

## Riverside Gateway Plaza

P18-0246 (RZ), P17-0638 (CUP), P18-0247 (CUP),  
P18-0248 (CUP), P19-0160 (VR), AND P17-0639 (DR)

### Community & Economic Development Department

Planning Commission  
Agenda Item: 2  
April 04, 2019

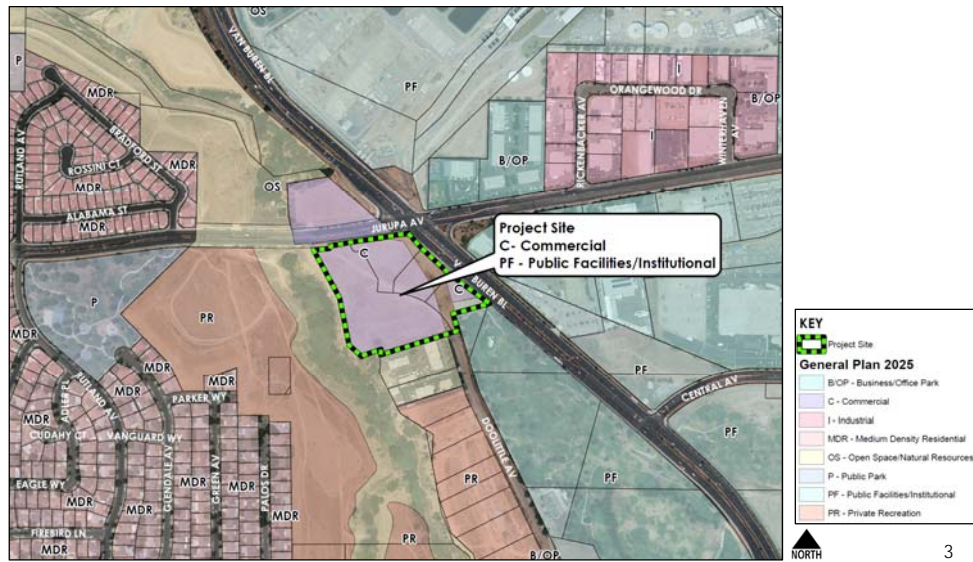
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## LOCATION MAP



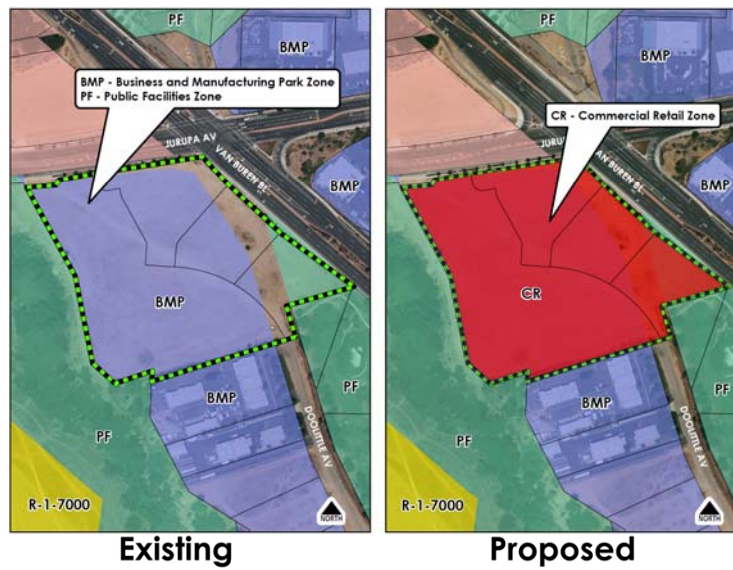
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## GENERAL PLAN



