




**PLANNING COMMISSION HEARING DATE: OCTOBER 8, 2015**

**AGENDA ITEM NO.: 3**

**PROPOSED PROJECT**

<i>Case Numbers</i>	<b>P14-0588</b> (Conditional Use Permit), <b>P15-0483</b> (Conditional Use Permit), <b>P15-0753</b> (Variance), <b>P15-0755</b> (Variance), <b>P15-0756</b> (Variance), and <b>P15-0757</b> (Findings of Public Convenience or Necessity)	
<i>Request</i>	To reactivate expired Conditional Use Permit C-25-967, which approved an existing motor vehicle fuel station with alcoholic beverage sales and existing drive-thru restaurant in conjunction with the station’s convenience store.	
<i>Applicant</i>	Atman Kadakia, of the Greens Group	
<i>Project Location</i>	381 E. Alessandro Boulevard	
<i>APN</i>	276-110-025	
<i>Project area</i>	0.71 acre site	
<i>Ward</i>	4	
<i>Neighborhood</i>	Mission Grove	
<i>Specific Plan</i>	Mission Grove Specific Plan	
<i>General Plan Designation</i>	C - Commercial	
<i>Zoning Designation</i>	CR-SP – Commercial Retail, Mission Grove Specific Plan Overlay Zones	
<i>Staff Planner</i>	Candice Assadzadeh, Assistant Planner 951-826-5667; cassadzadeh@riversideca.gov	

**RECOMMENDATIONS**

Pursuant to Chapters 2.40 and 19.050.030 of the Riverside Municipal Code, the Planning Commission is asked to review the proposed project subject to its consistency with the Zoning Code (Title 19), which includes the Conditional Use Permit. Specifically, Staff Recommends that the City Planning Commission:

1. **RECOMMEND** that the City Council **DETERMINE** that this proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities);
2. **RECOMMEND APPROVAL** of Planning Case Numbers P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 & P15-0757 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions; and
3. **RECOMMEND ADOPTION** of attached exhibits 6-8 as approved project plans, subject to recommended conditions of approval.

Pursuant to Riverside Municipal Code (RMC) Sections 19.650.020 and 19.760.050, the decision of the Planning Commission to grant a Conditional Use Permit shall require an affirmative vote of 2/3 of the Commission membership present and voting at the public hearing.

Pursuant to Riverside Municipal Code (RMC) Table 19.650.020, note 12, the decision of the Planning Commission to grant or deny the variances and determine Public Convenience or Necessity shall require only a simple majority of the Commissioners present and voting.

## SITE BACKGROUND

As shown on the attached exhibits, the subject site is developed with an existing vehicle fuel station, with an incidental drive-thru restaurant that is integrated into the service station's convenience store. The site is situated at the southerly side of Alessandro Boulevard, westerly of Mission Grove Parkway, within the approximate 40-acre Mission Grove Plaza shopping center. The shopping center has been developed over the years with various retail and restaurant uses, including among other businesses a movie theater, vehicle fuel station, and grocery store. The subject site is immediately adjacent to commercial uses to the east, south, and west, while single- and multiple-family residential uses are located north of the project site, across Alessandro Boulevard.

The site contains an existing surface parking lot with vehicular access from two shared driveways off Alessandro Boulevard, and a shared driveway off Mission Grove Parkway. Internal access throughout the shopping center (crossing parcel lines) is provided through reciprocal drive lanes.

The vehicle fuel station and drive-thru restaurant was originally approved under Planning Case C-25-967 (Conditional Use Permit), by City Council on May 13, 1997, and constructed in 1998. Along with the Conditional Use Permit, a Variance was approved for the project's proximity to the Alessandro Shell fuel station (i.e., the minimum distance from another business with an alcohol license), and a determination was made for Public Convenience or Necessity (PCorN). The vehicle fuel station and drive-thru restaurant ceased operations on or around December 31, 2009. At the time the property owner was required to perform environmental remediation of the site, which was cause for an extended vacancy of the building.

## PROPOSAL

The following applications have been submitted:

- Conditional Use Permit to reopen an existing vehicle fuel station with concurrent sale of alcoholic beverages
- Conditional Use Permit to reopen an existing drive-thru restaurant as an incidental use to the vehicle fuel station

- Three variances for due to the proximity to other businesses that have an alcohol sales license, including the Alessandro Shell fuel station, CVS Pharmacy, and BevMo (see Project Analysis table below).
- A determination of Public Convenience or Necessity (PCorN) is also requested in conjunction with the sale of alcoholic beverages, as the census tract allows for three off-sale licenses, and there are currently seven active off-sale licenses.

The applicant is proposing to reopen an existing vehicle fuel station with retail sales, as well as an incidental drive-thru restaurant on the subject site. The existing vehicle fuel station contains six pumps under an approximately 3,032 square-foot vehicle fuel canopy, an approximately 4,000 square-foot convenience store with second story dry storage area, and a drive-thru restaurant. The convenience store will have a minimum of two employees on each shift, and will operate 24 hours a day. The drive-thru restaurant is proposed to operate 24 hours a day as well. In conjunction with this project, the applicant is proposing to reinstate the concurrent sale of motor vehicle fuel and the off-sale of beer and wine within the convenience store. There are no proposed exterior improvements associated with this application.

The Riverside Police Department conducted a thorough review of the proposed vehicle fuel station with concurrent sale of alcoholic beverages for off-site consumption and a drive-thru restaurant. Based on that review, the Riverside Police Department had no objections to the application, contingent upon the recommended conditions of approval.

## PROJECT ANALYSIS

<i>Authorization and Compliance Summary</i>			
	Consistent	Inconsistent	N/A
<b><i>General Plan 2025</i></b> The project site is designated as C - Commercial pursuant to the Land Use Element of the General Plan. The Commercial designation is intended for Retail shops, services and other similar commercial development.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b><i>Specific Plan</i></b> The subject site is within the Mission Grove Specific Plan area, and is designated as "Retail Business and Office". Among other objectives, this land use category is intended to provide goods and service for the daily needs of all people within the Mission Grove Specific Plan area.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b><i>Zoning Code Land Use Consistency (Title 19)</i></b> The underlying CR – Commercial Retail Zone conditionally permits vehicle fuel stations with concurrent sale of alcoholic beverages. Drive-thru restaurants in conjunction with fuel stations are subject to a Conditional Use Permit and the standards set forth in Section 19.410 (Vehicle Fuel Stations), Section 19.450 (Alcohol Sales), and Section 19.475 (Drive-thru Businesses) of the Zoning Code.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b><i>Compliance with Citywide Design &amp; Sign Guidelines</i></b> There are no exterior improvements proposed with this application.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

## CONDITIONAL USE PERMIT - VEHICLE FUEL STATION

<i>Section 19.410.040 (Vehicle Fuel Station)</i>					
Standard			Proposed	Consistent	Inconsistent
<i>Minimum Frontage</i>	100 feet		Approximately 175 feet, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Setbacks</i>	Vehicle fuel station building from any property line	30 feet	Approximately 32 feet, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gasoline pumps or dispensers and canopies from any property line	20 feet	Approximately 20 feet, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Landscape Setback</i>	Street Frontages	15 foot planter	Mission Grove Parkway: 20 feet, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	35 feet		33 feet, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As shown in the table above, the existing vehicle fuel station meets all applicable development standards. As no physical changes are proposed in conjunction with the reopening of this site, Staff can support the Conditional Use Permit related to vehicle fuel station operations, subject to the recommended conditions of approval.

## CONDITIONAL USE PERMIT – ALCOHOL SALES

<i>Section 19.450.030 (Alcohol Sales)</i>				
Standard		Proposed	Consistent	Inconsistent
<i>Location Criteria</i>	Located at least 600 feet from a public or private school, place of assembly (non-entertainment), or public park	The business is approximately 2,460 feet to Kindercare Learning Center, located at 7897 Mission Grove Parkway	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Located at least 100 feet from any existing residential dwelling or property zoned for residential uses	The business is approximately 350 feet from the nearest residentially zoned property	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Located at least 300 feet from any other business with concurrent sale of motor vehicle fuel with alcoholic beverages	The business is approximately 132 feet away from Alessandro Shell Gas Station, located at 401 E. Alessandro Boulevard	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	Located at least 1,000 feet from another business licensed for off-sale general alcoholic beverage sales that is <i>less than 15,000 gross floor area</i>	The business is approximately 410 feet away from CVS Pharmacy, located at 491 E. Alessandro Boulevard	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Located at least 1,000 feet from another business that sells alcoholic beverages as its principal business	The business is approximately 565 feet away from BevMo, located at 7562 Mission Grove Parkway	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Located at least 1,000 feet from any parolee/probationer home, emergency shelter, supportive housing or transitional housing	There are no parolee/probationer homes, emergency shelters, supportive housing or transitional housing in proximity to the proposed business	<input checked="" type="checkbox"/>	<input type="checkbox"/>

### Location Criteria

As shown in the table above, the Alessandro Shell station, CVS Pharmacy, and BevMo are located within 300 feet, 1,000 feet, and 1,000 feet of the subject site, respectively; therefore variances are required in conjunction with this application. The requested variances can be supported in this instance as this application constitutes "reopening" a facility that is substantially consistent with the previous approval, otherwise complies with the Zoning Code, and has no physical development or expansion proposed in conjunction with this application. In supporting the variance requests, it is important to note that the existing vehicle fuel station and drive-thru restaurant ceased operations on or around December 31, 2009. At the time the property owner was required to performed environmental remediation of the site, which caused for the extended vacancy of the building, and therefore the termination of the Conditional Use Permit and associated Variances. The CVS Pharmacy and BevMo businesses *were not* in operation when the subject fuel station was originally approved; however the existing Shell station *was* in operation at that time. While the CVS Pharmacy and BevMo were not in existence in 1998, the customer base purchasing alcohol for off-site consumption at vehicle fuel stations is different from those purchasing alcohol from traditional retail stores. This difference is based on vehicle fuel stations drawing customers from commuter traffic, especially those located along major arterial streets providing access to freeways; whereas traditional walk-in stores generally draw "destination" trips from the surrounding neighborhood. Therefore, staff believes the reestablishment of off-sale alcohol at the existing fuel station would serve to provide the same privilege that was granted previously, as no new vehicle fuel stations selling alcohol have opened within 1,000 feet of this site.

The findings necessary to support the applicant's request are defined in Riverside Municipal Code Section 19.720.040, as follows:

1. The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code;
2. There are special circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the vicinity and under the identical zoning classification;

3. The granting of such variance will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located; and
4. The granting of the variance will not be contrary to the objectives of any part of the General Plan.

These findings are consistent with Government Code Section 65906, which states: "*Variances from the terms of the zoning ordinances shall be granted only when, because of special circumstances applicable to the property, including size, shape, topography, location or surroundings, the strict application of the zoning ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification. Any variance granted shall be subject to such conditions as will assure that the adjustment thereby authorized shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such property is situated.*"

Staff has recommended findings to support the variance request as described herein, and summarized in Exhibit 1.

#### **Public Convenience or Necessity (PCorN)**

The subject vehicle fuel station is located on the northerly boundary of Census Tract 420.12. According to the California Department of Alcoholic Beverage Control (ABC), there are seven off-sale alcohol sales licenses within the subject Census Tract in which the project site is located. The ABC has authorized a maximum of three off-sale license in the subject Census Tract. If the CUP is granted to allow for the requested off-sale beer and wine concurrent to vehicle fuel sales, this facility will hold the eighth off-sale license in the Census Tract. Therefore, ABC will not issue the additional license unless the City makes a finding of Public Convenience or Necessity (PCorN) pursuant to State law.

The businesses licensed for off-sale of alcohol in Census Tract 420.12 consist of:

- two gas stations located at 401 E. Alessandro Boulevard (Alessandro Shell) and 501 E. Alessandro Boulevard (Arco AM PM),
- two grocery stores over 15,000 square feet located at 315 E. Alessandro Boulevard (Ralph's) and 475 E. Alessandro Boulevard (Sprouts Farmers Market),
- two liquor stores located at 7562 Mission Grove Parkway (BevMo) and 1051 E. Alessandro Boulevard (Alessandro Liquor), and
- one retail pharmacy located at 491 E. Alessandro Boulevard (CVS Pharmacy)

After reviewing the attached materials submitted by the applicant in support of a PCorN finding (see Exhibit 10 – PCorN Letter), and the unique factors regarding the CUP request, issuing the off-sale alcoholic beverage license for the vehicle fuel station for this location meets the public convenience or necessity test as set forth in Section 23958.4 of the Business and Professions Code, as outlined in the recommended findings found in Exhibit 1.

## CONDITIONAL USE PERMIT – DRIVE-THRU BUSINESS

<i>Section 19.475.040 (Drive-Thru Business)</i>					
Standard			Proposed	Consistent	Inconsistent
<i>Minimum Frontage</i>	100 feet		Approximately 175 feet, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Landscape Setbacks</i>	Street Frontages	15 foot planter	Mission Grove Parkway: 20 feet, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Interior Property Lines	5 foot planter	Refer to site plan, exhibit 6	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Between Drive-Thru and Parking Lot	5 foot planter	5 feet, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Max. Building Height</i>	35 feet		33 feet, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<i>Drive-Thru Lane Standards</i>	Minimum Length: 180 feet		Approximately 240 feet, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Minimum Stacking: 10 vehicles		10 vehicles, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Minimum Width: 12 feet		12 feet, existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>

As shown in the table above, the existing facility all applicable development standards for a drive-thru business. As no physical changes are proposed in conjunction with the reopening of this site, Staff can support the Conditional Use Permit related to drive-thru business operations, subject to the recommended conditions of approval.

