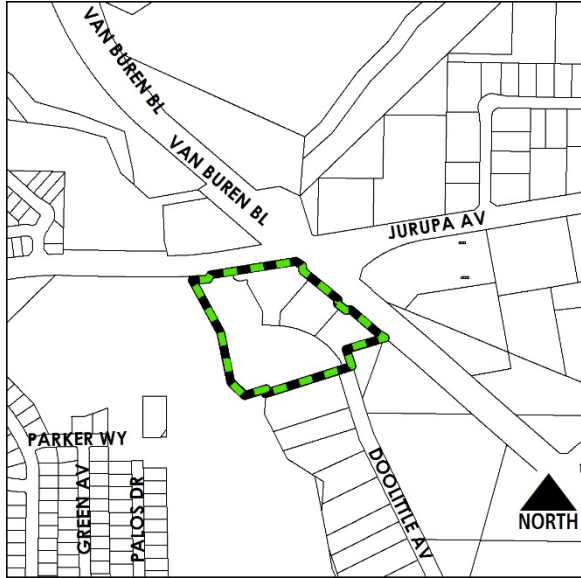




**PLANNING COMMISSION HEARING DATE: MARCH 21, 2019
AGENDA ITEM NO.: 3**

PROPOSED PROJECT

Case Numbers	P18-0246 (Rezone), P17-0638 (Conditional Use Permit), P18-0247 (Conditional Use Permit), P18-0248 (Conditional Use Permit), and P17-0639 (Design Review)	
Request	To consider the following entitlements: 1) a Zoning Code Amendment to rezone 5.6 acres from BMP – Business and Manufacturing Park Zone to the CR – Commercial Retail Zone; 2) a Conditional Use Permit to permit the construction of a vehicle service station consisting of a 4,872 square foot canopy with 16 fuel stations, a 1,152 square foot automated car wash, and a 3,800 square foot convenience store in conjunction with the off sale of beer and wine on Lot 1; 3) a Conditional Use Permit to permit the construction of a 3,750 square foot drive-thru restaurant on Lot 2; 4) a Conditional Use Permit for the construction of 4,990 square foot multi-tenant building with a drive-thru on Lot 3; and 5) Design Review of project plans.	
Applicant	Eric LeVaughan of Sater Oil Group, LLC.	
Project Location	Situated on the southwest corner of Van Buren Boulevard and Jurupa Avenue	
APN	155-060-030, 031, 032, 033	
Project area	5.6 Acres	
Ward	7	
Neighborhood	Airport	
General Plan Designation	C – Commercial	
Zoning Designation	BMP – Business and Manufacturing Park Zone	
Staff Planner	Alyssa Berlino, Assistant Planner 951-826-5628 ABerlino@riversideca.gov	

RECOMMENDATION

Staff Recommends that the City Planning Commission approve:

1. The applicant's request for a continuance until April 4, 2019 to allow time to re-advertise the project to include a Variance request to allow off-sale of alcohol within 600 feet of a public park.

EXHIBIT LIST

1. Applicant's Continuance Request

Prepared by: Alyssa Berlino, Assistant Planner
Reviewed by: David Murray, Principal Planner
Approved by: Mary Kopaskie-Brown, City Planner



BARGHAUSEN

March 4, 2019
Email Delivery
(951) 826-5712

Sean P. Kelleher
Associate Planner
City of Riverside
Community & Economic Development Department
Planning Division
3900 Main Street, Third Floor
Riverside, CA 92522

RE: Request for Continuance and Application for Variance
City of Riverside Project Nos. P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP), P18-0248 (CUP) AND P17-0639 (DR)
Sater Oil Fac. TBD / Our Job No. 18409

Dear Sean:

It is our understanding that our project was to be on the meeting Agenda for the Planning Commission's March 21 meeting. It is also our understanding that recently the staff learned that a nearby City-owned parcel of land is technically a "park" and that it is located within 600 feet of the proposed convenience store. It is our further understanding that the City zoning ordinance prohibits the sale of alcohol within 600 feet of a park and that the remedy to this discrepancy is for the applicant to submit a request for a Variance. Finally, we understand that it is too late to add our application for the variance to the other discretionary permits to be heard at the March 21 meeting.

Therefore, so as to accommodate our request that the Variance Application be included among the other discretionary permits, we hereby respectfully request a continuance and that the entire project, including the Variance, be heard at the next available meeting, which we understand is tentatively scheduled for April 4, 2019.

Please feel free to contact me if you have any questions about this request. I can be reached via email at ehale@barghausen.com, or via telephone at (425) 656-7443. Thank you.

Sincerely,

Ed Hale
Senior Project Manager

EH/dm

18409c.015.doc

enc: As Noted

cc: Mike Sater, Sater Oil International, LLC
Eric LeVaughn, Sater Oil International, LLC
Jay S. Grubb, Barghausen Consulting Engineers, Inc.
Daniel B. Goalwin, Barghausen Consulting Engineers, Inc.
Steven Kattner, Barghausen Consulting Engineers, Inc.
Robert M. Beers, P.E.

BARGHAUSEN CONSULTING ENGINEERS, INC.

18215 72ND AVENUE SOUTH KENT, WA 98032 P) 425-251-6222 F) 425-251-8782
BRANCH OFFICES: TUMWATER, WA KLAMATH FALLS, OR LONG BEACH, CA ROSEVILLE, CA SAN DIEGO, CA

barghausen.com

P18-0246, P17-0638, P18-0247, P18-0248, P17 0639, Exhibit 1 - Applicant's Continuance Request