



HEARING DATE: OCTOBER 20, 2016

ITEM NO.: 2

PROPOSED PROJECT

<i>Case Number</i>	P15-0907 (Conditional Use Permit) , P15-0908 (Conditional Use Permit), P16-0285 (Variance), P16-0651 (Variance), P15-0909 (Design Review)	
<i>Request</i>	To consider: 1) two Conditional Use Permits and Design Review to permit the construction of a vehicle service station, car wash and convenience store with off-premises sales of beer and wine, and a drive-thru restaurant; and, 2) Variances to allow a reduced landscape setback along Orange Street and allow a reduced distance separation to a business with the concurrent sale of motor vehicle fuel with alcoholic beverages.	
<i>Applicant</i>	Alex Mucino of AHD, LP	
<i>Project Location</i>	2234 North Main Street, 2225 Orange Street, and 2243 Orange Street, generally at the southeast corner of Main Street and SR-60 Freeway	
<i>APNs</i>	209-092-005, 209-092-006, 209-092-012, 209-092-016, 209-092-028	
<i>Project area</i>	2.0 acres	
<i>Ward</i>	1	
<i>Neighborhood</i>	Downtown	
<i>Specific Plan</i>	Downtown Specific Plan	
<i>General Plan Designation</i>	Downtown Specific Plan	
<i>Zoning Designation</i>	Downtown Specific Plan North Main Street District	
<i>Staff Planner</i>	Vanessa Norwood, Contract Senior Planner 951-826-2393; vnorwood@riversideca.gov	

RECOMMENDATION

The applicant has requested a continuance of this item to the November 3, 2016, Planning Commission hearing. Staff recommends that the City Planning Commission continue this request to the November 3, 2016, Planning Commission meeting.

EXHIBIT LIST

1. Applicant's Continuance Request

Prepared by: Vanessa Norwood, Contract Senior Planner

Reviewed by: Ted White, City Planner

Approved by: Rafael Guzman, Community & Economic Development Director

Norwood, Vanessa

From: Alex Mucino <alexmmu@gmail.com>
Sent: Thursday, October 06, 2016 10:55 AM
To: Norwood, Vanessa
Cc: Ed; archimetrics@gmail.com; doug@goodman-assoc.com
Subject: [External] Re: Continuation E-Mail

Vanessa,

In view of the fact that the TIA review has yet to be completed, we are requesting a Continuance to the next Planning Commission date of November 3, 2016.

Thank you for your help.

Alex Mucino

Sent from my iPhone