## DESIGN REVIEW

<i>Min. Parking</i>	Parking Spaces Required		Parking Spaces Provided	Consistent	Inconsistent
	Vehicle Fuel Station with Convenience Market (approximately 2,300 square feet): 1 space/250 square feet of retail area including cooler areas	10 required	8 existing	<input type="checkbox"/>	<input checked="" type="checkbox"/>
	Vehicle Fuel Station with Indoor Storage Area (approximately 1,000 square feet): 1 space/1,000 square feet of storage area	1 required	1 existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	Vehicle Fuel Station with Restaurant (approximately 700 square feet): 1 space/100 square feet of floor area	7 required	7 existing	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--	--	---------------	------------	-------------------------------------	--------------------------

As shown in the table above, the project is currently two stalls under parked. At the time the Starbucks was developed, parking stalls were removed along the northerly property line, to accommodate for the Starbucks drive-thru lane. The loss of the aforementioned parking stalls did not impact the existing commercial uses in the center, as there is an existing parking and access agreement that allows for shared parking across the entire commercial development. Even more important, based on a parking analysis provided by the applicant, a total of 1,981 parking spaces are provided in the Mission Grove Plaza, and a total of 1,909 spaces are required to serve the existing uses, including the vehicle fuel station and drive-thru restaurant. Thus, there would be a parking surplus of 57 parking stalls within the Mission Grove Plaza as a whole. Therefore, ample parking will be available to adequately accommodate not only the existing uses, as well as the proposed vehicle fuel station and drive-thru restaurant.

## ENVIRONMENTAL IMPACTS

This proposal is exempt from California Environmental Quality Act (CEQA) review pursuant to Section 15301 (Existing Facilities).

## NEIGHBORHOOD COMPATIBILITY

Based on the operational characteristics of the proposed use, the project can be operated in a manner that will not be detrimental to surrounding land uses, including the existing surrounding multiple-family and single family residential neighborhoods. Adequate access to the subject site exists from both Alessandro Boulevard and Mission Grove Parkway.

## PUBLIC NOTICE AND COMMENTS

Public hearing notices were mailed to property owners within 1,000 feet of the site. As of the writing of this report, no responses have been received by Planning Staff.



## EXHIBITS LIST

1. Staff Recommended Findings (Variance Justifications)
2. Staff Recommended Conditions of Approval
3. Aerial Photo/Location
4. General Plan Map
5. Zoning Map
6. Site Plan
7. Floor Plan
8. 100', 300', 600', and 1000' ABC Buffer Map
9. ABC Off-Sale Licenses in Census Tract
10. Applicant prepared Public Convenience or Necessity Findings
11. Existing Site Photos

---

Report and Recommendations Prepared by:  
Report and Recommendations Reviewed by:

Candice Assadzadeh, Assistant Planner  
Kyle Smith, AICP, Senior Planner  
Jay Eastman, AICP, Interim City Planner  
Emilio Ramirez, Interim Community &  
Economic Development Deputy Director

Report and Recommendations Approved by:



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## EXHIBIT 1 – STAFF RECOMMENDED FINDINGS

### PLANNING CASES:

P14-0588 (Conditional Use Permit)  
P15-0483 (Conditional Use Permit)  
P15-0753 (Variance)  
P15-0755 (Variance)  
P15-0756 (Variance)  
P15-0757 (Findings of Public Convenience or Necessity)

### STAFF RECOMMENDED FINDINGS

#### *Conditional Use Permit, Variances, and Public Convenience or Necessity:*

- a. The proposed project is consistent with the City's General Plan 2025 and the intent and purpose of the C – Commercial General Plan land use designation;
- b. The proposed commercial use is appropriate for the site and location by fostering a mixture and variety of land uses within the general vicinity, contributing to a beneficial relationship between uses;
- c. The proposed commercial use is substantially compatible with other existing and proposed uses in the area, including factors relating to the nature of its location, operation, building design, site design, traffic characteristics and environmental impacts;
- d. The proposed commercial use will not be materially detrimental to the health, safety, and general welfare of the public or otherwise injurious to the environment or to the property or improvements within the area;
- e. The proposed commercial use, as conditioned, will be consistent with the purposes of the Zoning Code and the application of any required development standards is in the furtherance of a compelling governmental interest and is the least restrictive means of furthering that compelling governmental interest;
- f. As conditioned and approved, the proposed development is compliance with the standards applicable to the proposed development;
- g. The proposed use is exempt from the California Environmental Quality Act (CEQA) review pursuant to Section 15301 for Existing Facilities and no further environmental review is required;
- h. Based on the analysis provided in the staff report and with the implementation of the recommended conditions of approval, the necessary findings from Section 19.410.030 (Additional Permit Findings) apply for approving a discretionary permit for a vehicle fuel station:

- i. The proposed use will not substantially increase vehicular traffic on streets in a residential zone, and that the vehicle fuel station will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use;
  - ii. The proposed use will not substantially lessen the usability of adjacent or nearby commercially-zoned property for commercial use by interfering with pedestrian traffic;
  - iii. The proposed use will not create increased traffic hazards to pedestrians when located near a school, assemblies of people - non-entertainment or assemblies of people - entertainment;
  - iv. The proposed site is served by streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by such service station use; and
  - v. The proposed site is currently developed with a vehicle fuel station, therefore is adequate in size and shape to accommodate said use, and to accommodate all yards, walls, parking, landscaping and other required improvements.
- i. Based on the analysis provided in the staff report and with the implementation of the recommended conditions of approval, the necessary findings from Section 19.475.050 (Additional Permit Findings) apply for approving a discretionary permit for a drive-thru business:
- i. The proposed use will not substantially increase vehicular traffic on streets in a residential zone;
  - ii. The proposed development will not substantially lessen the usability of adjacent or nearby commercially zoned property or commercial use by interfering with pedestrian traffic;
  - iii. The proposed use will not create increased traffic hazards to pedestrians;
  - iv. The proposed site is currently developed with a drive-thru restaurant, therefore is adequate in size and shape to accommodate said use and to accommodate all yards, walls, parking, landscaping and other required improvements; and
  - v. The proposed development will not substantially lessen the usability and suitability of adjacent or nearby residentially zoned property for residential use.
- j. The Planning Commission makes the necessary findings in the applicant's favor to grant the following variances:

VARIANCE A: To allow for an approximately 132-foot separation between the subject site and the Alessandro Shell fuel station, where the Zoning Code requires a minimum separation of 300-feet or greater from any other business with concurrent sale of motor vehicle fuel with alcoholic beverages.

VARIANCE B: To allow for an approximately 410-foot separation between the subject site and CVS Pharmacy, where the Zoning Code requires a minimum separation of 1,000-feet from any other business licensed by the State of California for off-sale general alcoholic beverage sales with less than 15,000 square-feet.

VARIANCE C: To allow for an approximately 565-foot separation between the subject site and BevMo, where the Zoning Code requires a minimum separation of 1,000-feet from any other business that sells alcoholic beverages as its principal business, where there is an approximately 565-foot separation.

As justification, to the applicant's attached variance justifications, Staff has prepared the following supplemental variance justifications:

1. *The strict application of the provisions of the Zoning Code would result in practical difficulties or unnecessary hardships in the development of this property.*

All VARIANCES: The proposal complies with this finding. The property was originally developed with the existing vehicle fuel station with concurrent alcohol sales and drive-thru restaurant, and approved under Planning Case C-25-967 (Conditional Use Permit), by City Council on May 13, 1997, and constructed in 1998. Along with the Conditional Use Permit, a Variance was approved for proximity to the Alessandro Shell fuel station and a determination of Public Convenience or Necessity (PCorN) was approved. The CVS Pharmacy The vehicle fuel station and drive-thru restaurant ceased operations on or around December 31, 2009. At which time the property owner performed environmental remediation at the site, which caused for the extended vacancy of the building, and therefore the termination of the Conditional Use Permit and associated Variance. The requirement to close the facility to conduct environmental remediation was a mandated condition by regulatory agencies and State law, which was beyond the control of the property owner.

2. *There are special circumstances or conditions applicable to the property involved or to the intended use or development of the property that do not apply generally to other property in the same zone or neighborhood.*

All VARIANCES: The proposal complies with this finding. The existing vehicle fuel station and drive-thru restaurant ceased operations on or around December 31, 2009. At which time the property owner performed required environmental remediation at the site, which caused for the extended vacancy of the building, and therefore the termination of the Conditional Use Permit and associated Variances. The CVS Pharmacy and BevMo businesses were not in operation when the subject fuel station was originally approved, however the existing Shell station was in operation. It would be expected that the customer base purchasing alcohol for off-site consumption at vehicle fuel stations would be different from those purchasing alcohol from traditional retail stores, such as CVS Pharmacy and BevMo. Vehicle fuel stations, especially those located along major arterial streets providing access to freeways, draw from commuter traffic, where traditional stores generally draw customers from the surrounding neighborhood making a "destination" trip. Therefore, the reestablishment of the off-sale alcohol license at the subject fuel station would serve to only provide the same privilege to this location which was granted previously, no new vehicle fuel stations selling alcohol have opened within 1,000 feet of this site. Furthermore, the owner performed environmental remediation at the site, which caused for the extended vacancy of the building, and therefore the termination of the Conditional Use Permit and associated Variance. The requirement to close the facility to conduct environmental remediation was a mandated condition by regulatory agencies and State law, which was beyond the control of the property owner.

3. *The granting of this request will not be materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which the property is located.*

All VARIANCES: The proposal complies with this finding. The neighborhood is comprised of a large neighborhood commercial shopping center, with the nearest residentially zoned property located across Alessandro Boulevard, a 120-foot arterial street. Furthermore, the vehicle fuel station and drive-thru restaurant previously operated for approximately eleven years at this location, during which time no significant problems related to alcohol sale have come to the attention of the Planning Division; and the land use proposal identified in this application is identical to the previous operations.

4. *The granting of this request will not be contrary to the objectives of any part of the General Plan.*

ALL VARIANCES: The proposal complies with this finding. Based on the scope of the requested variances, the granting of this request will not be contrary to the objectives of the General Plan 2025.

- k. The Planning Commission makes the necessary findings in the applicant's favor to grant a determination of Public Convenience or Necessity (PCorN), for the issuance of the off-sale alcoholic beverage license for this location, as set forth in Section 23958.4 of the Business and Professions Code, based on the following findings:

- i. The sale of alcohol will be clearly incidental as evidenced by the relatively small display area for beer and wine (on shelves and within coolers) that will constitute approximately less than 4% of the gross floor area. The store caters to shoppers who come in for general merchandise and purchase alcoholic beverages as a convenience while purchasing vehicle fuel and other merchandise. Therefore, the sale of alcohol is a convenience for shoppers, not typically the sole purpose for the visit to the store;
- ii. According to the applicant, off-sale of beer and wine is anticipated to amount to a small percentage of the gross sales at this facility, given the wide array of general and convenience merchandise sold at the facility. Therefore, it can be found that alcohol sales are not a primary function of the establishment;
- iii. The Police Department does not oppose the proposed beer and wine sales concurrent to vehicle fuel sales at this location; provided specific conditions related to the management, education and security of the facility are required in order to insure the business is well-managed and operated in a manner which is compatible with the surrounding businesses and will assist in crime prevention;
- iv. The existing subject vehicle fuel station is located within an established commercial area; within the same Census Tract there are three separate and distinct commercial areas centered on the two primary street intersections within the Census Tract, which are approximately one and a half miles apart from each other. It is expected that there would be a concentration of facilities that sell alcoholic beverages in the commercial serving areas of a Census Tract. In this instance, several of the facilities hold off-sale alcoholic beverage licenses (Ralph's, CVS and Sprouts Farmers Market) offer a wide array of general merchandise, as does the subject vehicle fuel station, such that, unlike a liquor store, alcohol sales is not their primary source of business transactions;
- v. Additionally, the three distinct shopping areas mentioned above, although in the same census tract, serve two distinct neighborhoods. For the most part, both are neighborhood centers with large grocery stores and full service drug stores, one serving the Orangecrest neighborhood and the other serving the Mission Grove neighborhood. It is a convenience for Mission Grove residents to be able to purchase beer and wine

while purchasing vehicle fuel and other merchandise without having to drive to another neighborhood or make multiple stops;

- vi. The proposed vehicle fuel station has been developed to provide adequate parking, visibility, access, and lighting and thus would provide a safe and secure environment in which to conduct alcohol sales.



