



**SPECIFIC PLAN AMENDMENT,
CONDITIONAL USE PERMIT &
DESIGN REVIEW FOR
2246 IOWA AVENUE**

**Community & Economic
Development Department**

City Council
June 07, 2016

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PROJECT PROPOSAL

1. Specific Plan Amendment – Amend the Business Support Retail Overlay (BSR) Zone within the Hunter Business Park Specific Plan to conditionally permit drive-thru restaurants;
2. Conditional Use Permit – To permit a 4,336 square foot drive-thru restaurant; and
3. Design Review – To permit site design and building elevations.



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AERIAL



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PHOTOS



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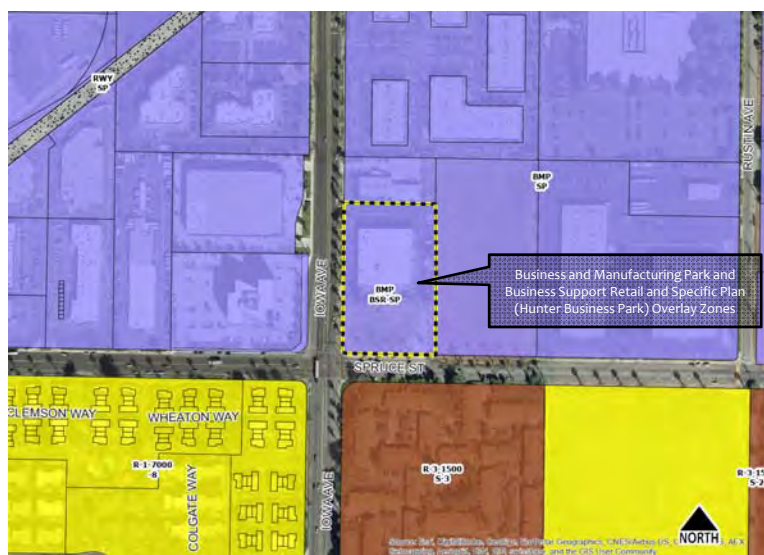
HUNTER BUSINESS PARK SPECIFIC PLAN



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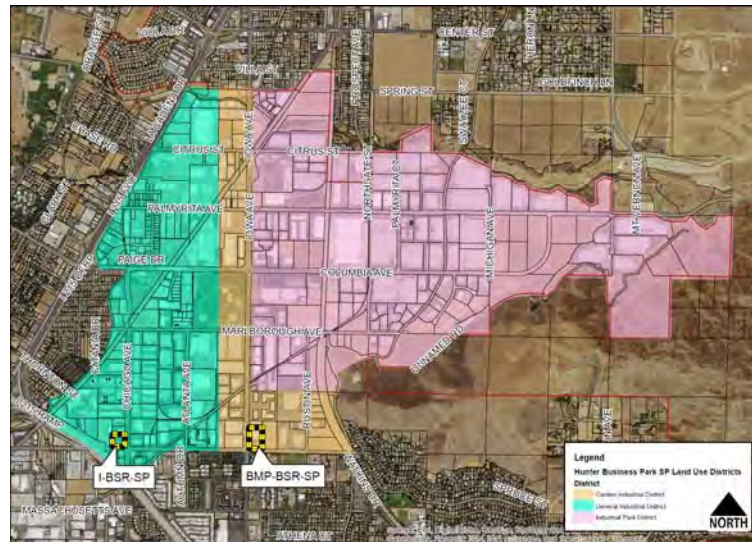
ZONING



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HUNTER BUSINESS PARK SPECIFIC PLAN



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EXISTING PERMITTED USES- (BSR) BUSINESS SUPPORT RETAIL OVERLAY

Permitted Uses in BSR Overlay

1. Office Supply Retail	12. Medical Supplies
2. Cell Phone Retailers	13. Photographic/Camera Store
3. Computer Sales/Repair	14. Nail and Tanning Salons
4. Banks and Financial Institutions	15. Small Fitness Facilities, not more than 4,000 square feet in size
5. Dry Cleaning	16. Blueprint Store
6. Shoe Repair	17. Tailor Shop
7. Florist	18. Weight Loss Centers
8. Postal Services	19. Restaurants, excluding drive-thru
9. Bakery	20. Medical Supply Sales
10. Beauty/Barber Shop	21. Photographic/Camera Shops
11. Day Spa	22. Other Similar Uses, subject to the approval of the Planning Director



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PROPOSED CONDITIONAL USES - (BSR) BUSINESS SUPPORT RETAIL OVERLAY

Permitted Uses in BSR Overlay

1. Office Supply Retail	12. Medical Supplies
2. Cell Phone Retailers	13. Photographic/Camera Store
3. Computer Sales/Repair	14. Nail and Tanning Salons
4. Banks and Financial Institutions	15. Small Fitness Facilities, not more than 4,000 square feet in size
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Conditionally Permitted Uses in BSR Overlay