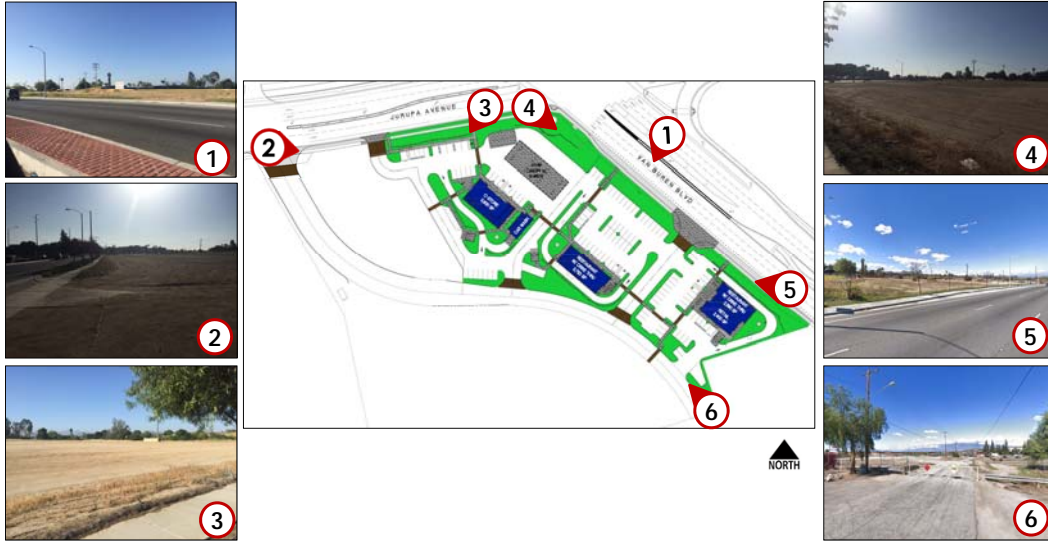
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## EXISTING/PROPOSED ZONING MAP



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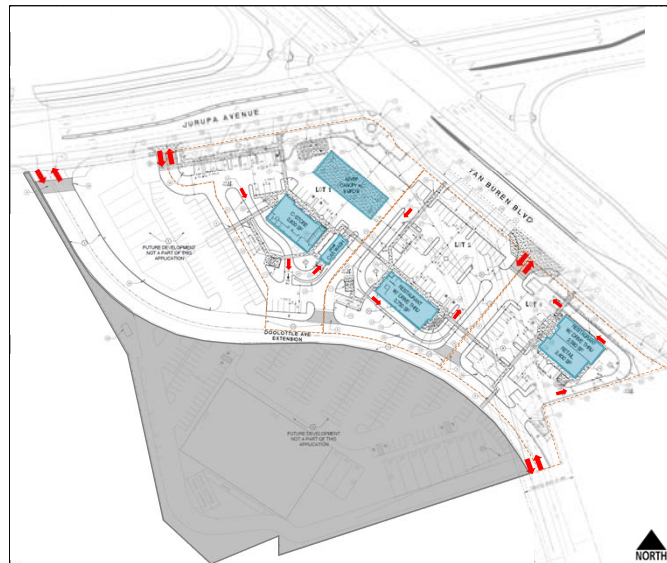
## EXISTING SITE PHOTOS



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## SITE PLAN



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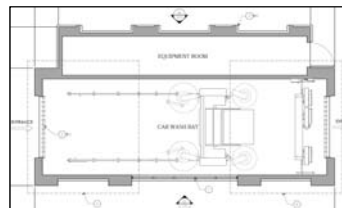
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## VEHICLE FUELING STATION



Convenience Store Floor Plan



Car Wash Floor Plan

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## VEHICLE FUELING STATION – CONVENIENCE STORE



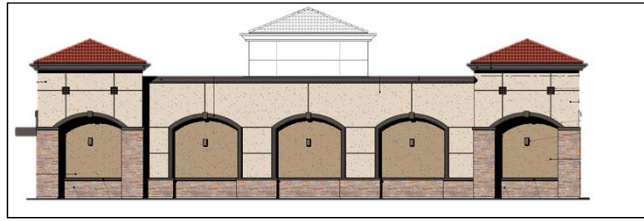
North Elevation



East Elevation (Van Buren Boulevard)



South Elevation



West Elevation

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## VEHICLE FUELING STATION – CAR WASH



North Elevation



East Elevation (Van Buren Boulevard)



South Elevation



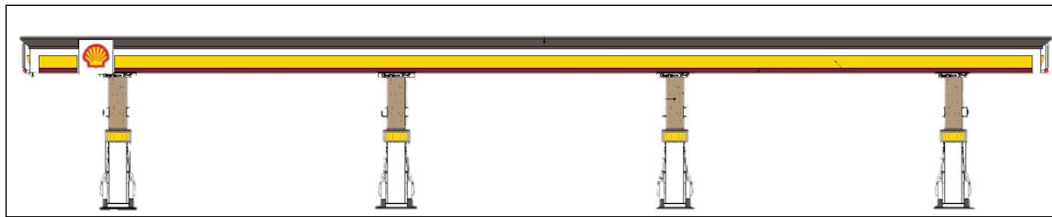
West Elevation



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## VEHICLE FUELING STATION – GAS CANOPY