# CITY OF RIVERSIDE

COMMUNITY & ECONOMIC DEVELOPMENT DEPARTMENT

PLANNING DIVISION

## EXHIBIT 2 – STAFF RECOMMENDED CONDITIONS OF APPROVAL

Case Numbers: **P14-0588** (Conditional Use Permit)  
**P15-0483** (Conditional Use Permit)  
**P15-0753** (Variance)  
**P15-0755** (Variance)  
**P15-0756** (Variance)  
**P15-0757** (Findings of Public Convenience or Necessity)

### CONDITIONS

#### Case Specific

***The applicant is advised that the business or use for which this conditional use permit is granted cannot be legally conducted on the subject property until all conditions of approval have been met to the approval of the Community and Economic Development Department, Planning Division.***

- **Planning**

1. The Planning Commission makes the necessary findings in the applicant's favor to grant the following variance. As justification, the applicant's written justifications and staff's supplemental variance justifications are referenced:
  - a. To allow for an approximately 132-foot separation between the subject site and the Alessandro Shell fuel station, where the Zoning Code requires a minimum separation of 300-feet or greater from any other business with concurrent sale of motor vehicle fuel with alcoholic beverages;
  - b. To allow for an approximately 410-foot separation between the subject site and CVS Pharmacy, where the Zoning Code requires a minimum separation of 1,000-feet from any other business licensed by the State of California for off-sale general alcoholic beverage sales with less than 15,000 square-feet; and
  - c. To allow for an approximately 565-foot separation between the subject site and BevMo, where the Zoning Code requires a minimum separation of 1,000-feet from any other business that sells alcoholic beverages as its principal business, where there is an approximately 565-foot separation.
2. The Planning Commission makes the necessary findings that the issuance of a Type 20 license (off sale beer and wine) meets the public convenience or necessity required by Section 23958.4 of the Business and Professional Codes as justified by the applicant's written findings and staff's supplemental findings included in this report.

3. All conditions of Riverside County Airport Land Use Commission case ZAP1139MA15 shall apply.
4. Should the applicant or designee not obtain necessary Building permits or initiate operation for the drive-thru restaurant, prior to expiration of the CUP, the applicant will be required to physically close the existing drive-thru, to the satisfaction of Planning Staff.
5. Advisory: Signs shall be permitted in accordance with Chapter 19.620 of the Zoning Code. Any new signs shall be subject to separate review and assessment, including any required variances. A separate sign application, including fees and additional sets of plans, will be necessary prior to sign permit issuance.

Prior to Occupancy:

6. All existing drive-thru signage, including but not limited to directional signs, menu board, and order box, shall be removed to the satisfaction of City Planning Division. New or renovated signage associated with the project site and this proposal shall be subject to Planning Division review and approval, pursuant to the Riverside Municipal Code.

Operational Conditions:

7. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.
8. The owner and/or occupant shall be liable for the cost of excessive police service or response in accordance with Chapter 9.60 of the Riverside Municipal Code.
9. All storage and display of merchandise and supplies must be conducted within the fuel station building.
10. No vehicles shall be parked on the premises other than those of persons attending to business on the site, vehicles of employees, and other service vehicles used in the operation of the station. No vehicle may be parked on the premises and offered for sale.
11. The business for which this Conditional Use Permit is granted shall be continually operated in compliance with the definition for Vehicle Fuel Station and Drive-Thru Business, contained in Definitions Section 19.910.020 of the Zoning Code, and all site location, operation and development standards contained in Sections 19.410.040 and 19.475.040 of the Zoning Code. Failure to comply with these requirements will be grounds for Code Enforcement action, revocation or further legal action.
12. Provisions shall be made for regular on-site maintenance and clean-up of the property.

Prior to commencement of alcohol sales:



13. A written security plan shall be submitted and approved by the Riverside Police Department and Planning Division.
14. Outdoor security cameras shall be installed to the satisfaction of Police and Planning Division staff.
15. Security cameras shall be installed above case register areas to monitor transactions.

Operational Conditions – Alcohol Sales:

16. Approval of this request is limited to the off-sale of beer and wine only.
17. The minimum enclosed retail sales area for store products shall be 1,500 square feet.
18. The minimum inventory level shall be \$15,000 retail value excluding beer, wine, fuel and automotive products.
19. The maximum percentage of beer and wine sales to total store sales shall be 30% percent on a retail basis during any consecutive twelve-month period.
20. The management at each location of off-sale of alcoholic beverages pursuant to this section shall be responsible for educating the public regarding drunken driving laws and the related penalties for breaking those laws. (This includes minimum age law, open container law and driving while intoxicated law.) This can be accomplished by posting prominent signs, decals or brochures at the point of purchase and providing adequate training for employees.
21. No displays of beer or wine shall be located within five feet of the store's entrance or checkout counter.
22. Cold beer or wine shall be sold from, or displayed in permanently affixed electrical coolers only.
23. No beer or wine advertising shall be located on gasoline islands; no advertising for beer or wine shall be located on buildings or in windows.
24. Employees on duty between the hours of 10 p.m. and 2 a.m. shall be at least 21 years of age to sell beer and wine.
25. No sale of alcoholic beverages shall be made from a drive-thru window.
26. The premises on which the business is located shall be posted to indicate that it is unlawful for any person to drink or consume any alcoholic beverage in any public place or posted premises in accordance with Section 9.05.020 of the Municipal Code.
27. A sign shall be posted in the front of the business indicating that no loitering is permitted per the Riverside Municipal Code.
28. Outside security bars on windows shall not be permitted.

- **Riverside Police Department**

#### Alcohol:

29. The business shall follow the guidelines of the Alcohol Beverage Control (ABC) requirements for acting as an off-sale premise. (Compliance with Section 23038 of the Business and Professions Code).
30. There shall be no consumption of alcoholic beverages on the store property and this requirement will be prominently posted throughout the property.
31. No cold single units of beer or fortified wine/liquor shall be allowed to be sold.
32. No displays of beer or wine/liquor shall be located within five feet of the store's entrance, windows or checkout counter.
33. The subject's alcoholic beverage license shall not be exchanged for a public premises type license or operated as a public premise. All alcoholic beverages sold shall be for consumption off the premises.
34. No alcohol shall be sold between the hours of 2:00 a.m. and 6:00 a.m.

#### Security:

35. The parking lot of the premises shall be equipped with lighting of sufficient power to illuminate and make easy discernment of the appearance and conduct of all persons on or about the parking lot.
36. The business windows shall not be tinted or obscured in any way, including by temporary or painted window signs, and the interior lighting of the building shall remain at adequate levels to clearly see into the business from the exterior of the business.
37. A security camera surveillance system shall be in constant use and made available for review by members of the Riverside Police Department.
38. Management shall actively participate in Business Watch through the Riverside Police Department.

#### Entertainment:

39. There shall be no illegal gambling devices, such as coin-pushers or video slot machines, etc., maintained upon the premises at any time.
40. Any adult-oriented magazines, video tapes and other similar materials shall be displayed in an area portioned off from, and not visible to, the general public or minors and shall be labeled "Adults Only".

#### Grounds:

41. The licensee shall be responsible for maintaining free of litter the area adjacent to the premises over which they have control.
42. The applicant shall be responsible for maintaining free from graffiti, the area adjacent to the premises over which they have control.
43. No loitering shall be permitted on any property adjacent to the licensed premises and under the control of the licensee.

44. No pay phones shall be installed or maintained outside the building.

Compliance:

45. The licensee/employees shall attend a 4-hour LEAD (License, Education, Alcohol and Drugs) class presented by the Riverside Office of the Alcoholic Beverage Control within 90 days of obtaining the license upgrade.

46. The required Conditional Use Permit is subject to a mandatory six-month review by the Planning Division. In addition to any other stipulations, three or more sustained complaints to the Riverside Police Department within any 12-month period regarding disturbances caused by patrons or staff at the site shall be grounds for revocation proceedings.

- **Fire Department**

CONTACT MARGARET ALBANESE AT 951-826-5455 FOR QUESTIONS REGARDING FIRE CONDITIONS OR CORRECTIONS.

THE FOLLOWING TO BE MET PRIOR TO CONSTRUCTION PERMIT ISSUANCE:

47. Requirements for construction shall follow the currently adopted California Building Code and California Fire Code with City of Riverside amendments.

48. Construction plans shall be submitted and permitted prior to construction.

- **Public Utilities – Water**

49. Advisory: Water utility provisions to the specifications of the Western Municipal Water District of Riverside County.

- **Public Works**

50. No comments.

- **Park and Recreation**

51. No comments.

Standard Conditions

- **Planning**

52. The Project must be completed per the Site Plan Review and Design Review approved by the Planning Commission, including all conditions listed in this report. Any substantial changes to the Project must be approved by the Planning Commission or minor modifications by Design Review Staff. Upon completion of the Project, a Design Review Staff inspection must be requested, and **UTILITIES** will not be released until it is confirmed that the approved plans and all conditions have been implemented.

53. Within 30 days of approval of this case by the City, the developer shall execute an agreement approved by the City Attorney's Office to defend, indemnify, including reimbursement, and hold

harmless the City of Riverside, its agents, officers and employees from any claim, action, or proceeding against the City of Riverside, its agents, officers, or employees to attack, set aside, void, or annul, an approval by the City's advisory agency, appeal board, or legislative body concerning this approval, which action is brought within the time period provided for in Section 66499.37 of the Government Code. The City will promptly notify the developer of any such claim; action or proceeding and the City will cooperate in the defense of the proceeding.

54. This approval is for design concept only, and does not confirm the project has been thoroughly checked for compliance with all requirements of law. As such, it is not a substitute for the formal building permit plan check process, and other changes may be required during the plan check process.
55. There is a 24 month time limit on this approval. Should the applicant or designee not obtain necessary Building permits or initiate operation within 24 months following the CUP approval date, the CUP shall become null and void.
56. This Project shall fully and continually comply with all applicable conditions of approval, State, Federal and local laws in effect at the time the permit is approved and exercised and which may become effective and applicable thereafter, and in accordance with the terms contained within the staff report and all testimony regarding this case. Failure to do so will be grounds for Code Enforcement action, revocation or further legal action.
57. This use permit may be modified or revoked by the City Planning Commission or the City Council should they determine that the proposed use or conditions under which it is being operated or maintained is detrimental to the public health, welfare or materially injurious to public safety, property or improvements in the vicinity or if the property is operated or maintained so as to constitute a public nuisance.
58. The applicant shall comply with all federal, state and local laws and shall cooperate with the Riverside Police Department (RPD) in the enforcement of all laws relating to this permit. Material violation, as determined by the City Planning Commission, of any laws in connection with this use or failure to cooperate with RPD will be cause for revocation of this permit.
59. This permit is issued based upon the business operations plan and information submitted by the applicant, which has been used as the basis for evaluation of the proposed use in this staff report and for the conditions of approval herein. Permittee shall notify Community and Economic Development Department, Planning Division, of any change in operations and such change may require a revision to this permit. Failure to notify the city of any change in operations is material grounds for revocation of this conditional use permit.
60. The applicant herein of the business subject to this conditional use permit acknowledges all of the conditions imposed and accepts this permit subject to those conditions and with the full awareness of the provisions of Title 19 of the Riverside Municipal Code. The applicant shall inform all its employees and future operators of the business subject to this permit of the restrictions and conditions of this permit as they apply to the business operations.
61. Failure to abide by all conditions of this permit shall be cause for revocation.
62. The plans shall be submitted for plan check review to assure that all required conditions have been met prior to exercising of this permit.

