

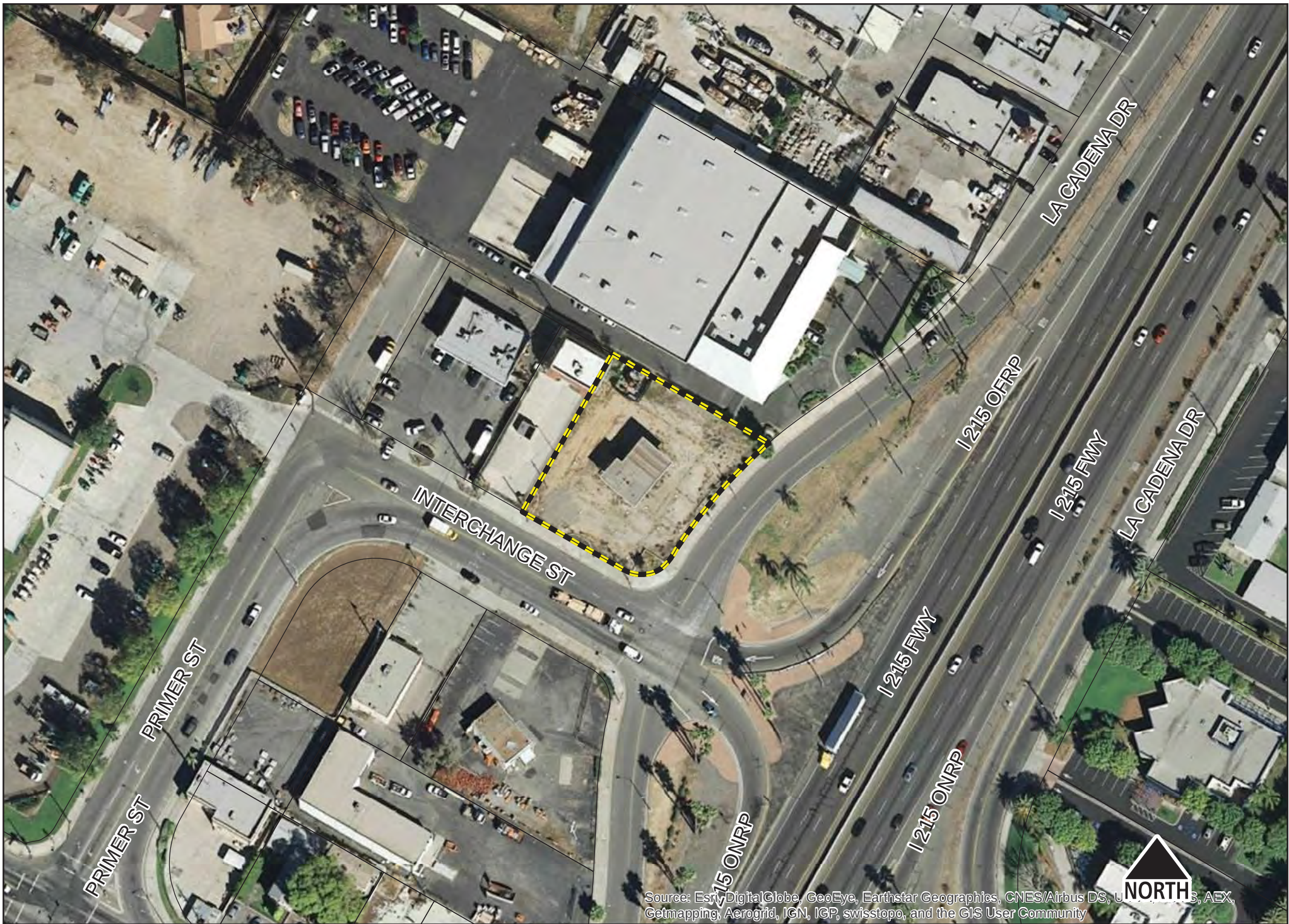


Exhibit 3 - P14-0887, P14-0888, P14-0889 & P14-0890, Aerial Photograph

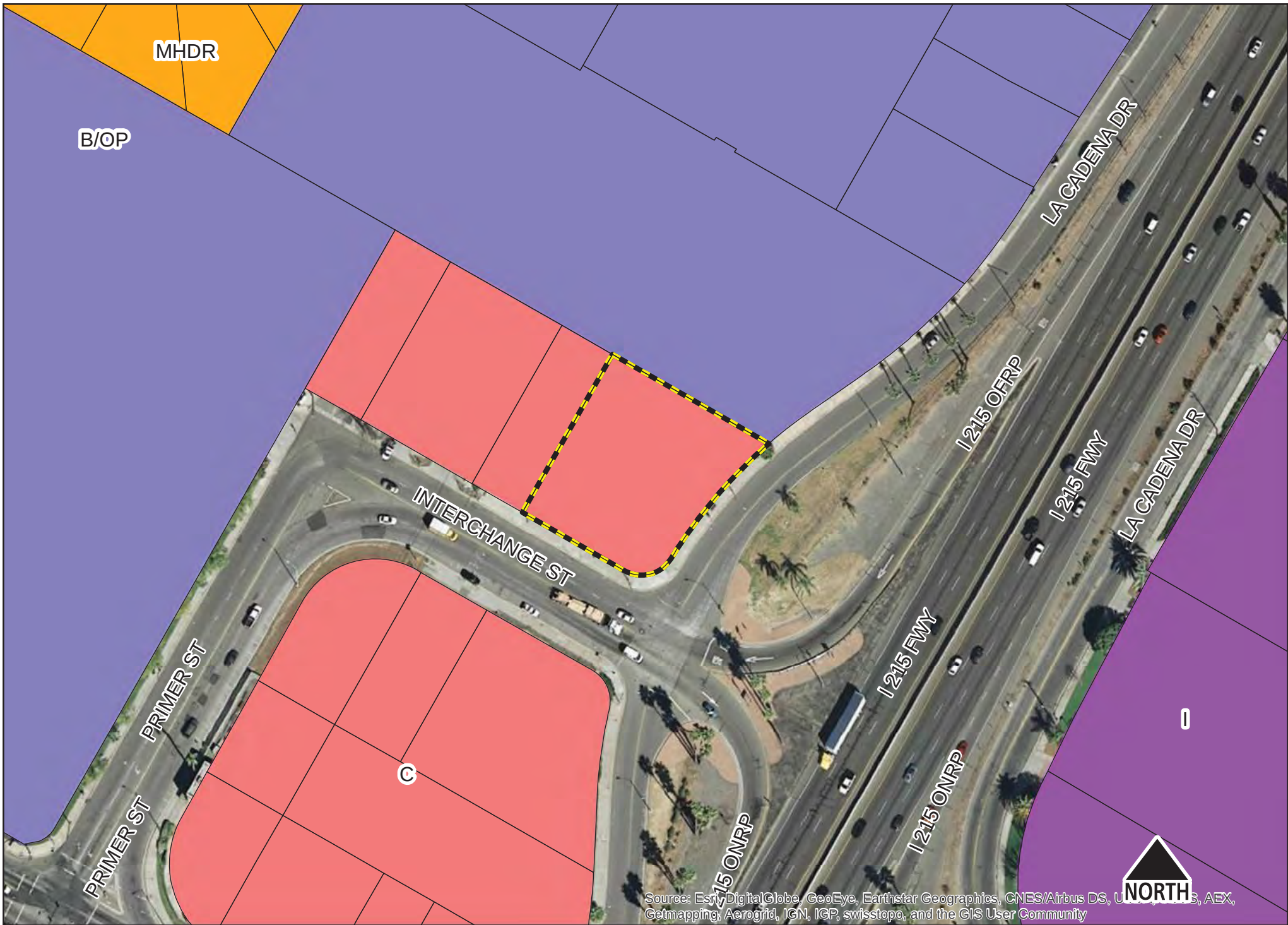


Exhibit 4 - P14-0887, P14-0888, P14-0889 & P14-0890, General Plan Map



