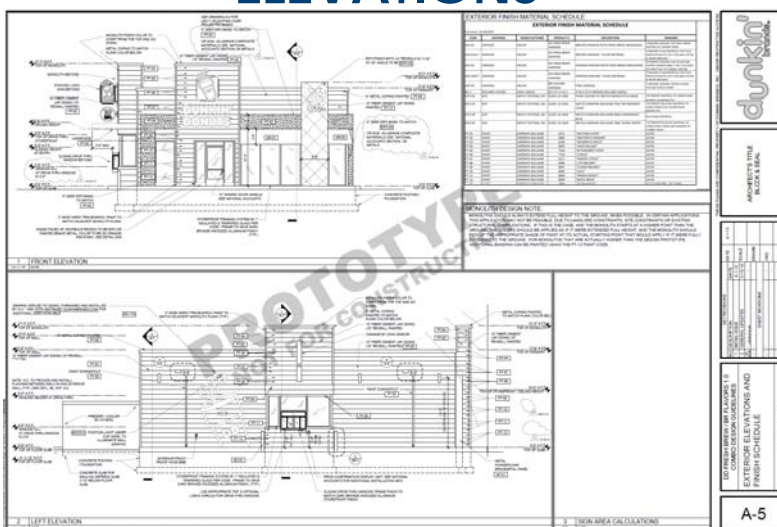


# ELEVATIONS



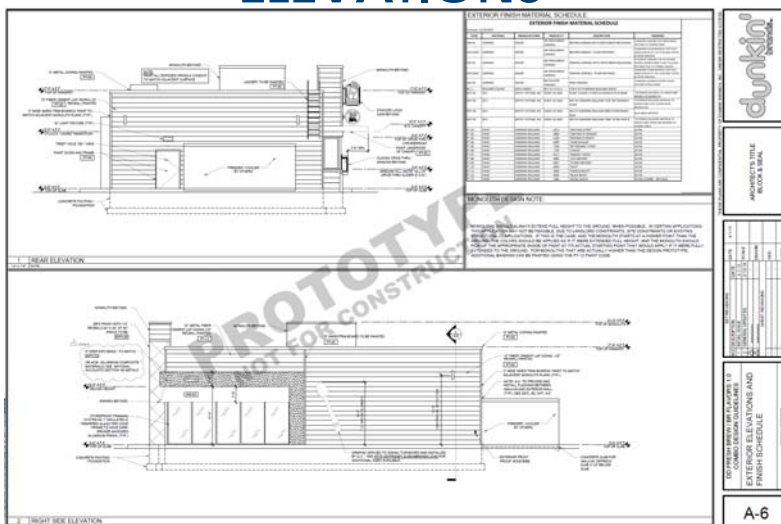
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# ELEVATIONS



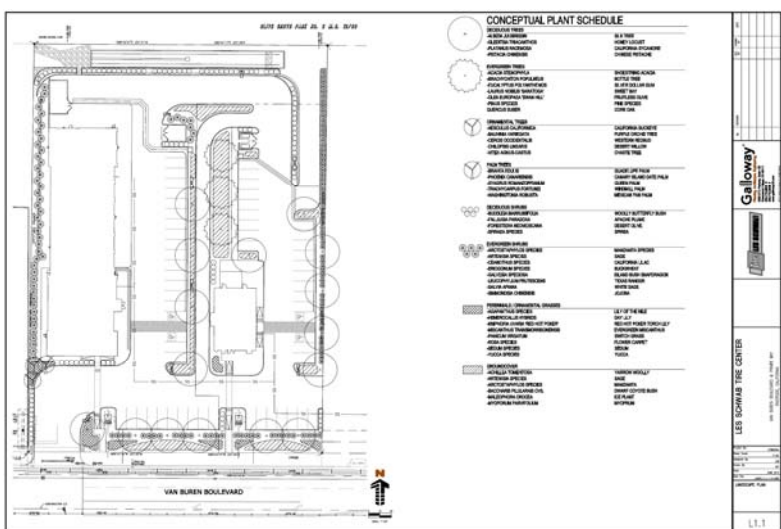
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# ELEVATIONS



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# CONCEPTUAL LANDSCAPE



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## RECOMMENDATION

### That the City Planning Commission:

1. **Recommend that City Council DETERMINE** that Planning Cases P15-0075 (Design Review), P15-0076 (Conditional Use Permit), and P15-0819 (Conditional Use Permit) constitute in-fill development, and is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Section 15332 of the CEQA Guidelines;
2. **Recommend that City Council APPROVE** Planning Cases P15-0075 (Design Review), P15-0076 (Conditional Use Permit), and P15-0819 (Conditional Use Permit), based on the findings in the staff report and subject to the recommended conditions of approval; and
3. **Recommend ADOPTION** of attached exhibits 6-11 as approved project plans, subject to recommended conditions of approval.



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