East/West Elevation (Typical)



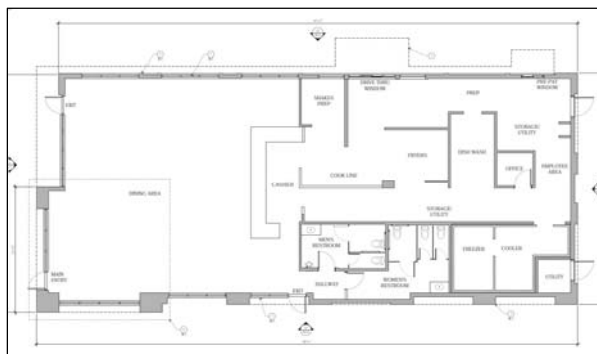
North/South Elevation (Typical)



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The site plan illustrates the proposed development at the intersection of Van Buren Blvd and Madison St. The central feature is a large rectangular building footprint, highlighted in blue, labeled "PROPOSED WORKING OFFICE". This building is situated within a larger lot, with "LOT 2" labeled nearby. The plan shows the building's orientation, internal layout, and its relationship to the surrounding streets and parking areas. A north arrow is located in the bottom right corner of the plan.



### Steak 'n Shake Floor Plan

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## Architectural elevation drawing of the front facade of the building. It features a central entrance with a pediment and two large arched windows on either side. The facade is made of brick and stone.

North Elevation



East Elevation (Van Buren Boulevard)



South Elevation

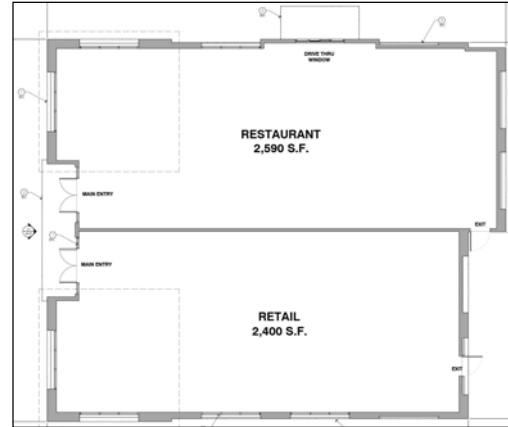
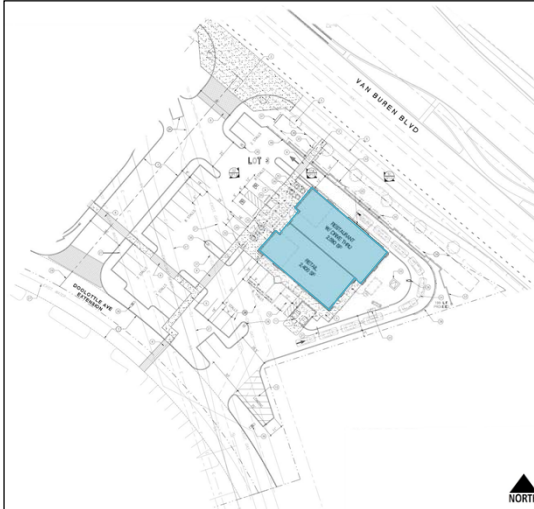


West Elevation

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## MULTI-TENANT BUILDING



Multi-Tenant Building Floor Plan



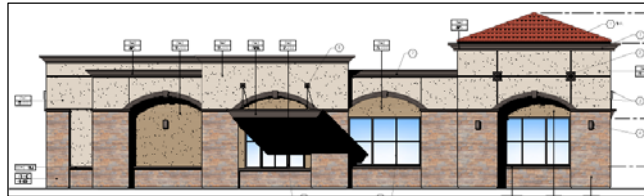
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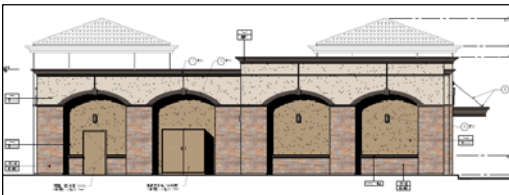
## MULTI-TENANT BUILDING WITH DRIVE-THRU



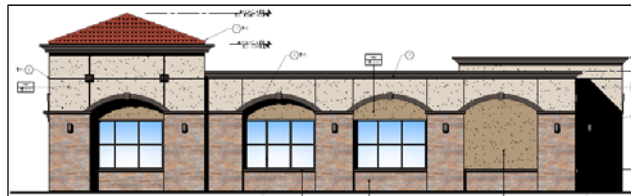
North Elevation



East Elevation (Van Buren Boulevard)