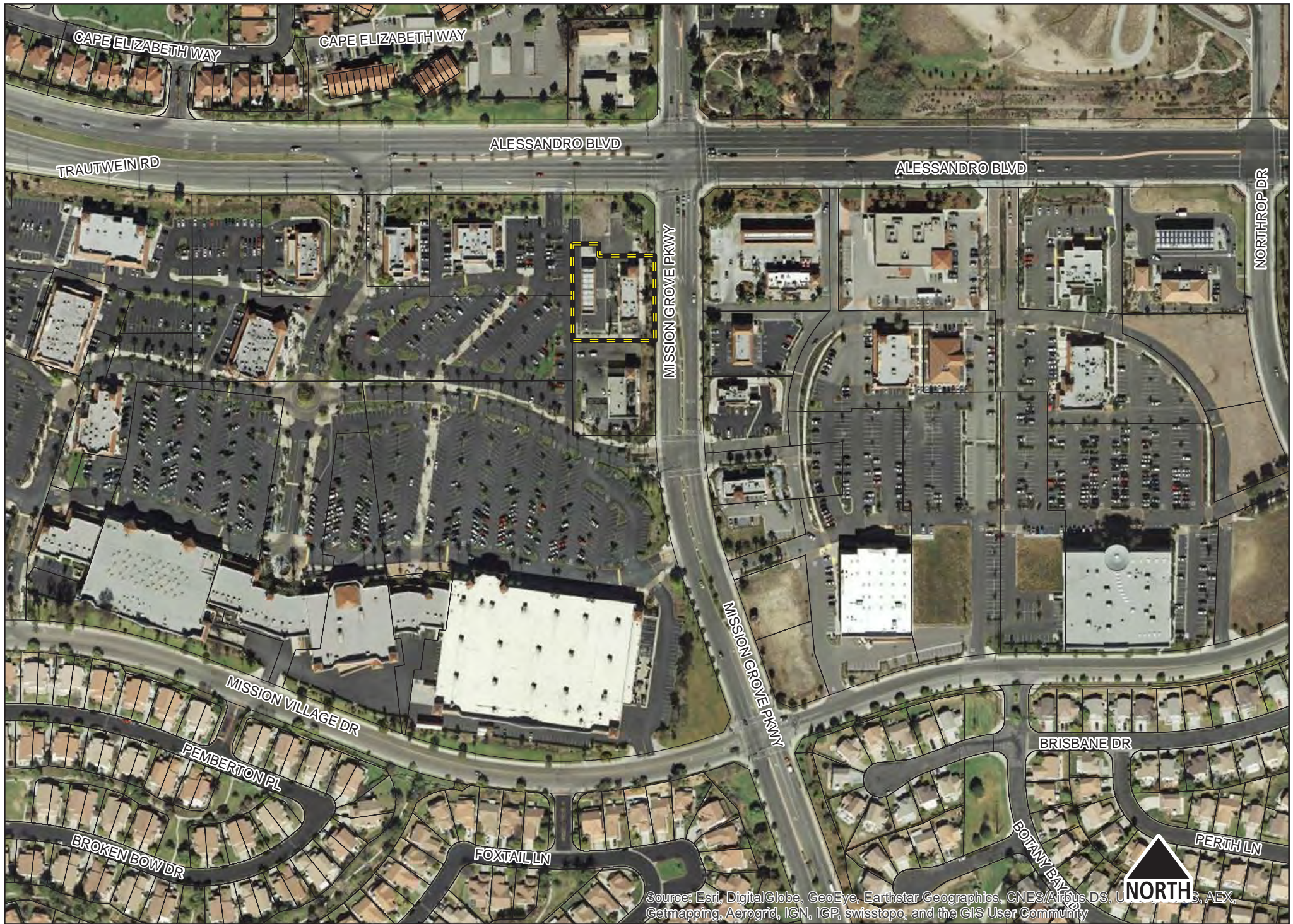
63. The subject property shall be developed and operated substantially as described in the text of this report and as shown on the plot plan on file with this case except for any specific modifications that may be required by these conditions of approval.
64. The applicant shall continually comply with all applicable rules and regulations in effect at the time permit is approved and exercised and which may become effective and applicable thereafter.
65. Enumeration of the conditions herein shall not exclude or excuse compliance with all applicable rules and regulations in effect at the time this permit is exercised.
66. A copy of the Conditional Use Permit and the final Conditions of Approval shall be available at the site and presented to City staff, including the Police Department and Code Enforcement, upon request. Failure to have the latest approved conditions available upon request will be grounds for revocation.

#### **GENERAL INFORMATION NOTES**

##### Appeal Information

- a. Actions by the City Planning Commission, including any environmental finding, may be appealed to the City Council within ten calendar days after the decision.
- b. Appeal filing and processing information may be obtained from the Planning Department Public Information Section, 3<sup>rd</sup> Floor, City Hall.







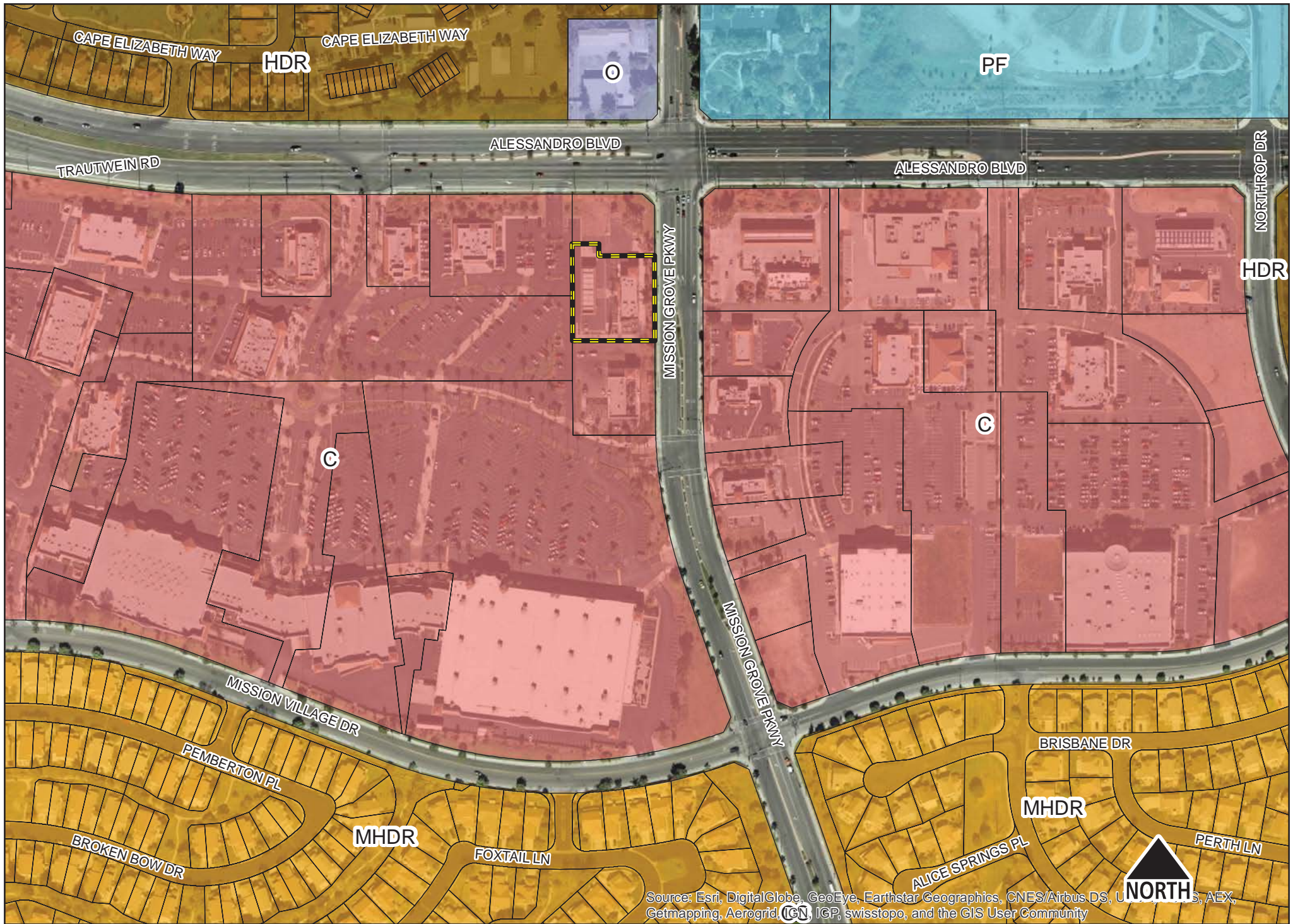


Exhibit 4 - P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 & P15-0757, General Plan





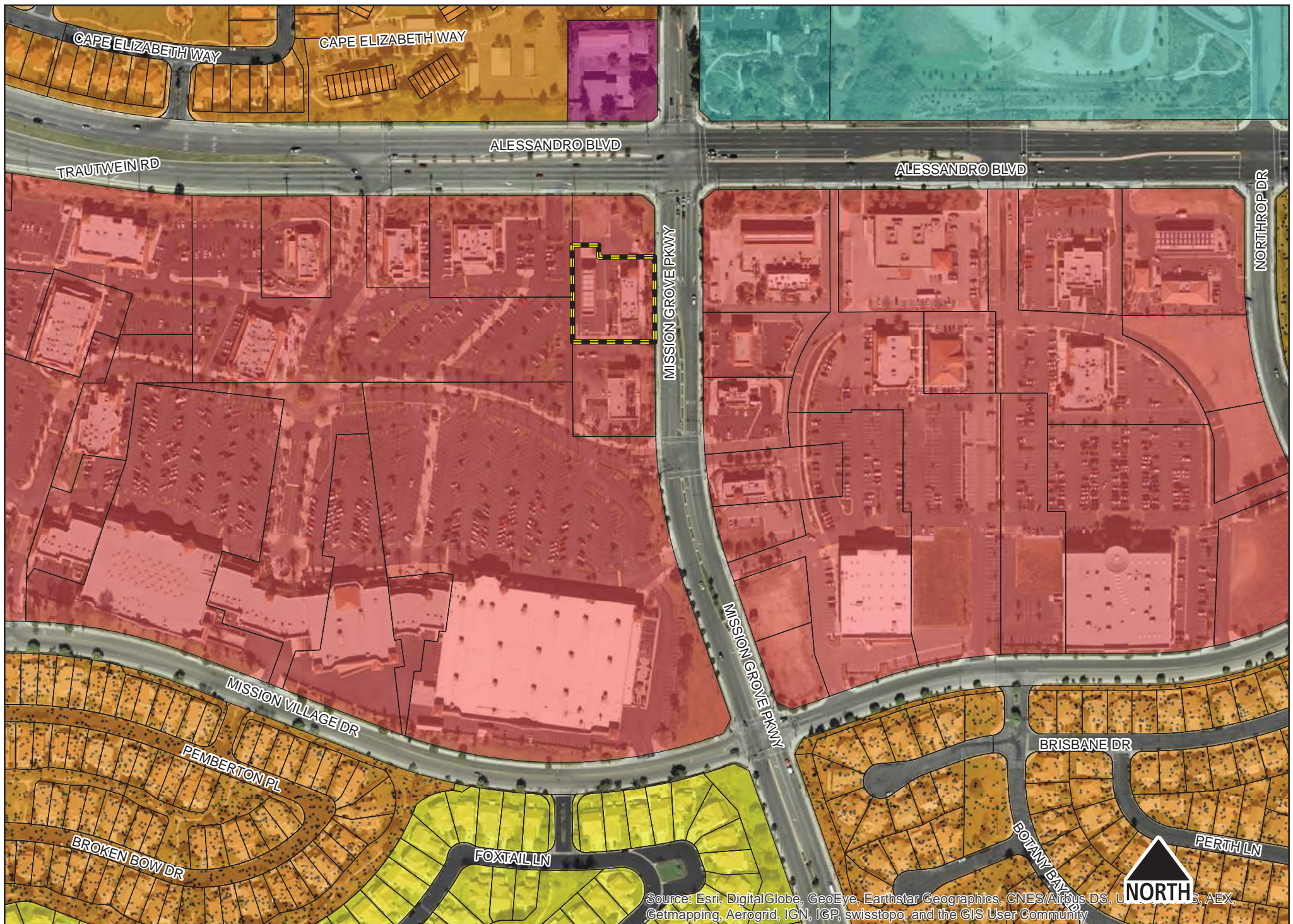
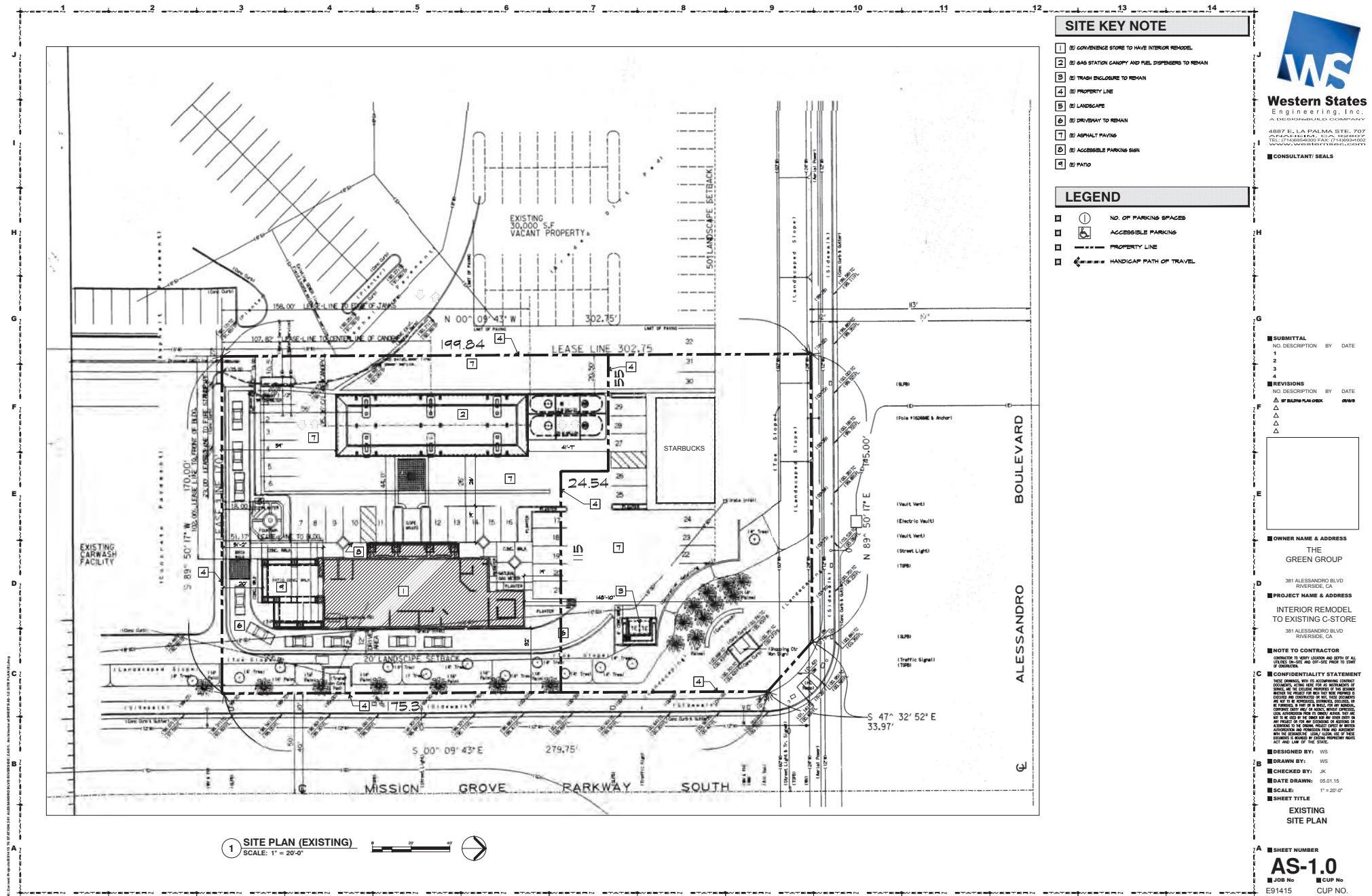