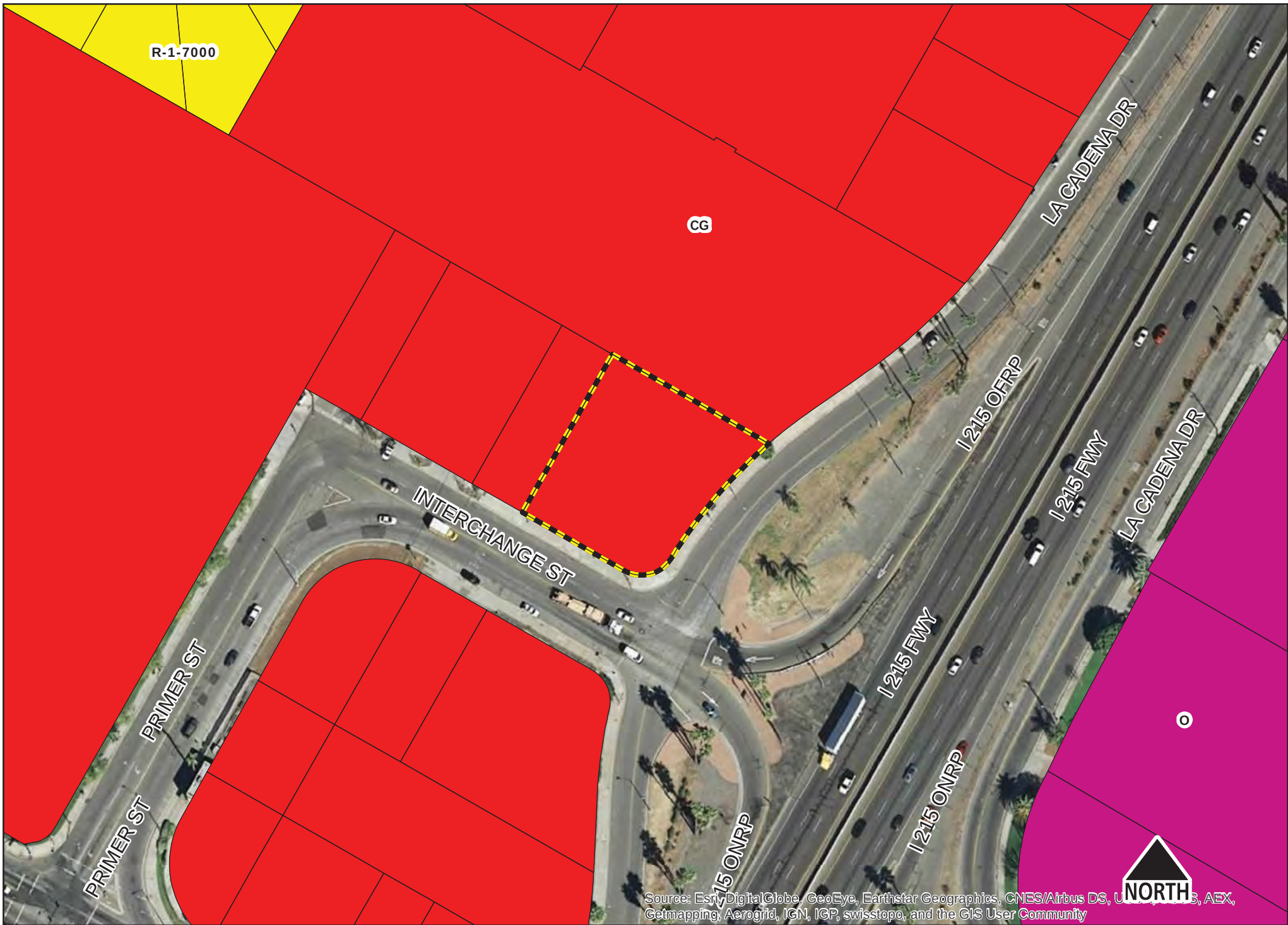


Exhibit 5 - P14-0887, P14-0888, P14-0889 & P14-0890, Zoning Map

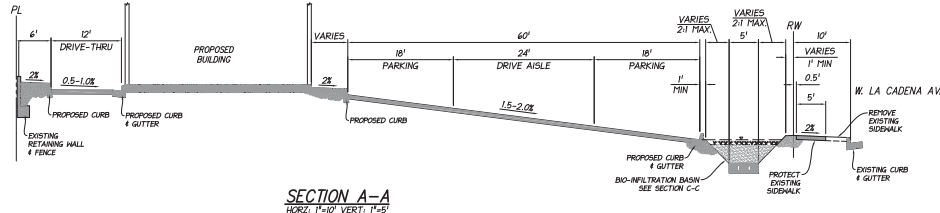
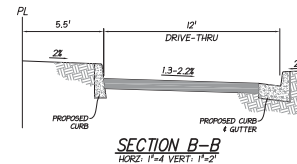
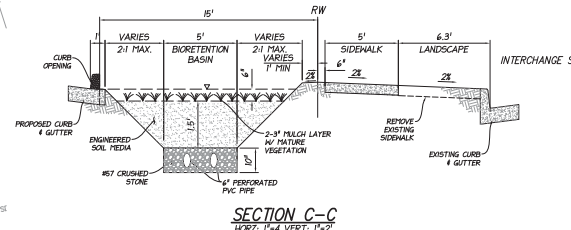
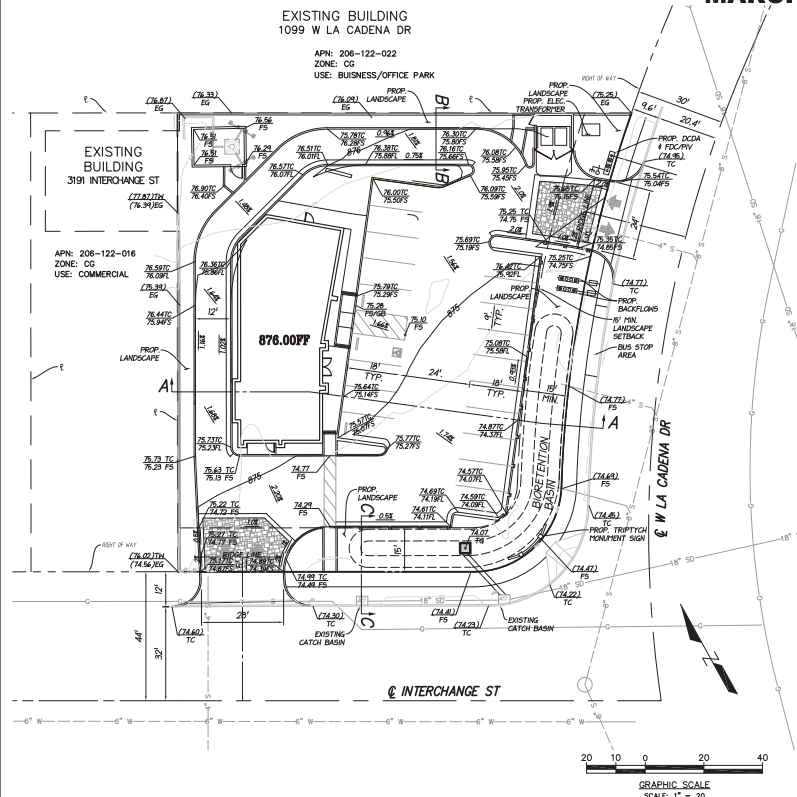