South Elevation



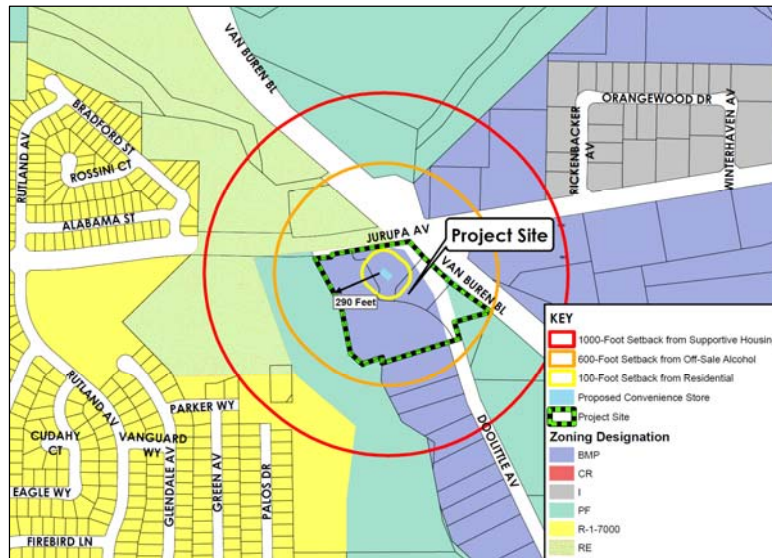
West Elevation



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## SEPARATION REQUIREMENTS



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## CONCEPTUAL LANDSCAPE PLAN



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## RECOMMENDATIONS

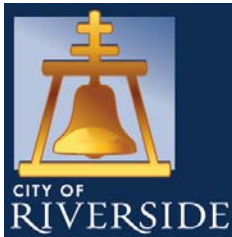
That the Planning Commission:

1. **RECOMMEND that the City Council DETERMINE** that the proposed project will not have a significant effect on the environment based on the findings set forth in the case record and adopt a Mitigated Negative Declaration (MND) and Mitigation Monitoring and Reporting Program (MMRP) pursuant to Section 21081.6 of the California Environmental Quality Act (CEQA) Guidelines; and
2. **RECOMMEND that the City Council APPROVE** Planning Cases: P18-0246 (Rezone), P17-0638 (Conditional Use Permit - Vehicle Service Station), P18-0247 (Conditional Use Permit – Drive-Thru Restaurant), P18-0248 (Conditional Use Permit – Multi-Tenant Building with Drive-Thru Restaurant), P19-0160 (Variance), and P17-0639 (Design Review), based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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P18-0248 (CUP), P19-0160 (VR), AND P17-0639 (DR)

**Community & Economic  
Development Department**

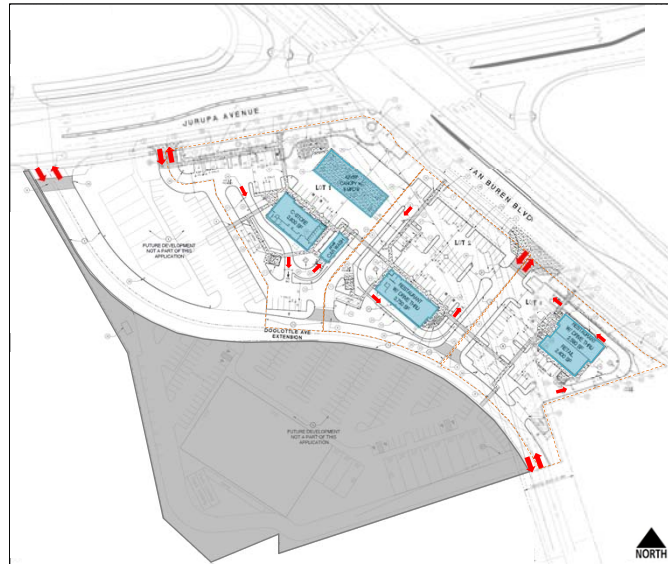
Planning Commission

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## SITE PLAN



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## GRADING PLAN (FOR REFERENCE ONLY)



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## GRADING PLAN (FOR REFERENCE ONLY)



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## GRADING PLAN (FOR REFERENCE ONLY)



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