Exhibit 5 - P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 & P15-0757, Zoning Map

0 80 160 **ATTACHMENT 2** 640 Feet

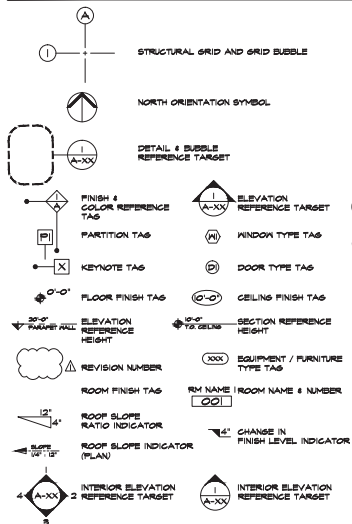




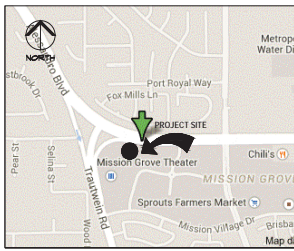
## GENERAL PROJECT NOTES

- ALL CONSTRUCTION SHALL COMPLY WITH APPLICABLE BUILDING CODES AND LOCAL RESTRICTIONS. CONTRACTORS MUST COMPLY WITH CONTRACTOR REGISTRATION REQUIREMENTS OF ALL GOVERNING AUTHORITIES. THE GENERAL BUILDING PERMITS SHALL BE PAID FOR BY THE OWNER. ALL OTHER PERMITS SHALL BE SECURED AND PAID FOR BY THE SUBCONTRACTOR DIRECTLY RESPONSIBLE. ALL REQUIRED CITY, COUNTY AND/OR STATE LICENSES SHALL BE ACQUIRED AND PAID FOR BY THE INDIVIDUAL SUBCONTRACTOR.
- PERMITTED PLANS SHALL BE KEPT IN A PLAN BOX AND SHALL NOT BE USED BY WORKMEN. ALL CONSTRUCTION SETS SHALL REFLECT SAME INFORMATION. CONTRACTOR SHALL MAINTAIN ONE COMPLETE SET OF PLANS ON THE PREMISES IN GOOD CONDITION AT ALL TIMES. THIS SHALL INCLUDE ALL ADDENDUMS AND CHANGE ORDERS.
- DISCREPANCIES BETWEEN PORTIONS OF THE CONTRACT DOCUMENTS, DRAWINGS AND SPECIFICATIONS ARE NOT INTENDED. THE CONTRACTOR IS TO CLARIFY ANY SUCH DISCREPANCIES WITH THE DESIGNER / CONSULTANT PRIOR TO COMMENCING WORK.
- STATED DIMENSIONS TAKE PRECEDENCE OVER GRAPHICS. DO NOT SCALE DRAWINGS TO DETERMINE LOCATIONS. NOTIFY THE DESIGNER / CONSULTANT OF ANY SUCH DISCREPANCIES PRIOR TO CONTINUING WITH WORK.
- IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO LOCATE ALL EXISTING UTILITIES AND TO PROTECT THEM FROM DAMAGE. CONTRACTOR SHALL BEAR THE EXPENSE OF REPAIR OR REPLACEMENT OF UTILITIES OR OTHER PROPERTY DAMAGED BY OPERATIONS IN ACCORDANCE WITH NTPA IS AND SHOW HEREIN. FIRE SPRINKLER SYSTEM SHALL BE INSTALLED BY GENERAL CONTRACTOR.
- FOR CONSTRUCTION DETAILS NOT SHOWN, USE THE MANUFACTURER'S APPROVED SHOP DRAWINGS/DATA SHEETS IN ACCORDANCE WITH THE PROJECT SPECIFICATIONS.
- THE CONTRACTOR SHALL VERIFY LOCATIONS OF ALL FOOD SERVICE EQUIPMENT AND COORDINATE LOCATION OF FLOOR SINKS, FLOOR DRAINS, SLOPE LAB DEPRESSIONS AND PLUMBING SUBROUTS, AND ALL OTHER WORK UNDER THIS SCOPE OF THE CONSTRUCTION. ALL WORK SHALL BE COMPLETED FOR THE COMPLETE SECURITY OF THE SITE WHILE JOB IS IN PROGRESS AND UNTIL BUILDING DISPOSABLE SHALL BE REMOVED AND ALL AREAS SHALL BE LEFT IN A CLEAN (BROOM) CONDITION AT ALL TIMES.
- CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO ENSURE THE SAFETY OF THE OCCUPANTS AND WORKERS AT ALL TIMES.
- CONTRACTOR SHALL PROVIDE TEMPORARY WATER, POWER AND TOILET FACILITIES AS REQUIRED.
- GENERAL CONTRACTOR IS RESPONSIBLE FOR RECEIVING UNLOADING, UNCRATING, INSTALLATION AND HOISTING OF ALL FOOD SERVICE EQUIPMENT AND OTHER OWNER FURNISHED ITEMS.
- IT IS THE INTENT OF THE ARCHITECT THAT THIS WORK BE IN CONFORMANCE WITH ALL REQUIREMENTS OF THE BUILDING AUTHORITIES HAVING JURISDICTION OVER THIS TYPE OF CONSTRUCTION AND THAT THE CONTRACTOR SHALL SUPPLY, LOCATE AND BUILD INTO THE WORK ALL INSERTS, ANCHORS, ANGLES, BLOCS, PLATES, CORNERS, SUBWAYS, HANDERS, SLAB DEPRESSIONS AND PITCHES AS MAY BE REQUIRED TO ATTACH AND ACCOMMODATE OTHER WORK.
- ALL DETAILS AND SECTIONS SHOWN ON THE DRAWINGS ARE INTENDED TO BE TYPICAL AND SHALL BE CONSTRUED TO APPLY TO ANY SIMILAR SITUATION ELSEWHERE IN THE WORK EXCEPT WHERE A DIFFERENT DETAIL IS SHOWN.
- IT IS THE CONTRACTOR'S SOLE RESPONSIBILITY TO DETERMINE ERECTION PROCEDURE AND SEQUENCE TO INSURE THE SAFETY OF THE BUILDING AND ITS COMPONENT PARTS DURING ERECTION.
- MATERIALS LISTED IN DRAWINGS ARE BASED ON DESIGN INTENT. ALTERNATE SPECIFICATIONS MAY BE ACCEPTED PROVIDED THEY COMPLY WITH MATERIAL SPECIFICATIONS. CONTRACTOR IS TO SUBMIT PROPOSED SAMPLES OF SUBSTITUTIONS, ALONG WITH SAMPLE OF THAT SPECIFIED IN DRAWINGS FOR REVIEW BY THE DESIGNER / CONSULTANT.
- SO TO REFER TO DOCUMENT PACKET FOR OWNER'S SCOPE OF WORK. SAID DOCUMENT TAKES PRECEDENCE OVER ANY SCOPE THAT MAY BE PRESENTED IN THIS SET OF CONSTRUCTION DOCUMENTS OR SPECIFICATIONS.

## ARCHITECTURAL SYMBOLS



## VICINITY MAP



## APPLICABLE CODES

### THE FOLLOWING BUILDING CODES APPLICABLE:

- 2018 CALIFORNIA BUILDING CODE
- 2018 CALIFORNIA PLUMBING CODE
- 2018 CALIFORNIA MECHANICAL CODE
- 2018 CALIFORNIA ELECTRICAL CODE
- 2018 CALIFORNIA GREEN BUILDING STANDARDS CODE
- 2018 CALIFORNIA FIRE CODE
- 2018 CALIFORNIA ENERGY STANDARD

- REFERENCE MODEL CODE
- 2012 INTERNATIONAL BUILDING CODE (IBC)
- 2012 UNIFORM MECHANICAL CODE (UMC)
- 2012 UNIFORM PLUMBING CODE (UPC)
- 2012 NATIONAL ELECTRICAL CODE (NEC)

WITH CITY OF RIVERSIDE AMENDMENTS

## DEFERRED SUBMITTALS

SUBMITTAL DOCUMENTS FOR DEFERRED SUBMITTAL ITEMS SHALL BE SUBMITTED TO THE DESIGNER OR ENGINEER OF RECORD WHO SHALL REVIEW THEM AND FORWARD THEM TO THE BUILDING OFFICIAL WITH A NOTATION, INDICATING THAT THE DEFERRED SUBMITTAL DOCUMENTS HAVE BEEN REVIEWED AND THAT THEY HAVE BEEN FOUND TO BE IN GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING. THE DEFERRED SUBMITTAL ITEMS SHALL NOT BE INSTALLED UNTIL THEIR DESIGN AND SUBMITTAL DOCUMENTS HAVE BEEN APPROVED BY THE BUILDING OFFICIAL. SEE 100.342 DEFERRED SUBMITTAL LIST (CHECK THAT APPLY).

- ☒ FIRE SPRINKLER PROTECTION
- ☒ FIRE ALARM SYSTEM
- ☐ TRASH ENCLOSURE

## PERMITS & APPROVALS

### APPROVAL IS REQUIRED FROM:

APPROVAL IS REQUIRED FROM THE CITY PLANNING DEPARTMENT, PRIOR TO ISSUANCE OF THE BUILDING PERMIT. LANDSCAPE & IRRIGATION APPROVAL IS REQUIRED FROM THE CITY COMMUNITY DEPT. PRIOR TO ISSUANCE OF THE BUILDING PERMIT. APPROVAL IS REQUIRED FROM THE CITY PUBLIC WORKS DEPARTMENT, PRIOR TO ISSUANCE OF THE BUILDING PERMIT. APPROVAL IS REQUIRED FROM THE CITY FIRE DEPARTMENT, PRIOR TO ISSUANCE OF THE BUILDING PERMIT. ALL SIGNAGE REQUIRES A SEPARATE APPROVAL AND A SEPARATE PERMIT.

## ASSESSOR'S PARCEL NUMBER

276110002 (ZONE: CR-SP);  
225350029 (ZONE: CG)  
& 225350006 (ZONE: CG)

## SCOPE OF WORK

- ☒ INTERIOR RE-MODEL OF EXISTING C-STORE (FIRST FLOOR ONLY).
- ☒ EXISTING PATIO AND CANOPY TO REMAIN.
- ☒ EXISTING PARKING TO REMAIN.
- ☒ HEALTH DEPARTMENT PERMIT UNDER SEPARATE PERMIT/SUBMITTAL.

# PROPOSED INTERIOR REMODEL TO EXISTING C-STORE 381 ALESSANDRO BLVD, RIVERSIDE CA 92508

## PROJECT TEAM

OWNER/CLIENT INFORMATION  
THE GREEN GROUP  
381 ALESSANDRO BLVD  
RIVERSIDE CA 92508  
TEL: (951) 826-9511  
FAX: (951) 826-9511  
EMAIL: [info@thegreengroup.com](mailto:info@thegreengroup.com)  
CONTACT: PATRICIA BRENES

ARCHITECTURAL DESIGN  
WESTERN STATES ENGINEERING, INC.  
4687 E. LA PALMA AVE. SUITE 101  
ANAHEIM, CA 92801  
TEL: (714) - 615 - 4500  
FAX: (714) - 615 - 1002  
EMAIL: [jordan@westernstates.com](mailto:jordan@westernstates.com)  
CONTACT: JOSEPH KARAKI / KELVIN LE

EMP DESIGN  
GIANCARLO MORAL, PE  
485 E OCEAN BLVD.  
LONG BEACH, CA 90802  
TEL: (562) 504-5665  
FAX: [moralg@earthlink.net](mailto:moralg@earthlink.net)  
CONTACT: GIANCARLO MORAL, PE

## PROJECT DIRECTORY

PLANNING  
PLANNING DIVISION  
3800 MAIN STREET, 5/F  
RIVERSIDE CA 92502  
TEL: (951) 826-5641  
FAX: (951) 826-5641  
EMAIL: [info@riversidefiredept.com](mailto:info@riversidefiredept.com)  
CONTACT: PATRICIA BRENES

BUILDING & SAFETY  
BUILDING DIVISION  
3800 MAIN STREET, 5/F  
RIVERSIDE CA 92502  
TEL: (951) 826-5641  
FAX: (951) 826-5641  
EMAIL: [info@riversidefiredept.com](mailto:info@riversidefiredept.com)  
CONTACT: PATRICIA BRENES