CONCEPTUAL GRADING PLAN

1115 W LA CADENA DRIVE

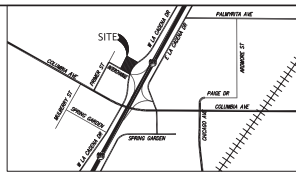
CITY OF RIVERSIDE

MARCH 2016



LEGEND

---	EXISTING PROPERTY LINE
---	PROPOSED RIGHT OF WAY
---	EXISTING CENTERLINE
---	PROPOSED CURB
---	EXISTING CURB
---	PROPOSED SIDEWALK
---	EXISTING SIDEWALK
---	EXISTING DIRT ROAD
---	PROPOSED PARKING STRIPE
---	EXISTING BASEMENT
---	EXISTING CONTOUR MAJOR
---	EXISTING CONTOUR MINOR
---	EXISTING FENCE
---	EXISTING BUILDING
---	EXISTING CONCRETE
---	PROPOSED UNDERGROUND UTILITY
---	EXISTING UNDERGROUND UTILITY
---	EXISTING EDGE OF PAVEMENT
---	EXISTING CONTOUR ELEVATION
---	EXISTING SPOT ELEVATION
---	R/W
---	P/L
---	EXIST
---	PROPOSED
---	S.F.
---	D/M
---	S/M
---	B.S.L.
---	FINISH SURFACE
---	TOP OF CURB
---	FINISH LINE
---	FINISH GRADE
---	TG
---	INVERT
---	C.F.
---	EG



OWNER
GREENS GROUP
1652 CULVER DRIVE, STE A358
IRVINE, CA 92604
(949) 824-4900
CONTACT: ATTHAN KADAKIA

ENGINEER
PSOMAS
1500 IOWA AVENUE, STE 210
RIVERSIDE, CA 92507
(951) 787-8421
CONTACT: HENRY PAO

ARCHITECT
TR DESIGN GROUP, ARCHITECTURE
1778 MAGNOLIA AVENUE
RIVERSIDE, CA 92504
(951) 742-7174
CONTACT: RICK JAEGER

TOPOGRAPHY SOURCE
EXISTING TOPOGRAPHY PROVIDED BY THE GREENS GROUP

BASIS OF BEARING
THE CENTERLINE OF INTERCHANGE DRIVE BEING NORTH
60°56'57" WEST AS SHOWN ON R.S.33/98.

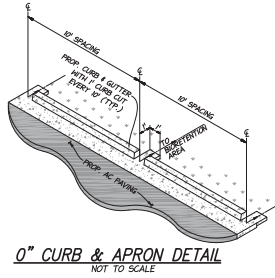
LEGAL DESCRIPTION
LOT 2 IN THE CITY OF RIVERSIDE, COUNTY OF RIVERSIDE,
STATE OF CALIFORNIA, AS SHOWN BY MAP ON FILE ON
BOOK 33, PAGE 95 OF MAPS, RECORDS OF RIVERSIDE
COUNTY, CALIFORNIA.

ASSESSOR PARCEL NO
BOOK PAGE PARCELS
206 122 015

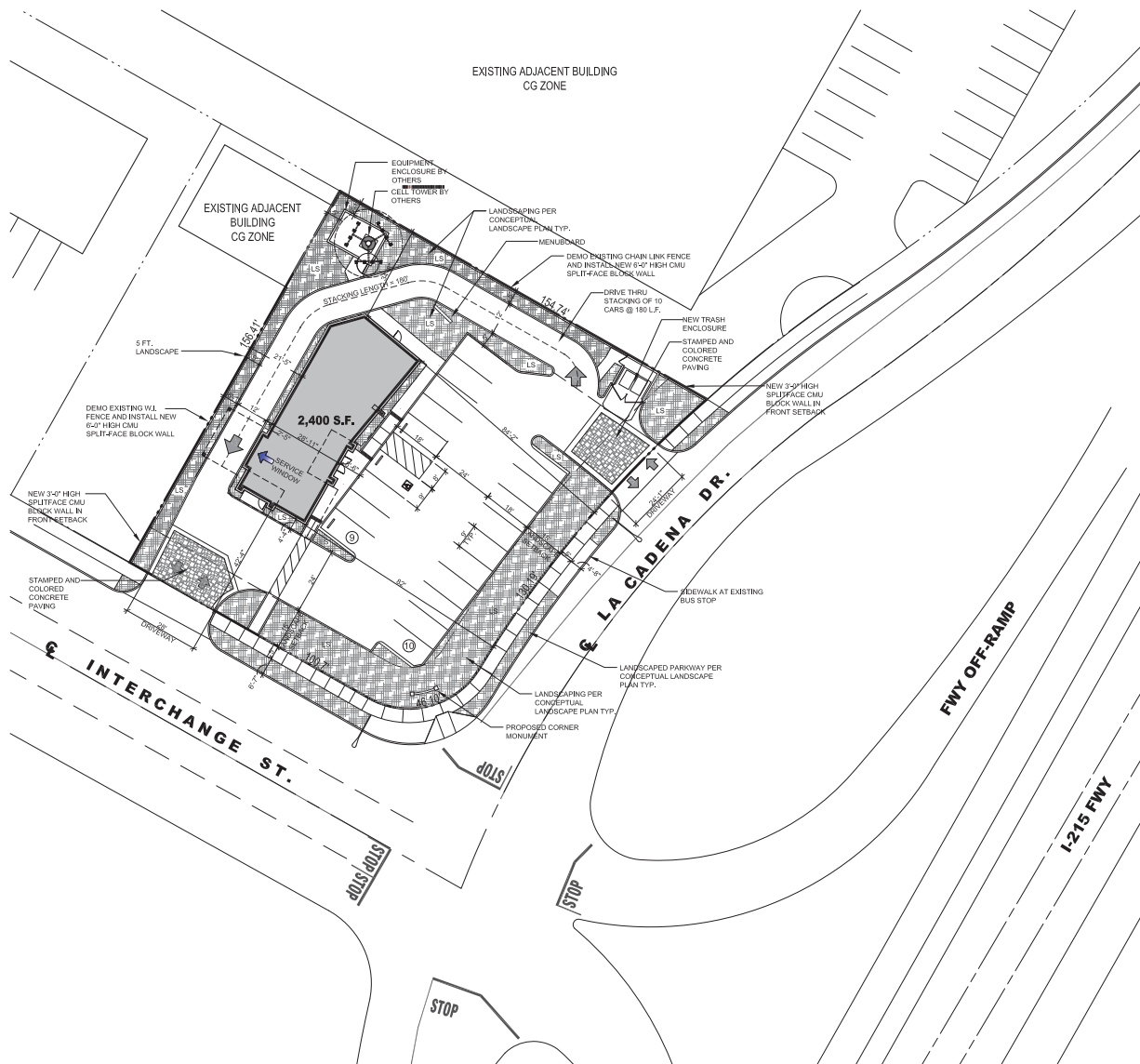
ACREAGE
APN: 206-122-015 0.41 ACRES
GROSS 0.41 ACRES
DISTURBED AREA 0.41 ACRES

ZONING/LAND USE/GENERAL PLAN
EXISTING ZONING: CG - COMMERCIAL GENERAL
EXISTING LAND USE: VACANT
PROPOSED ZONING: CR - COMMERCIAL RETAIL
PROPOSED LAND USE: RESTAURANT