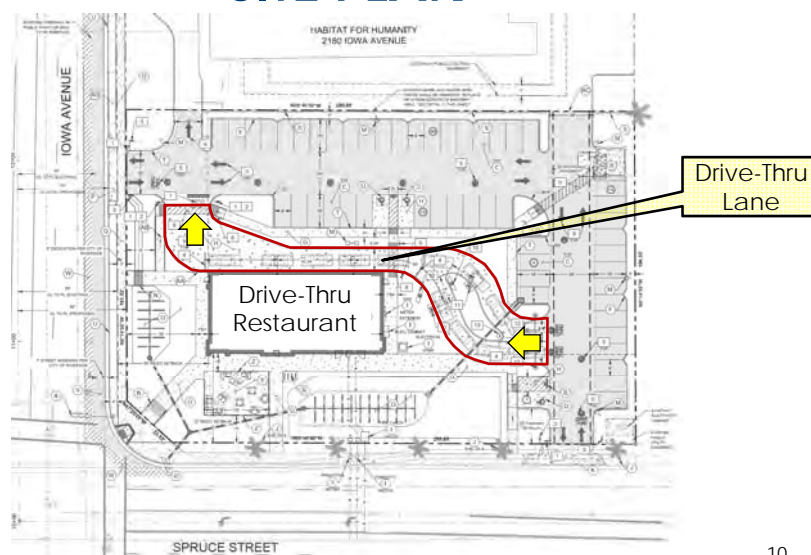
1. Drive-Thru Restaurants



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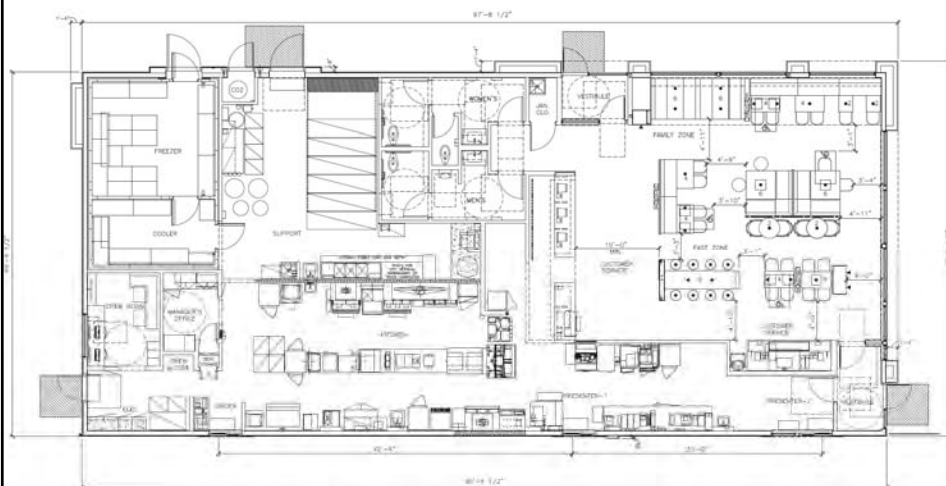
SITE PLAN



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FLOOR PLANS



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ELEVATIONS



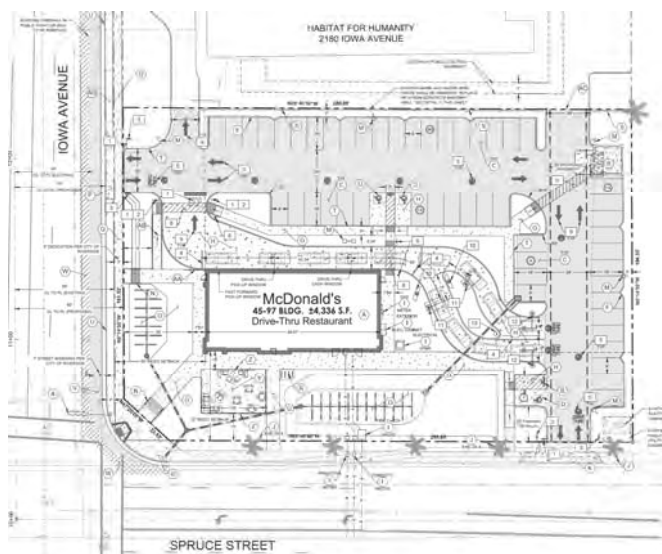
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That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based upon the findings and mitigation measures set forth in the case record and adopt a Mitigated Negative Declaration;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) found in the attached staff report, pursuant to Section 21081.6 of CEQA;
3. Approve Planning Cases P14-1078, P15-0188 and P15-0189 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report; and
4. Adopt the Resolution amending the Hunter Business Park Specific Plan.

SITE PLAN



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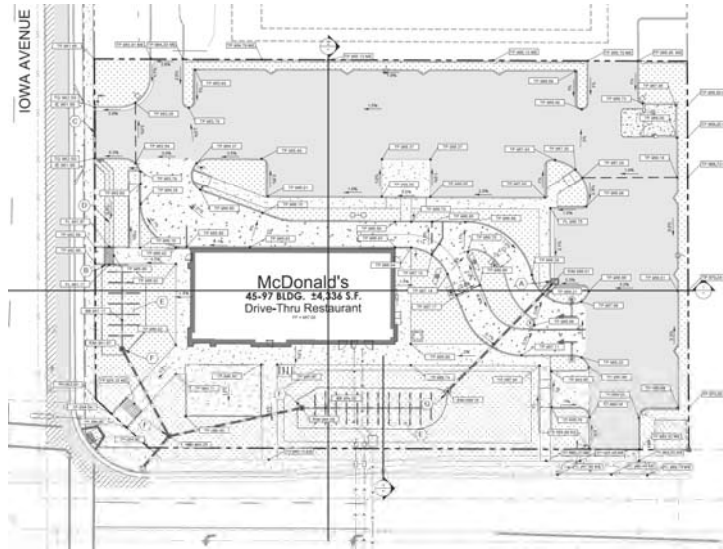
ELEVATIONS



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GRADING PLANS



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