PUBLIC WORKS  
ENGINEERING DIVISION  
3800 MAIN STREET, 4/F  
RIVERSIDE CA 92502  
TEL: (951) 826-5641  
FAX: (951) 826-5641  
EMAIL: [info@riversidefiredept.com](mailto:info@riversidefiredept.com)  
CONTACT: PATRICIA BRENES

FIRE DEPARTMENT  
CITY OF RIVERSIDE FIRE DEPT.  
5055 ST. LAWRENCE STREET  
RIVERSIDE CA 92504  
TEL: (951) 826-5621  
FAX: (951) 826-5621  
EMAIL: [info@riversidefiredept.com](mailto:info@riversidefiredept.com)  
CONTACT: DAVE LESH - DIVISION CHIEF

POWER  
RIVERSIDE PUBLIC UTILITIES  
3801 ORANGE STREET  
RIVERSIDE CA 92501  
TEL: (951) 826-5404  
FAX: (951) 826-5404  
EMAIL: [info@riversidepublicutilities.com](mailto:info@riversidepublicutilities.com)  
CONTACT: PATRICIA BRENES

GAS  
SOCAL GAS COMPANY  
CENTRALIZED CORRESPONDENCE  
P.O. BOX 5150 SAN DIMAS CA 91775  
TEL: (800) 421-2000  
FAX: (800) 421-2000  
EMAIL: [info@socalgas.com](mailto:info@socalgas.com)  
CONTACT: PATRICIA BRENES

WATER & SEWER  
RIVERSIDE PUBLIC UTILITIES  
3801 ORANGE STREET  
RIVERSIDE CA 92501  
TEL: (951) 826-5404  
FAX: (951) 826-5404  
EMAIL: [info@riversidepublicutilities.com](mailto:info@riversidepublicutilities.com)  
CONTACT: PATRICIA BRENES

TELEPHONE/ CABLE  
AT&T  
3811 CHICAGO AVE. SUITE 100  
RIVERSIDE CA 92501  
TEL: (951) 278-5801  
FAX: (951) 278-5801  
EMAIL: [info@att.net](mailto:info@att.net)  
CONTACT: PATRICIA BRENES

## PROJECT DATA

ZONING CR-SP, CG  
(E) LANDSCAPE AREA 19,861 S.F.  
(E) AREA OF SITE 52,950 S.F.  
C-STORE SETBACKS PROVIDED  
WEST (FRONT) 44'-0"  
EAST (REAR) 92'-0"  
NORTH (SIDE) 148'-10"  
SOUTH (FROM BLDG) 5'-2"  
SOUTH (FROM PATIO COVER) 20'-0"  
(SEE PARKING COMPUTATION BELOW)

BUILDING DATA  
(E) C-STORE  
NUMBER OF STORY 2  
BLDG. HEIGHT 9'-5"  
TYPE OF CONST. V-S  
5,000 S.F.

(E) FIRST FLOOR (TENANT IMPROVEMENT = 2,475 S.F.)  
OCCUPANCY M  
(E) MEZZANINE FLOOR  
(E) OCCUPANCY M  
(E) HEIGHT 8'-11"

(E) CANOPY  
AREA 5,092 S.F.  
OCCUPANCY 99  
TYPE OF CONST. I-B  
NUMBER OF STORY 1  
TOTAL BUILDING AREA: 1,092 S.F.

PARKING COMPUTATION  
PARKING STANDARDS  
TYPE SIZE (E) PROVIDED  
REGULAR 9'-0" X 18'-0" 4'-0" X 18'-0"  
HANDICAP 9'-0" X 18'-0" 4'-0" X 18'-0"  
LOADING 12'-0" X 22'-0" 12'-0" X 22'-0"  
PARKING PROVIDED (E) PROVIDED  
STANDARD PARKING 28  
ACCESSIBLE PARKING 4

## SHEET INDEX

SHEET NO. DESCRIPTION

GENERAL

T-1 COVER SHEET

## ARCHITECTURAL (FOR PLAN CHECK ONLY)

- AS-1.0 SITE PLAN (EXISTING)
- A-0.1 EXISTING FLOOR PLAN
- A-0.2 EXISTING MEZZANINE FLOOR PLAN
- A-0.3 DEMO PLAN
- A-1.0 FLOOR PLAN
- A-2.0 ROOF PLAN
- A-3.0 BUILDING ELEVATIONS
- A-4.0 NOT USED
- A-5.0 REFLECTED CEILING PLAN
- A-6.0 CEILING DETAILS
- A-7.0 INTERIOR ELEVATIONS
- A-8.0 FINISHES PLAN & SCHEDULE
- A-9.0 FINISH DETAILS
- A-10.0 NOT USED
- A-11.0 EQUIPMENT LAYOUT & SCHEDULE

## PLUMBING (FOR PLAN CHECK ONLY)

- P-0.1 PLUMBING SITE PLAN (EXISTING)
- P-1.0 PLUMBING LAYOUT PLAN - HOT & COLD WATER
- P-2.0 PLUMBING LAYOUT PLAN - WASTE & VENT
- P-3.0 EQUIPMENT LAYOUT SCHEDULE

## ELECTRICAL (FOR PLAN CHECK ONLY)

- E-1.0 ELECTRICAL POWER PLAN
- E-2.0 ELECTRICAL LIGHTING PLAN
- E-2.4 TITLE 24

## MECHANICAL (FOR PLAN CHECK ONLY)

- M-1.0 MECHANICAL FLOOR HVAC PLAN
- M-2.0 MECHANICAL DETAILS



**WESTERN STATES  
ENGINEERING, INC.**  
PROPOSED INTERIOR REMODEL TO EXISTING C-STORE  
381 ALESSANDRO BLVD, RIVERSIDE CA 92508

REVISION	DATE
1	08/08/15
2	08/08/15
3	08/08/15
4	08/08/15
5	08/08/15
6	08/08/15
7	08/08/15
8	08/08/15
9	08/08/15
10	08/08/15

SHEET NUMBER

**T-1.0**

JOB No. E91415  
CUP No. DR #



**Western States**  
Engineering, Inc.  
A DESIGN-BUILD COMPANY  
4887 E. LA PALMA STE. 707  
PALM BEACH, FL 33410  
TEL: (754) 665-1100 FAX: (754) 665-1102  
WWW.WESTERSTATES.COM

CONSULTANT'S SEALS

SUBMITTAL	
NO.	DESCRIPTION
1	
2	
3	
4	
REVISIONS	
NO.	DESCRIPTION
1	BY: [Signature] DATE: 08/09
2	
3	
4	

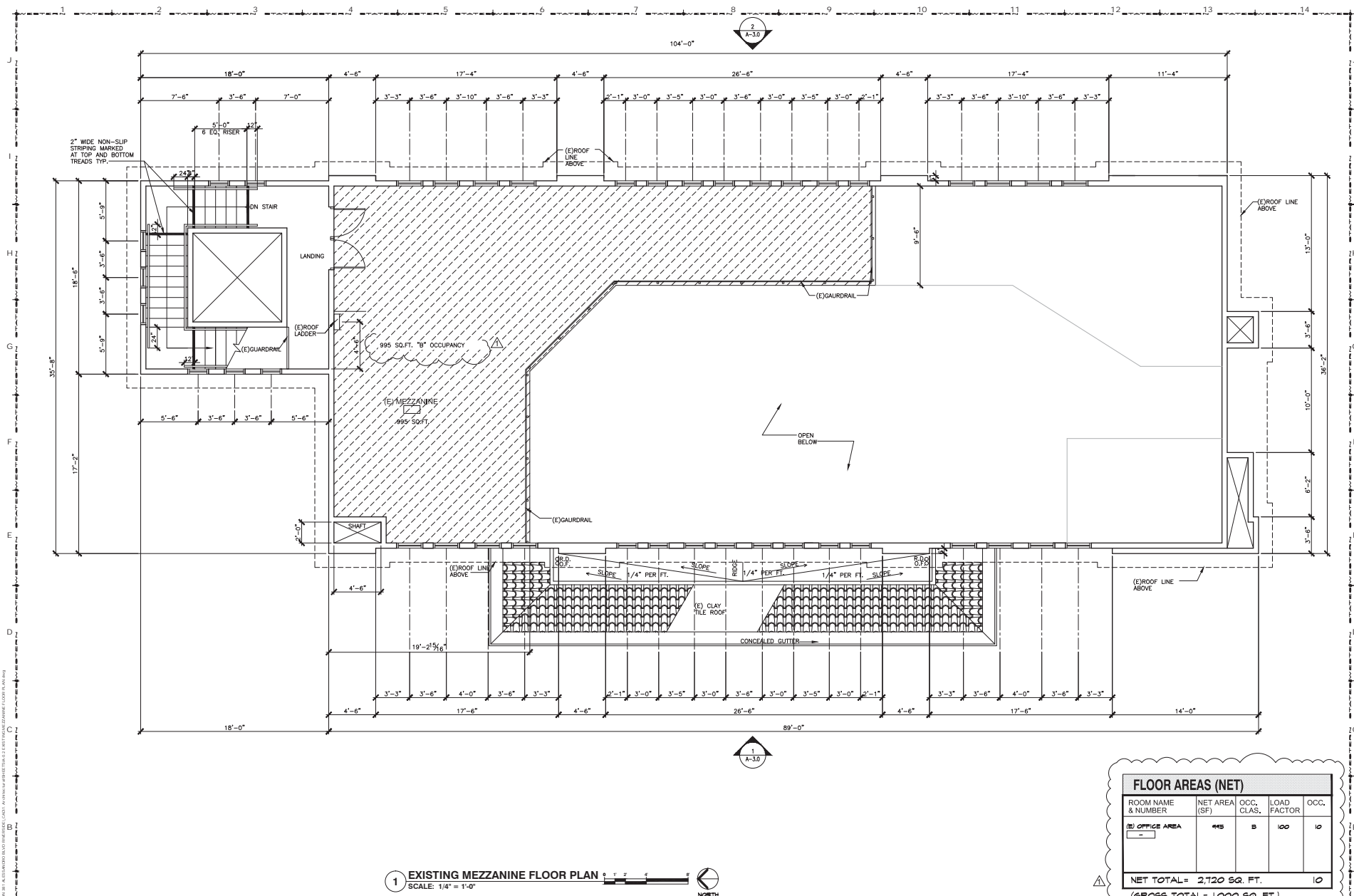
OWNER NAME & ADDRESS  
**THE GREEN GROUP**  
381 ALESSANDRO BLVD  
RIVERSIDE, CA  
PROJECT NAME & ADDRESS  
**76 STATION**  
381 ALESSANDRO BLVD  
RIVERSIDE, CA

NOTE TO CONTRACTOR  
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL UTILITIES ON- AND OFF-SITE PRIOR TO START OF CONSTRUCTION.

CONFIDENTIALITY STATEMENT  
THIS DOCUMENT, WITH ITS ASSOCIATING DRAWINGS, SPECIFICATIONS, CONTRACTS AND ALL INFORMATION CONTAINED HEREIN, IS THE PROPERTY OF WESTERSTATES ENGINEERING, INC. AND IS TO BE KEPT IN STRICTLY CONFIDENTIAL. IT IS TO BE USED ONLY FOR THE PROJECT AND NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF WESTERSTATES ENGINEERING, INC.

DESIGNED BY: WS  
DRAWN BY: BA  
CHECKED BY: JK  
DATE DRAWN: 03.09.15  
SCALE: 1/4"=1'-0"  
SHEET TITLE  
**EXISTING MEZZANINE FLOOR PLAN**

SHEET NUMBER  
**A-0.2**  
JOB No. E91415  
CUP No. CUP NO.



**1 EXISTING MEZZANINE FLOOR PLAN**  
SCALE: 1/4" = 1'-0"

FLOOR AREAS (NET)				
ROOM NAME & NUMBER	NET AREA (SF)	OCC. CLAS.	LOAD FACTOR	OCC.
(B) OFFICE AREA	415	B	100	10
NET TOTAL = 2,720 SQ. FT.				
(GROSS TOTAL = 1,000 SQ. FT.)				