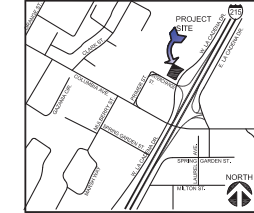
UTILITY PROVIDERS
WATER: CITY OF RIVERSIDE
SEWER: CITY OF RIVERSIDE
ELECTRICITY: CITY OF RIVERSIDE
GAS: THE GAS COMPANY
TELEPHONE: VERIZON
TELEVISION: AIR HAVES / CHARTER COMMUNICATIONS



REVISIONS		DATE	BY
MARK			
CITY OF RIVERSIDE CONCEPTUAL GRADING & DRAINAGE PLAN APN: 206-122-015			
SCALE:	1"=20'	H.O. 46RE202000	
DATE:	5/20/2015	SHEET	1
DESIGNED:	HP	1500 IOWA AVENUE, SUITE 210	
CHECKED:	HP	RIVERSIDE, CA 92507	
PLN. CK. REF:		(951) 787-8421	
P.B.		WWW.PSOMAS.COM	
		DWG. NO.	46RE202000-CG-01



VICINITY MAP
NOT TO SCALE



SHEET INDEX

- CUP - 1 SITE PLAN
- CUP - 2 FLOOR PLAN
- CUP - 3 EXTERIOR ELEVATIONS
- CUP - 4 EXTERIOR PERSPECTIVE VIEWS
- CUP - 5 CONCEPTUAL LANDSCAPE PLAN

PROJECT DATA

PROJECT DESCRIPTION

NEW 2,352 SQUARE FEET RESTAURANT BUILDING WITH DRIVE-THRU AND SIT DOWN DINING AREA AND NEW SURFACE PARKING AND LANDSCAPE.

PROJECT ADDRESS

1115 W. LA CADENA AVE.
RIVERSIDE, CA 92501

OWNER:

GREENS GROUP
14252 CULVER DRIVE, SUITE A358
IRVINE, CA 92604
(949) 825-4900
CONTACT: ATMAN KADANIA

APPLICANT:

GREENS GROUP
14252 CULVER DRIVE, SUITE A358
IRVINE, CA 92604
(949) 825-4900

APPLICANT'S REPRESENTATIVE:

TR DESIGN GROUP, ARCHITECTURE
7179 MAGNOLIA AVENUE
RIVERSIDE, CA 92504
CONTACT: RICK JAEGER
PHONE: 951-443-7179

API#

209-123-015

PROPOSED OCCUPANCY:

GROUP "A2" RESTAURANT

TYPE OF CONSTRUCTION:

TYPE: V-8 (SPRINKLERED)

BUILDING DATA:

AREA: 2,400 S.F.
HEIGHT: 35'-0"

EXISTING & PROPOSED ZONE / LAND USE:

EXISTING: CG - COMMERCIAL GENERAL BUSINESS CENTER

PROPOSED: CR - COMMERCIAL RETAIL
GROUP "A2" - RESTAURANT

AREA CALCULATIONS:

BUILDING:	2,352 S.F. /	11.01%
LANDSCAPE:	6,250 S.F. /	29.26%
HARDSCAPE:	12,500 S.F. /	58.65%
CELL TOWER:	251 S.F. /	1.18%
TOTAL SITE:	21,359 S.F. /	100.00%

DRIVE THRU STACKING LENGTH

180 L.F. FOR 10 CARS

PARKING ANALYSIS:

LAND USE	S.F.	PARKING REQD	REQ. PROV. DIFF.
FAST FOOD	2,400 SF	1/1000	24 19 -5
TOTAL PARKING PROVIDED:		19 PARKING SPACES	



DATE: 2/22/16

CUP-1

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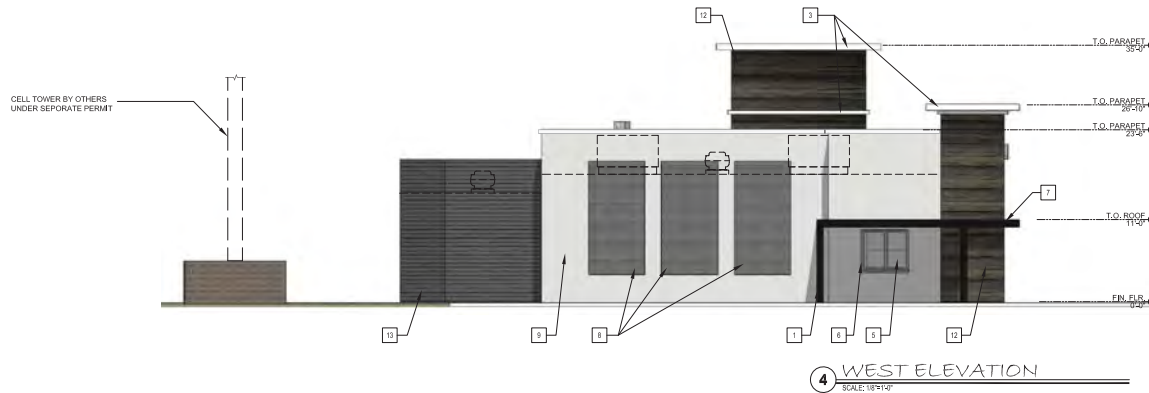
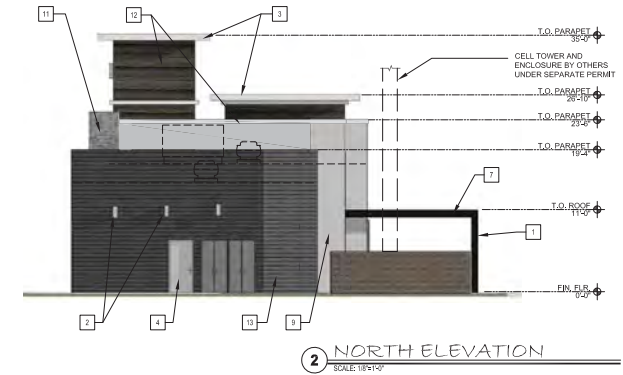
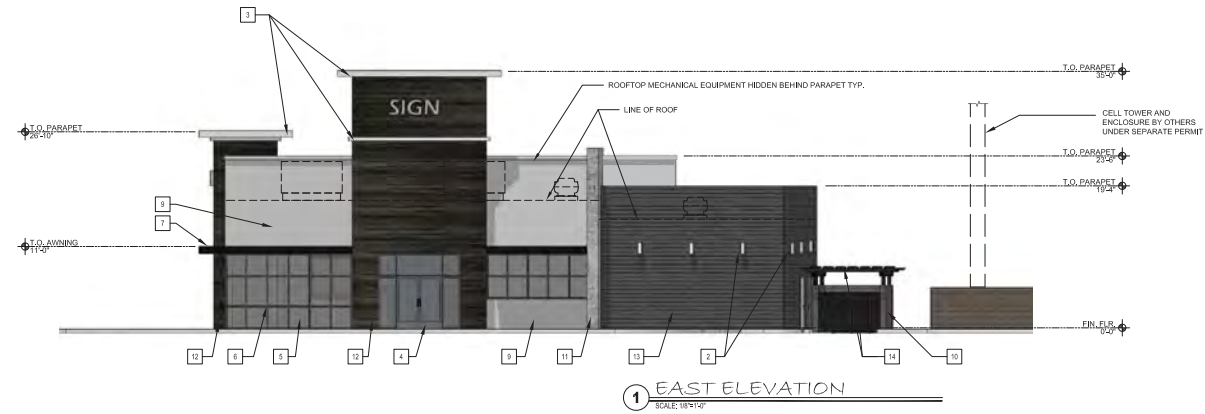


