

1 RESOLUTION NO.

2 A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
3 RIVERSIDE, CALIFORNIA TO AMEND THE BUSINESS AND
4 MANUFACTURING PARK AND BUSINESS SUPPORT RETAIL
5 OVERLAY ZONE OF THE HUNTER BUSINESS PARK SPECIFIC PLAN
6 TO CONDITIONALLY PERMIT DRIVE-THRU RESTAURANTS.

7 WHEREAS, an application was submitted to the City of Riverside, designated as Planning
8 Case No. P15-0188 to amend the Business and Manufacturing Park and Business Support Retail
9 Overlay Zone of the Hunter Business Park Specific Plan to conditionally permit drive-thru
10 restaurants; and

11 WHEREAS, the Planning Commission of the City of Riverside, advertised and held a public
12 hearing on April 21, 2016 to consider the proposed amendment to the Hunter Business Park Specific
13 Plan; and thereupon recommended to the City Council that the amendment proposed by Planning
14 Case No. P15-0188, be approved; and

15 WHEREAS, the City Council advertised for and held a public hearing on June 7, 2016, to
16 consider Planning Case No. P15-0188; and

17 WHEREAS, the City Council received and considered the staff report and recommendation
18 of the Planning Commission and all other testimony, both written and oral, presented at the public
19 hearing.

20 NOW, THEREFORE, BE IT RESOLVED, FOUND, AND DETERMINED by the City
21 Council of the City of Riverside as follows:

22 Section 1: Incorporating the findings set forth above and in the documents and reports for
23 Planning Case No. P15-0188, the Business and Manufacturing Park and Business Support Retail
24 Overlay Zone of the Hunter Business Park Specific Plan is hereby amended to conditionally permit
25 drive-thru restaurants as set forth in Exhibit "A," attached hereto and incorporated herein by
26 reference.

27 Section 2: The Hunter Business Park Specific Plan amendment adopted by this resolution
28 shall be noted on the appropriate specific plan and general plan maps previously adopted by the City
Council, as appropriate.

1 ADOPTED by the City Council this _____ day of _____, 2016.

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WILLIAM R. BAILEY, III
Mayor of the City of Riverside

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Attest:

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COLLEEN J. NICOL
City Clerk of the City of Riverside

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I, Colleen J. Nicol, City Clerk of the City of Riverside, California, hereby certify that the foregoing resolution was duly and regularly adopted at a meeting of the City Council of said City at its meeting held on the _____ day of _____, 2016, by the following vote, to wit:

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Ayes:

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Noes:

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Absent:

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Abstain:

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IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of Riverside, California, this _____ day of _____, 2016.

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COLLEEN J. NICOL
City Clerk of the City of Riverside

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CA: 16-0686

EXHIBIT A

Section III of the Hunter Business Park Specific Plan shall be amended to add the following:

F. Hunter Business Park Business Support Retail “BSR” Overlay District

The Business Support Retail Overlay District is primarily intended to allow for support retail uses in areas generally located along arterial streets within centralized locations accessible to the industrial businesses and visitors doing business in the Hunter Park. The application of the BSR Overlay District shall require a Rezoning request, in accordance with Section 19.810 of the Municipal Code.

The following uses shall be allowed in addition to all other uses permitted by the underlying land use district within the Hunter Business Park Specific Plan:

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

The following uses shall be Conditionally Permitted

1. Drive-thru restaurants