**Western States**  
Engineering, Inc.  
A DESIGN-BUILD COMPANY  
4887 E. LA PALMA STE. 707  
PALM BEACH, FL 33410  
TEL: (754) 850-1100 FAX: (754) 850-1102  
WWW.WESTERNSATES.COM

CONSULTANT'S SEALS

**SUBMITTAL**  
NO. DESCRIPTION BY DATE  
1  
2  
3  
4  
**REVISIONS**  
NO. DESCRIPTION BY DATE  
1 BY BUILDING PLAN CHECK 09/09  
2  
3  
4

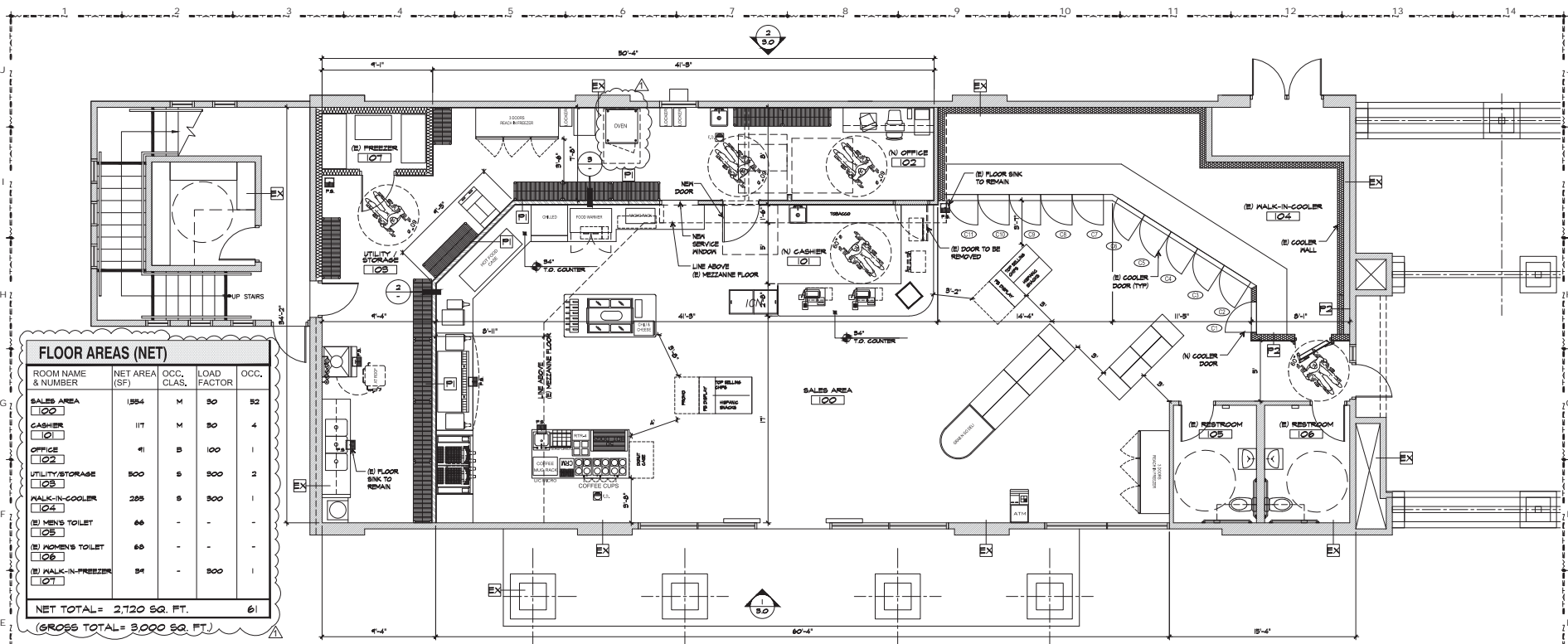
**OWNER NAME & ADDRESS**  
THE  
GREEN GROUP

**PROJECT NAME & ADDRESS**  
381 ALESSANDRO BLVD  
RIVERSIDE, CA  
INTERIOR REMODEL  
TO EXISTING C-STORE

**NOTE TO CONTRACTOR**  
CONTRACTOR TO VERIFY LOCATION AND DEPTH OF ALL EXISTING WALLS, AND TO VERIFY THE LOCATION OF ALL EXISTING MECHANICAL, ELECTRICAL, AND PLUMBING. COORDINATE ANY DISCREPANCIES WITH ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE COMMENCING ANY WORK.  
**CONFIDENTIALITY STATEMENT**  
THIS DRAWING, WITH ITS ASSOCIATING DOCUMENTS, IS THE PROPERTY OF WESTERN STATES ENGINEERING, INC. AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, WITHOUT THE WRITTEN PERMISSION OF WESTERN STATES ENGINEERING, INC. ANY VIOLATION OF THIS STATEMENT SHALL BE SUBJECT TO LEGAL ACTION.

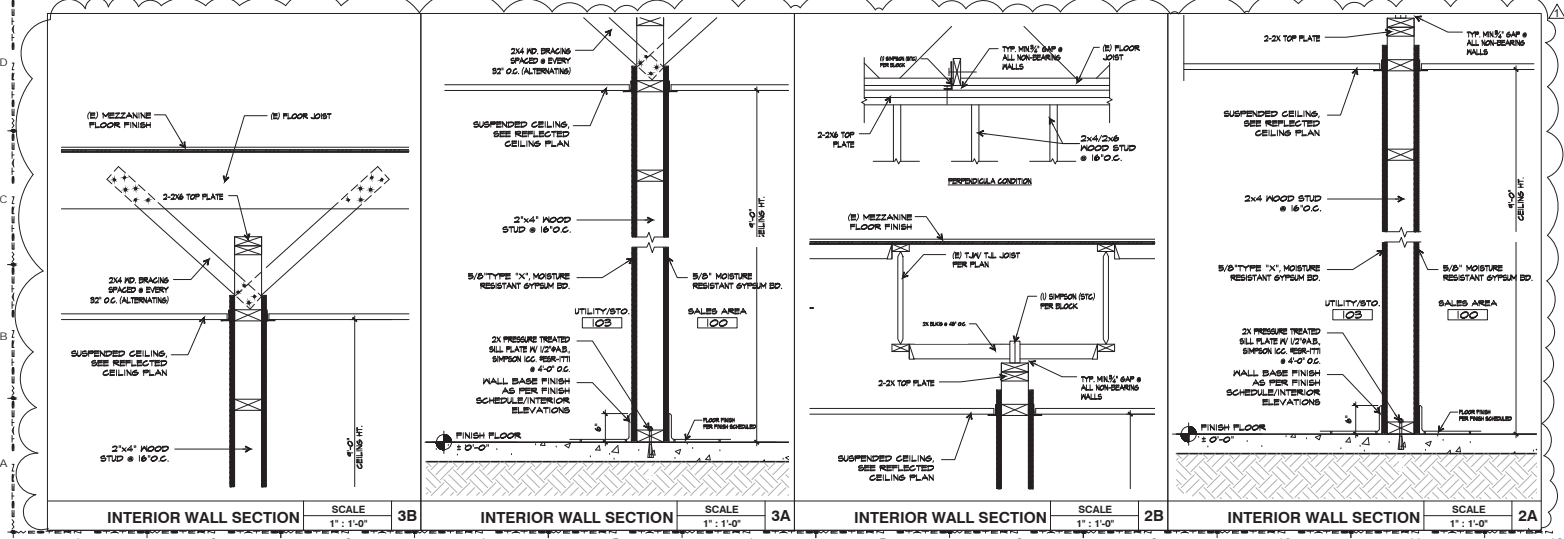
**DESIGNED BY:** WS  
**DRAWN BY:** BA  
**CHECKED BY:** JK  
**DATE DRAWN:** 03.09.15  
**SCALE:** 1/4"=1'-0"  
**SHEET TITLE**  
FIRST  
FLOOR PLAN

**SHEET NUMBER**  
**A-1.0**  
JOB No. E91415 CUP No.



FLOOR AREAS (NET)				
ROOM NAME & NUMBER	NET AREA (SF)	OCC. CLAS.	LOAD FACTOR	OCC.
SALES AREA 100	1554	M	50	52
CASHIER 101	117	M	50	4
OFFICE 102	41	S	100	1
UTILITY/STORAGE 103	500	S	500	2
WALK-IN-COOLER 104	285	S	500	1
MEN'S TOILET 105	66	-	-	-
WOMEN'S TOILET 106	66	-	-	-
WALK-IN-FREEZER 107	94	-	500	1
NET TOTAL = 2,720 SQ. FT. 61				
(GROSS TOTAL = 3,000 SQ. FT.)				

**1 PROPOSED FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



**WALL LEGEND**

- P1** 2"x4" NEW INTERIOR STUD WALL @ 16" O.C. WITH 5/8" TYPE 'X' MOISTURE RESISTANT SYSTEM BD. REFER TO DETAIL 2 ON SHEET A-1.0. USE MOISTURE RESISTANT SYSTEM BD. @ MEET AREAS. SEE DETAILS 2 & 3, THIS SHEET.
- P2** NEW WALK-IN COOLER WALLS AS PER MANUFACTURER'S SPECS. REFER TO DETAIL 1 ON SHEET A-1.2
- EX** (R) WALL TO REMAIN

**NOTES**

- FLOOR PLAN NOTES:**
- 1. ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH STRUCTURAL, ELECTRICAL, MECHANICAL, & PLUMBING DRAWINGS. COORDINATE ANY DISCREPANCIES WITH ARCHITECT/ENGINEER FOR CLARIFICATION BEFORE COMMENCING ANY WORK.
  - 2. ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.
  - 3. COORDINATE ALL DIMENSIONS AND DETOUTS (NEW / EXISTING) WITH STRUCTURAL AND MEP DRAWINGS.
  - 4. PROVIDE & INSTALL ALL WOOD BLOCKING / FURNISHINGS REQUIRED TO PROVIDE ANCHORAGE FOR ALL FINISHES, ACCESSORIES, FIXTURES, ETC. TO COMPLETE ALL WORK.
  - 5. PROVIDE PORTABLE FIRE EXTINGUISHERS IN LOCATIONS AS REQUIRED BY FIRE CODE AND LOCAL FIRE AUTHORITY.



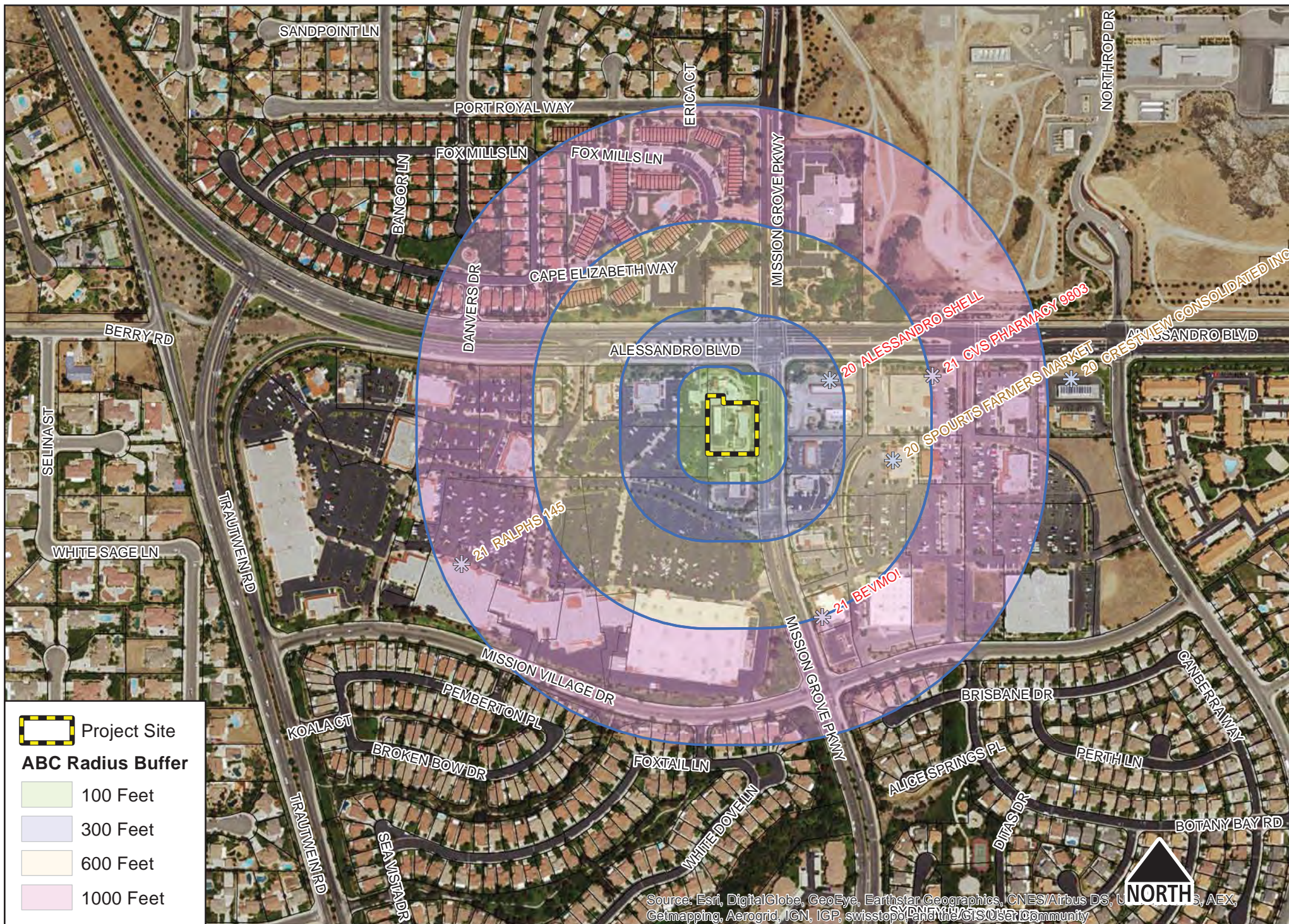


Exhibit 8 - P14-0588, P15-0483, P15-0753, P15-0755, P15-0756 & P15-0757, Buffer Map





**California Department of Alcoholic Beverage Control  
For the County of RIVERSIDE - (Off-Sale Licenses)  
and Census Tract = 420.12**