Site Plan

1115 W LA CADENA AVE
RIVERSIDE, CA 92501



Exhibit 7 - P14-0887, P14-0888, P14-0889 & P14-0890, Site Plan



COLORS & MATERIALS LEGEND			
NUMBER	DESCRIPTION	MANUFACTURER	COLOR / FINISH
1	PREFINISHED METAL PANEL COLUMN	ASI	KYNAR 500 - EBONY
2	ARCADIA SERIES HALF SHIELD LED WALL SCENE LIGHT	TEKA ILLUMINATION	NICKEL PLATE - WHITE DIFFUSER
3	PARAPET COPING & FACIA	DUNN EDWARDS	DEW579 - IGLOO
4	EXTERIOR TRIM & DOORS	DUNN EDWARDS	PAINTED WITH DUNN EDWARDS DE3378 LOOKING GLASS
5	GLAZING	PPG SOLARBronze	SOLARBAN 60
6	STONEFRONT WINDOW FRAMES	ARCADIA	#11 CLEAR AC-2
7	PREFINISHED METAL PANEL	ASI	KYNAR 500 - EBONY
8	METAL "GREEN SCREEN"	—	PAINTED WITH DUNN EDWARDS DE3378 LOOKING GLASS
9	STUCCO / CEMENT PLASTER 1520 SAND FLOAT	LA HABRA	PAINTED WITH DUNN EDWARDS DE3786 MINER'S DUST
10	CMU SPLIT FACE BLOCK	ORCO BLOCK	BROWN
11	STONE VENEER	CORONADO STONE	OLD WORLD LEDGE - ANTIQUE CREAM
12	"RECLAIMED" WOOD SIDING	TRESTLEWOOD	NATURALLY DISTRESSED WHITE/GRAY
13	HARDIE PLANK 8" LAP SIDING	JAMES HARDIE	PAINTED WITH DUNN EDWARDS DE3378 LOOKING GLASS
14	TRASH GATE AND TRELLIS	DUNN EDWARDS	PAINTED WITH DUNN EDWARDS DE3350 DARK ENGINE



① SOUTHEAST PERSPECTIVE
SCALE: N/A



② SOUTHWEST PERSPECTIVE
SCALE: N/A

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DATE: 6/26/15

CUP-4

GREENS  GROUP

Perspective Views

1115 W LA CADENA AVE
RIVERSIDE, CA 92501

SCALE: N/A

TRDesignGroup
ARCHITECTURE



PLANT LEGEND				
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE	COMMENTS
TREES				
	PINUS CANARIENSIS	CANARY ISLAND PINE	24" BOX	STANDARD
	CITY STREET TREE		24" BOX	STANDARD
	PHOTINIA X FRASERI	FRASER'S PHOTINIA	24" BOX	STANDARD
SHRUBS				
	LEUCOPHYLLUM FRUTESCENS 'COMPACTA'	COMPACT TEXAS RANGER	5 GAL	
	HESPERALOE PARVIFLORA	RED YUCCA	1 GAL	
	DEALEA GREGGII	TRAILING INDIGO BUSH	5 GAL	
	SALVIA MICROPHYLLA 'HOT LIPS'	HOT LIPS SAGE	5 GAL	
	BERBERIS THUNBERGII 'ORANGE ROCKET'	ORANGE ROCKET BARBERRY	5 GAL	
VINES				
	MACFADYENA LINGUIS-CATI	CAT'S CLAW	1 GAL	
GROUND COVERS				
	LANTANA MONTEVIDENSIS	PURPLE TRAILING LANTANA	FLATS @ 12" O.C.	
	BOUTELOUA GRACILIS 'BLONDE AMBITION'	BLONDE AMBITION BLUE GRAMA	1 GAL @ 24" O.C.	
	LOMANDRA LONGIFOLIA 'BREEZE'	BREEZE DWARF MAT RUSH	1 GAL @ 24" O.C.	
	NASSELLA TENUISSIMA	MEXICAN FEATHER GRASS	1 GAL @ 24" O.C.	
	3' LAYER 3/8" MINUS DECOMPOSED GRANITE	'CALIFORNIA GOLD' CRUSHED STONE TOPDRESSING		
	MARATHON II TURF	SOD		
NOTE:				
1. ALL PLANTED AREAS SHALL RECEIVE 3" THICK BARK MULCH.				

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GREENS GROUP

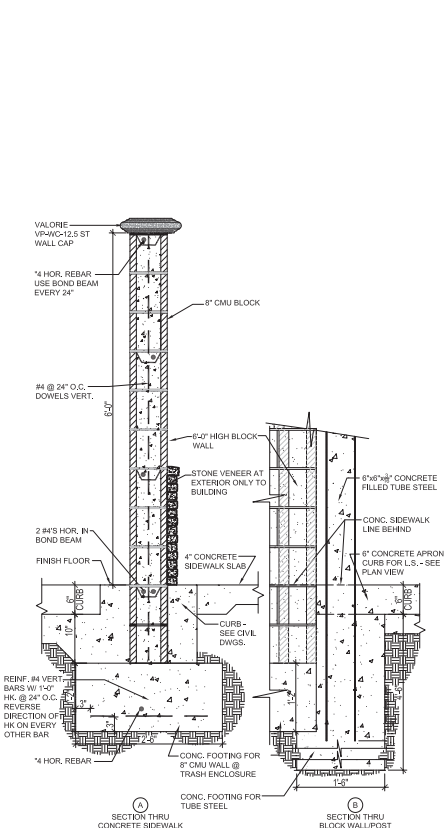
Conceptual Planting Plan
1115 W. La Cadena Ave.
Riverside, CA 92501

SCALE: 1" = 20'-0"

DATE: 3/15/16

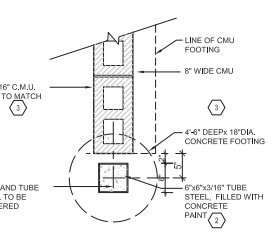
CUP-5

TRDesignGroup
ARCHITECTURE
IDLA



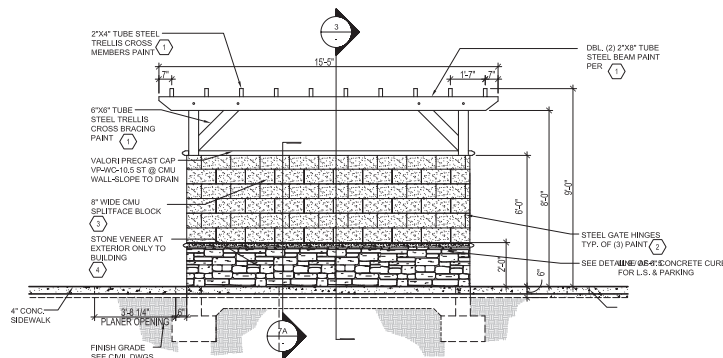
FOOTING @ TRASH ENCLOSURE

SCALE: 1"=1'-0"



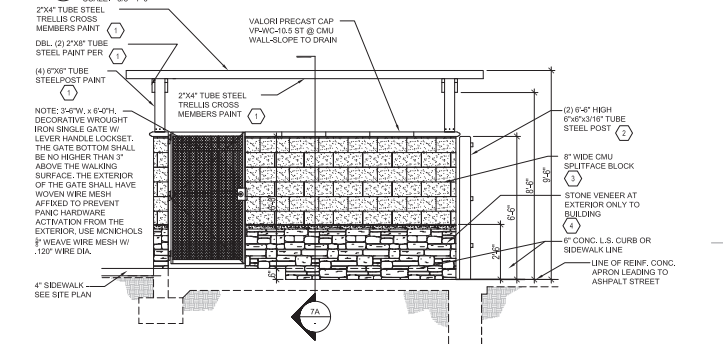
TUBE STEEL @ GATE JAMB

SCALE: 1"=1'-0"



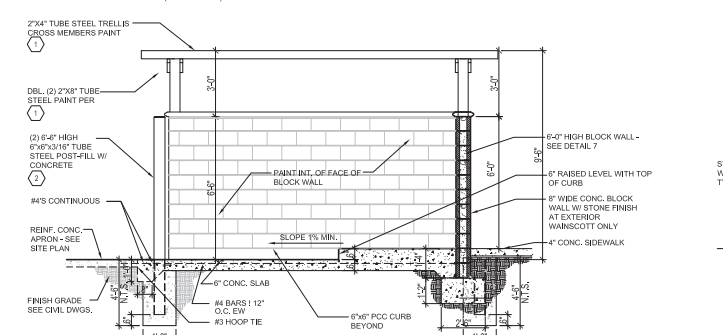
NORTH ELEVATION @ TRASH ENCLOSURE

SCALE: 3/8"=1'-0"



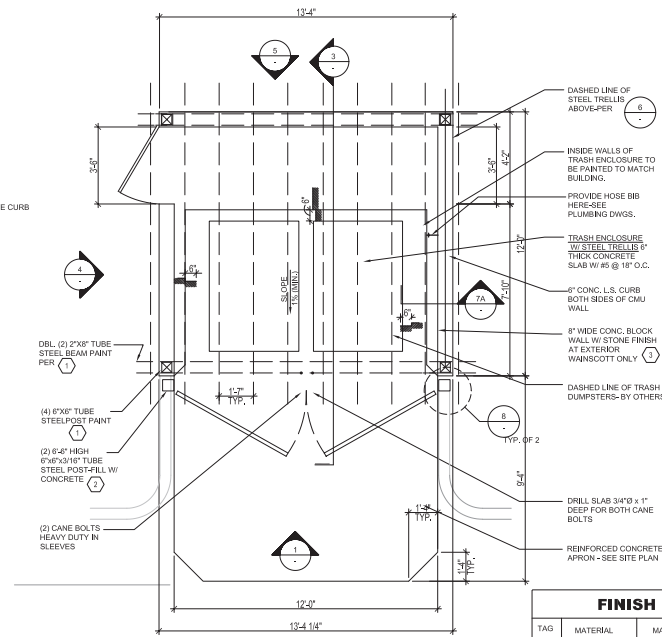
WEST ELEVATION @ TRASH ENCLOSURE

SCALE: 3/8"=1'-0" (EAST SIMILAR)



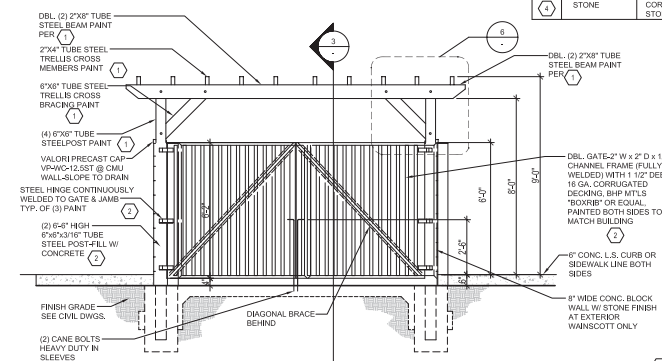
SECTION @ TRASH ENCLOSURE

SCALE: 3/8"=1'-0"



PLAN VIEW @ TRASH ENCLOSURE

SCALE: 3/8"=1'-0"



SOUTH ELEVATION @ TRASH ENCLOSURE

SCALE: 3/8"=1'-0"

FINISH LEGEND			
TAG	MATERIAL	MANUF.	SPECIFICATION
1	PAINT	DUNN EDWARDS	COLOR: DEB350 DARK ENGINE
2	PAINT	DUNN EDWARDS	COLOR: DEB376 LOOKING GLASS
3	CMU	ORCO	COLOR: BROWN
4	STONE	CORONADO	OLD WORLD LEDGE - ANTIQUE CREAM

Trash Enclosure Details

1115 W LA CADENA AVE
RIVERSIDE, CA 92501

SCALE: AS NOTED

DATE: 3/21/16

CUP-6

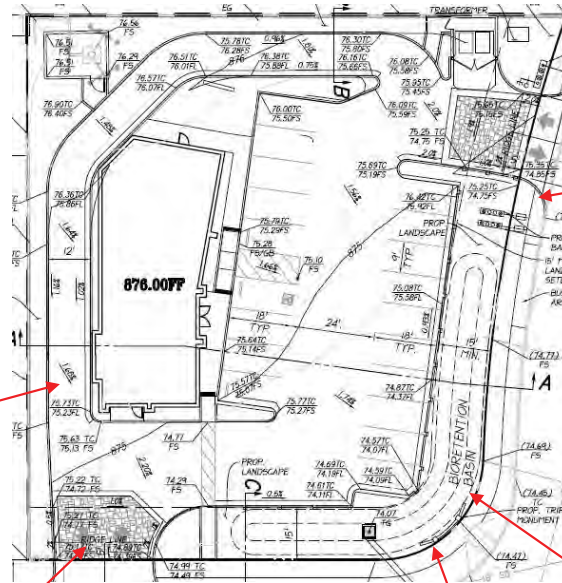


Exhibit 8 - P14-0887, P14-0888, P14-0889 & P14-0890, Existing Site Photos

March 7, 2016

Mr. Brian Norton, Senior Planner
City of Riverside
Planning Department
 3900 Main Street
 Riverside, CA 92522

Subject: Variance Justification to allow a fast food restaurant fronting a city designated collector street for a proposed drive-thru restaurant located at 1115 W. La Cadena Avenue, APN 206-122-015

Dear Mr. Norton.:

This Variance Request specifically seeks to allow for a proposed fast food restaurant with a drive-thru fronting onto a collector street wherein the zoning code requires an arterial street. The granting of this variance would not result in any material differences to the project or surrounding streets and traffic patterns for reasons described below. This Variance Request letter is written to provide responses to the 4 questions in the City's Variance Justification Form.

1. Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code?

YES, the strict application of the provision of the Zoning Code would result in practical difficulties and unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code. Both Interchange and La Cadena are designated on the City of Riverside's General Circulation Element as

Collector Streets. A Collector Street is defined by the City of Riverside's Standard Drawing Number 101 as a 66' width, right-of-way to right-of-way street. Interchange is actually an 88' width street, measured right-of-way to right-of-way. As designated under the City's Standard Drawing Number 101, an 88' wide street is an Arterial, see copy of Standard 101 attached.

1500 Iowa Avenue
 Suite 210
 Riverside, CA 92507-2179

Tel 951.787.8421
 Fax 951.682.3379
www.Psomas.com

2. *Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification?*

YES, Interchange is the correct geometry and width to be an arterial street as described under City Standard Number 101 but the City's General Circulation Element does not acknowledge this.

3. *Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located?*

NO, the granting of this variance will not prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which this property is located. On the contrary, this significant property investment and future business will prove to be a community benefit and will increase the overall property values from the site's current state.

4. *Will the granting of such variance be contrary to the objectives of any part of the General Plan?*

NO, the granting of this variance will not be contrary to the objectives of the General Plan.

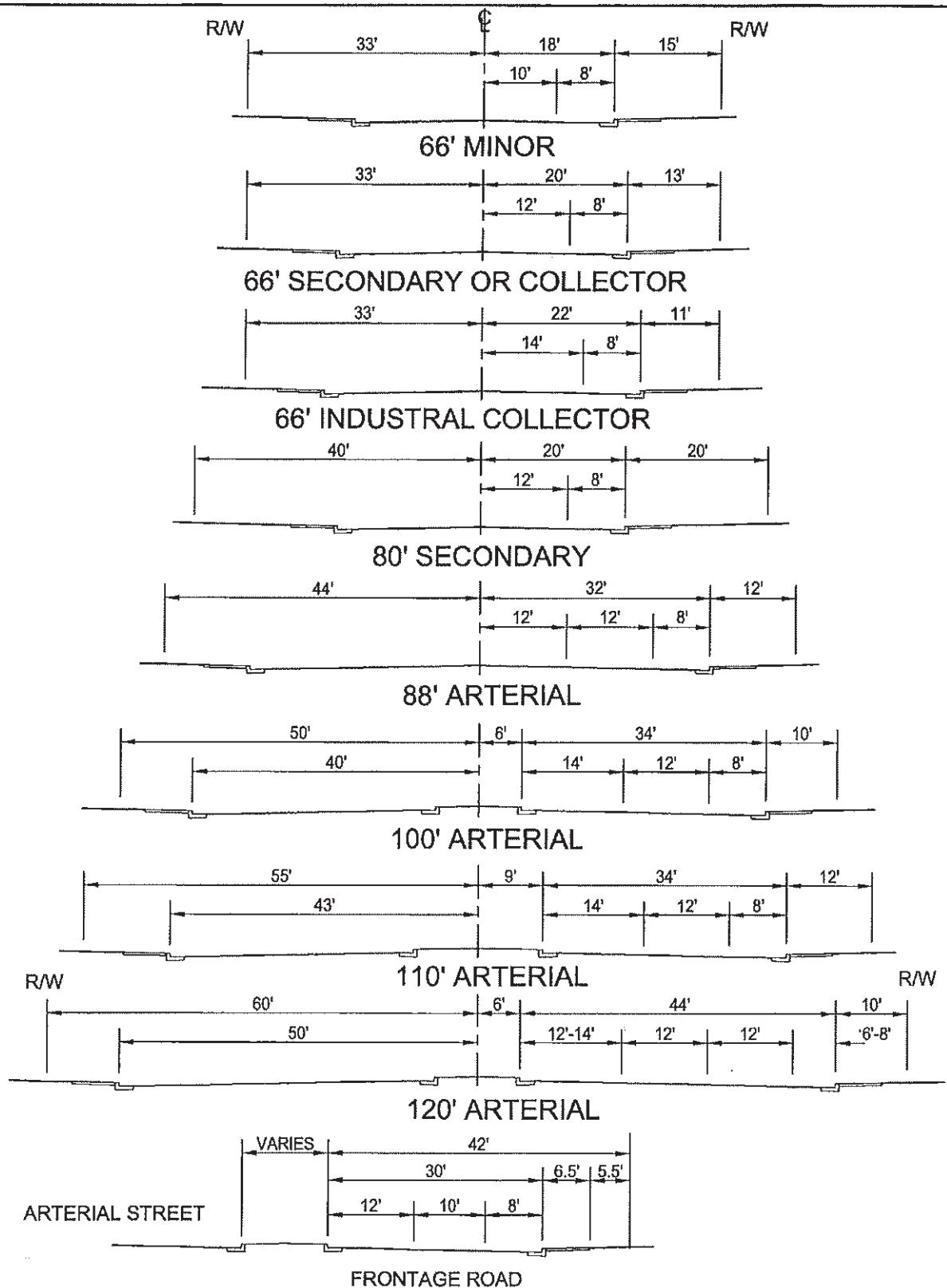
I trust that the above information will be sufficient in your consideration of this parking variance request. Should you require any additional items, please do not hesitate to contact me. Thank you Brian!

Respectfully Submitted,
Psomas



Andrew Walcker
Vice President

AW/jw



APPROVED BY <i>[Signature]</i> CITY ENGINEER		DATE 5/18/11		CITY OF RIVERSIDE PUBLIC WORKS DEPARTMENT STANDARD STREET DIMENSIONS	
MARK		REVISIONS			
APPR.		DATE		Sheet 1 of 1	

March 7, 2016

Mr. Brian Norton, Senior Planner
City of Riverside
Planning Department
 3900 Main Street
 Riverside, CA 92522

Subject: Variance Justification for 19 parking spaces wherein code requires 24 parking spaces for a proposed drive-thru restaurant located at 1115 W. La Cadena Avenue, APN 206-122-015

Dear Mr. Norton.:

This Variance Request specifically seeks to allow for a proposed project with 19 parking spaces wherein 24 parking spaces are required by the Zoning Code. The proposed drive-thru restaurant is 2,400 square feet and the Zoning Code requires 1 parking space per 100 square feet of building. The granting of this variance would result in a deficit of 5 parking spaces from code requirements. This Variance Request letter is written to provide responses to the 4 questions in the Variance Justification Form.

1. *Will the strict application of the provisions of the Zoning Code result in practical difficulties or unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code?*

The existing zoning code for a drive-thru restaurant (Occupancy Group "A2" Restaurant) requires 1 parking space per 100 square foot of building area or in this case, the proposed 2,400 square foot building would require 24 parking spaces.

This is a classic in-fill parcel that was last used as a gas station. The parcel size is just under ½ acre, or 21,359 square feet. In the City's current code a gas station cannot be placed on less than a 1 acre site (43,560 square feet). In addition to the small parcel size, there is no room to acquire additional areas as there is existing development on all sides.