Report as of 9/8/2015

	License Number	Status	License Type	Orig. Iss. Date	Expir Date	Primary Owner and Premises Addr.	Business Name	Mailing Address	Geo Code
1)	<a href="#">401005</a>	ACTIVE	20	12/5/2003	11/30/2015	C A R ENTERPRISES INC 401 ALESSANDRO BLVD RIVERSIDE, CA 92508 Census Tract: 0420.12	ALESSANDRO SHELL	1040 N BENSON AVE UPLAND, CA 91786-2157	3312
2)	<a href="#">407451</a>	ACTIVE	21	12/31/2003	6/30/2016	RALPHS GROCERY COMPANY 315 E ALESSANDRO BLVD RIVERSIDE, CA 92508 Census Tract: 0420.12	RALPHS 145	PO BOX 54143 LOS ANGELES, CA 90054-0143	3312
3)	<a href="#">469183</a>	ACTIVE	20	11/14/2008	10/31/2015	CRESTVIEW CONSOLIDATED INC 501 ALESSANDRO BLVD RIVERSIDE, CA 92508-6072 Census Tract: 0420.12	CRESTVIEW CONSOLIDATED INC ARCO AM PM ALESSANDRO		3312
4)	<a href="#">479583</a>	ACTIVE	21	9/9/2009	8/31/2015	GARFIELD BEACH CVS LLC 491 E ALESSANDRO BLVD RIVERSIDE, CA 92508 Census Tract: 0420.12	CVS PHARMACY 9803	1 CVS DR, MAIL DROP 23062A WOONSOCKET, RI 02895-6146	3312
5)	<a href="#">510139</a>	ACTIVE	20	6/28/2011 11:31:55 AM	5/31/2016	SF MARKETS LLC 475 E ALESSANDRO BLVD RIVERSIDE, CA 92508-6071 Census Tract: 0420.12	SPOURTS FARMERS MARKET	5455 E HIGH ST , STE 111 PHOENIX, AZ 85054-5464	3312
6)	<a href="#">531152</a>	ACTIVE	21	11/18/2013 10:37:52 AM	10/31/2015	BEVERAGES & MORE INC 7562 MISSION GROVE PKWY RIVERSIDE, CA 92508-5050 Census Tract: 0420.12	BEVMO!	1401 WILLOW PASS RD, STE 900 CONCORD, CA 94520-7968	3312
7)	<a href="#">540666</a>	SUREND	20	3/3/2014 2:05:18 PM	2/29/2016	SINGH, AJIT 1355 E ALESSANDRO BLVD, STE 100 RIVERSIDE, CA 92508-2302 Census Tract: 0420.12	RH MARKET + 99¢	P O BOX 1701 WEST COVINA, CA 91793-1701	3312
8)	<a href="#">551303</a>	ACTIVE	21	1/2/2015 1:25:52 PM	12/31/2015	ESKANDER, AZIZ YOUSIF 1051 E ALESSANDRO BLVD RIVERSIDE, CA 92508-2421 Census Tract: 0420.12	ALESSANDRO LIQUOR		3312

P15-07575 PERN

## GREENS GROUP

Respected Riverside Planning Department and Planning Commission,

Greens Mission Grove, a subsidiary of Greens Group has submitted an application to reopen a fuel station.

Case # is P14-0588 & P15-0483.

**Project Description:** The existing land use is a closed & vacant fuel station, convenience store, and drive-thru restaurant. The proposed land use is reopening the closed & vacant fuel station, convenience store, and not opening the drive thru restaurant at this time, but maintaining the use permit for potential future use.

**Project Location:** 381 East Allesandro Blvd, Riverside, CA 92508

**APN #:** 276-110-024

**Project History:** The fuel station was closed several years ago as the tenant defaulted on the lease. When the landlord took control of property, environmental issues prevented him from leasing the premises. The landlord worked with the several governmental agencies and spent several years remediating the property prior to offering it back for lease. This is the only reason that the property was closed for an extensive period of time, and reapplying for both a conditional use permit with the City of Riverside, and with the Airport Land Use Commission is a function of the time lapsed between operations. The location has always served beer & wine and it is essential function of the business operation.

**Public Convenience / Necessity Information:** We are requesting the City of Riverside to make a determination that public convenience or necessity will be served by our proposed project.

1. We are proposing to reopen the fuel station as a Union 76 branded store with a convenience store. Our convenience store will sell a variety of products, including but not limited to smoothies, coffee, chicken & pizza, ice cream, chips, snacks, sodas, beer, wine, etc. and will allow another location for residents in the local and surrounding area to purchase their fuel. The business is different than the other businesses in the surrounding area selling alcohol. Further, our store is below grade to the main street, and walking via foot to the other stores is far as there is no direct access.
  - a. The CVS is a different type of business established primarily intending to sell pharmacy and medical products. It is a big retail establishment, completely different than a convenience based fuel station with convenience store. Further, the CVS building permit was issued on 9/18/06 and finalized on 12/12/06, during the time that the fuel station was already in operation.
  - b. BevMo is a destination liquor store while the fuel station simply has a convenience store which sells beer & wine. Further, BevMo has been approved after the fuel station and convenience store was already in operation. The city council already approved alcohol sales in 1997 and the station was open for about 13 years without any issues. After its closing due to environmental issues which have since been remediated, BevMo has opened. The CUP for alcohol sales was submitted for BevMo on 3/6/13 and approved by the planning commission on 5/9/13 and city council on 6/11/13. The

building permit was issued on 7/29/13, and finalized on 1/22/14. The station was already open and operating well before then.

- c. The Shell fuel station in the area which also sells beer & wine as an ancillary product and the fuel station we are reopening has been selling liquor concurrently since 1997. The City Council already made this determination in the past, based on "(1) this concurrent sales business is proposed in a relatively large geographic census tract, (2) there is significant amount of newly developed housing in the immediate area to which this proposed business will provide a convenience, and (3), the proposed location is within a growing area in which the actual population is anticipated to rise and the proposed business will meet anticipated future needs of planned growth in this part of the City."
2. We will make tremendous improvements to the currently closed & vacant fuel station including repainting the exterior, improving the exterior façade aesthetically, remodeling the existing fuel canopy, completely gutting the interior of the store, and rebuilding a brand new, modern, and state of the art convenience store with a variety of options. There will also be improvements to the outdoor patio, and a complete refresh of building signage. The store will be beneficial to the local community as it will serve as an opportunity for the local public to have a different fuel brand as a public convenience or option, and also have another high-quality establishment for their purchasing needs. The site is already adequately parked, and will allow the neighboring car wash establishment's customers a place to purchase a snack while they wait for their vehicle to be washed.
3. The issuance of the license will not aggravate an existing crime problem in the area, and in fact will reduce the crime. Currently, as the store sits vacant, it routinely is a victim of crime and thievery, and also a place for the homeless to call shelter temporarily. It has become an eye sore for the whole complex, and many of the neighboring businesses' managers have expressed their desire to see fuel station open and operational.
4. We have a thorough knowledge of the area, as we have owned another Union 76 branded fuel station along with a Circle K convenience store, Subway restaurant, Carvel Ice Cream & Cinnabon since the early 2000s less than 5 miles from fuel station we are proposing to reopen. When we acquired this location, it was in a terrible condition, closed, vacant, unbranded, and a routine location for crime. This is on the 60 Freeway at Box Springs across from "Raceway Ford" and a Jack in the Box restaurant. We have since, completely gutted and renovated the store, including reimagining the exterior, and it has served the public convenience & necessity in the area. Since our remodel, many new apartments have been built in the area, and this freeway exit location has improved & been beneficial to the surrounding community.
5. Precautions and guidelines are key to our operating business model. We will have a lighted parking area, video cameras, and standard operating procedures that all staff must follow. This includes following all of California's rules & regulations in addition to specific Greens operating procedures. We have operated a local fuel station for over a decade now without any issues and do not anticipate increasing any crime in the area, and in fact — plan to reduce it by opening the closed & vacant fuel station.

**About Us:** Greens Group, the parent company of Greens Mission Grove has owned and operated many high quality hotel, retail, and fuel establishments in the United States since 1989 and is built on a strong heritage of deep values. Greens Group has steadily grown its market presence by investing prudently, managing effectively, and operating efficiently. Today, Greens Group manages 20 businesses with 250 employees worldwide and \$30M in annual sales.

1. Our mission is to create value for our associates, customers, and stakeholders by developing, repositioning, and operating real estate, hotels, and fuel stations.



2. Values direct our business. Since our inception, we have maintained steadfast commitment to the following beliefs:
  - a. Taking care of people with respect and fairness - WE CARE
  - b. Making transparent fact-based decisions - WE COMMIT
  - c. Owning outcomes with accountability - WE EXPECT
  - d. Honoring ethical business practices - WE MANDATE
  - e. Giving back to our communities - WE SHARE
  - f. Making decisions fair to all - WIN-WIN
3. Our past/current operating business portfolio includes:
  - a. FUEL/RESTAURANT
    - i. Union 76 Fuel, Circle K, Subway, Carvel Ice Cream, Cinnabon, Box Springs, Riverside, CA
    - ii. Shell Fuel, Pennzoil Lube Shop, Full-Service Hand Car Wash, Mesa/Phoenix, AZ
    - iii. Sinclair Fuel, Qdoba Mexican Grill, Washington/St. George, UT
    - iv. Fairway Garden Car Wash, Walnut, CA
  - b. HOTELS
    - i. Hampton Inn, Parker, AZ
    - ii. Comfort Inn, St. George, UT
    - iii. Best Western, Parker, AZ
    - iv. Best Western, Ehrenburg, AZ
    - v. Best Western, Cajon Pass, CA
    - vi. Quality Inn, San Diego, CA
    - vii. Quality Inn, Washington, UT
    - viii. Quality Inn, Parker, AZ
    - ix. Quality Inn, Wickenburg, AZ
    - x. Quality Inn, Needles, CA
    - xi. Rodeway Inn, Needles, CA
    - xii. Super 8, Chandler, AZ
    - xiii. Super 8, Blythe, CA
    - xiv. Super 8, Mesa, CA
    - xv. Motel 6, Hurricane, UT
4. Leadership
  - a. President: Sharad J. Kadakia
    - i. Sharad Kadakia founded Greens Group in 1988 in the United States, and serves as the President & CEO. Sharad oversees new acquisitions, development, and capital procurement. He spends a significant amount of his time focusing on international development opportunities including commercial office, residential, and land development. Throughout his career, he has purchased or developed in excess of 50 real estate properties, and has worked in all facets of development including minor renovations, major structural changes and complete overhaul, ground up construction, and master planning land development. He holds an Associate's Degree in Physics from the New Science College in Hyderabad, India

and attended the prestigious Hyderabad Public School. Sharad has served as a Governor for Best Western International & is intricately involved in numerous charitable organizations.

b. Vice President, Finance: Ashutosh Kadakia

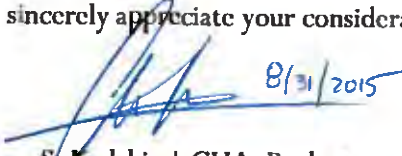
- i. Ashutosh Kadakia joined Greens Group in 2007 and serves as Vice President of Finance. He is primarily responsible for fundamental analysis, underwriting new acquisitions, maintaining financial and lending relationships, and portfolio management of the firm's excess capital. His team leads the development of SimpleHotel, the firm's proprietary hotel management and analytic software. Prior experience includes database research for Quest Software. He studied in Finance, Real Estate, and Economics at the Kelley School of Business at Indiana University and completed all 3 levels of the Chartered Financial Analyst (CFA) examination.

c. Vice President, Development: Atman Kadakia

- i. Atman Kadakia joined Greens Group in 2010 and is responsible for underwriting new acquisition investment opportunities, construction management, project coordination, and renovations. He is a real estate broker in CA and a Certified Hospitality Administrator (CHA). Prior experience includes commercial brokerage for Sperry Van Ness, construction management for Perini Corporation, and operations finance for Hilton Worldwide. He holds a Bachelor of Science in Business Administration and a Master of Construction Management from the University of Southern California, and a Master of Real Estate Finance from Georgetown University. Atman also founded the USC Construction Alumni Group and is the on the Emerging Leaders Board for the Viterbi School of Engineering at USC.

**Summary:** Greens Group has a strong operating history in a variety of retail & fuel oriented businesses where safety is the backbone to the success of our businesses. We request that the council apply a common sense approach to this case as the station has been operating and serving fuel & selling alcoholic beverages for many years. It closed due to environmental concerns for several years, and we are only intending to reopen it. We are aesthetically improving the façade, creating jobs, increasing economic activity, and plan to open a closed establishment. Without the approval to sell alcoholic beverages, we will not be able to proceed with our redevelopment of this location. If we are considered for this, we pledge to be great partners of the local community and will take all measures and precautions required to maintain safety and protect the security of all the patrons to our business establishment.

We sincerely appreciate your consideration.



Atman S. Kadakia | CHA, Broker  
 Vice-President, Development | Greens Group  
 14252 Culver Drive, Suite A-358 | Irvine, CA 92604  
 M: (949) 322-1760 | O: (949) 829-4903 | F: (714) 730-6665  
[www.greensgroup.com](http://www.greensgroup.com) | [atman@greensgroup.com](mailto:atman@greensgroup.com)  
 RE License # [01938289](#)  
 Fight On!



Existing vehicle fuel station, west elevation.



Existing drive-thru lane, east elevation.





Existing vehicle fuel station, north elevation.