The parcel is roughly square at approximately 150' x 150'. It is also a corner lot which further impacts the developable area

1500 Iowa Avenue
 Suite 210
 Riverside, CA 92507-2179

Tel 951.787.8421
 Fax 951.682.3379
www.Psomas.com

as approximately half of its overall length is frontage and subject to a 15' parking set-back. Also, the existing site has 4 driveways, the proposed development plan is to close two, but this also impacts areas for potential parking spaces.

YES, with the given constraints of the in-fill status, small parcel size, corner orientation and two driveways the strict application of the Zoning Code would result in practical difficulties and unnecessary hardships inconsistent with the general purpose and intent of the Zoning Code.

2. *Are there special circumstances or conditions applicable to your property or to the intended use or development of your property that do not apply generally to other property in the vicinity and under the identical zoning classification?*

YES, the small parcel size and corner orientation are unique to this site from other properties with identical zoning and within the general vicinity. In addition, the type of business that would be viable at this location, specifically adjacent to Caltrans on and off ramps, are very limited. The highest and best use of this site, from a marketability and economic outcome, is a drive-thru restaurant.

In order to attract a highly regarded tenant, the minimum building square footage, based on most franchisee floor plans is at the 2,400 square foot mark. In addition, the site needs to have certain considerations to function properly for the franchisee's programming. This site addresses those items by providing for a 10 car stack in the drive-thru line and two driveways to contribute to accessibility for both patrons and deliveries.

3. *Will the granting of such variance prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which your property is located?*

NO, the granting of this variance will not prove materially detrimental to the public welfare or injurious to the property or improvements in the zone or neighborhood in which this property is located. On the contrary, this significant property investment and future business will prove to be a community benefit and will increase the overall property values from the site's current state.

4. *Will the granting of such variance be contrary to the objectives of any part of the General Plan?*

NO, the granting of this variance will not be contrary to the objectives of the General Plan.

I trust that the above information will be sufficient in your consideration of this parking variance request. Should you require any additional items, please do not hesitate to contact me. Thank you Brian!

Respectfully Submitted,

Psomas

A handwritten signature in black ink, appearing to read 'Andrew Walcker', with a long horizontal line extending to the right.

Andrew Walcker
Vice President

AW/jw



Planning Case

Cases P14-0887, P14-0888, P14-0889 and P14-0890

**Community & Economic
Development Department**

City Planning Commission

Item# 6

April 07, 2016

RiversideCa.gov

PROJECT PROPOSAL

- Conditional Use Permit – to permit a 2,400 square foot drive-thru restaurant;
- Design Review – to permit site design and building elevations;
- Variance - to permit fewer parking stalls than required; and
- Variance – to permit a drive-thru business to be located on collector streets.



2

RiversideCa.gov

AERIAL



3

RiversideCa.gov

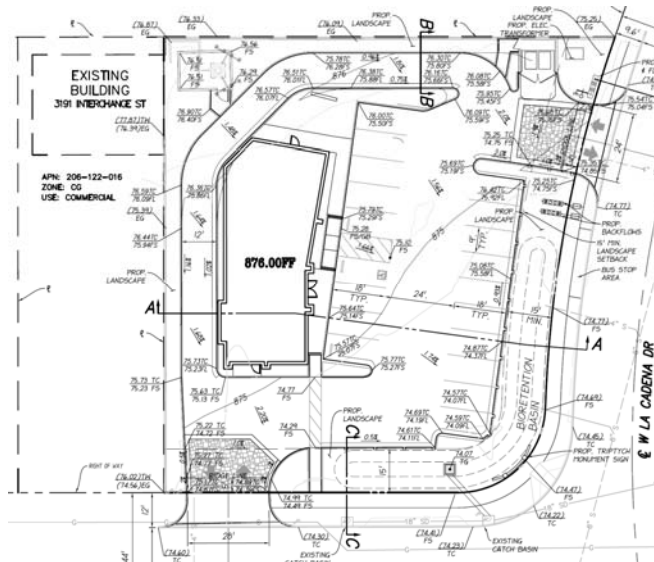
ZONING



4

RiversideCa.gov

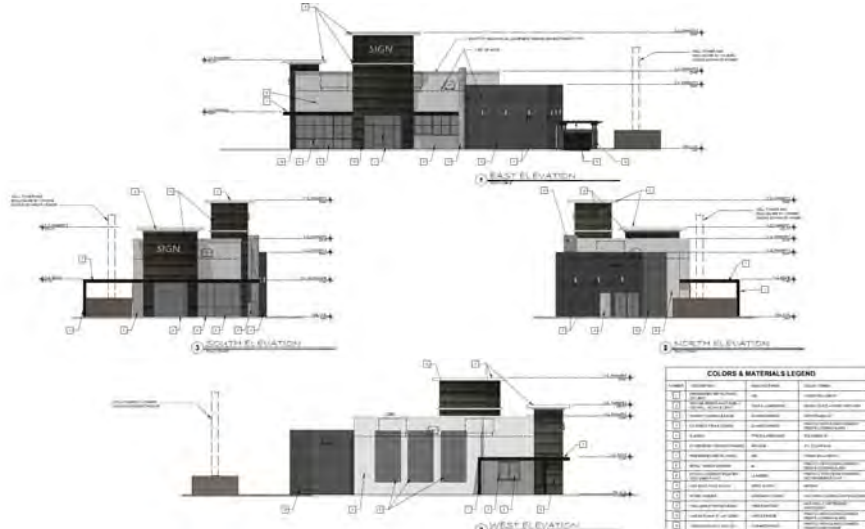
SITE PLAN



RiversideCa.gov

5

ELEVATIONS



RiversideCa.gov

6

RENDERINGS



7

RiversideCa.gov

PHOTO SIMULATIONS



8

RiversideCa.gov

PHOTOS



9

RiversideCa.gov

RECOMMENDATION

That the City Planning Commission:

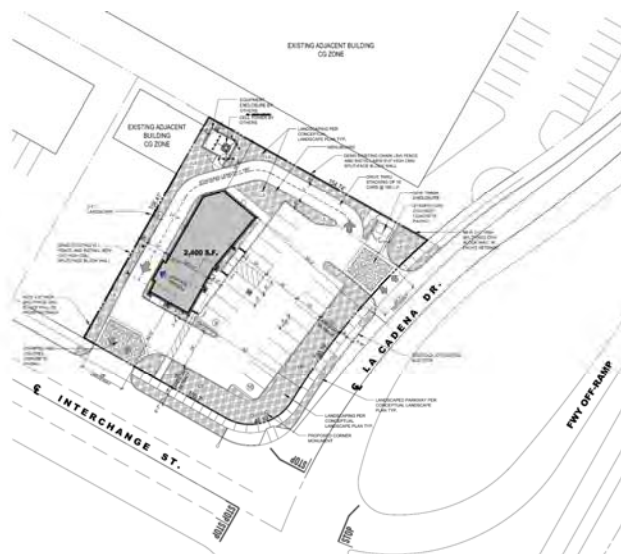
1. **Recommend that the City Council DETERMINE** the project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 of the CEQA Guidelines; and
2. **Recommend that the City Council APPROVE** Planning Case: P14-0887 (Conditional Use Permit), P14-0888 (Design Review), P14-0889 (Variance) and P14-0890 (Variance), based upon the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



10

RiversideCa.gov

ARCHITECTURAL SITE PLAN



11

RiversideCa.gov

GENERAL PLAN



12

RiversideCa.gov