

## Taylor, Matthew

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**From:** Eugene Marini <[eugene@kaenterprises.net](mailto:eugene@kaenterprises.net)>  
**Sent:** Thursday, April 18, 2019 2:27 PM  
**To:** Taylor, Matthew; Norton, Brian  
**Cc:** Ken Assi  
**Subject:** [External] Central and Sycamore - fuel and restaurant

Matthew and Bryan,

We are disappointed with the planning commission vote, we would like to formally appeal the decision to the city council.

I will overnight the \$2,529 check made to the City of Riverside to you today.

Thank you,



**Eugene Marini**

KA ENTERPRISES | KA MANAGEMENT, INC. | KA MANAGEMENT VEGAS, INC. | [www.kaenterprises.net](http://www.kaenterprises.net)  
5820 OBERLIN DRIVE, SUITE 201 | SAN DIEGO, CA | 92121 | C: 619.820.6180 | O: 858.281.6091

## Taylor, Matthew

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**From:** Eugene Marini <[eugene@kaenterprises.net](mailto:eugene@kaenterprises.net)>  
**Sent:** Wednesday, April 24, 2019 2:41 PM  
**To:** Taylor, Matthew; Norton, Brian  
**Cc:** Ken Assi; Dan Goalwin  
**Subject:** [External] Central and Sycamore Appeal

Matthew,

I understand I need to state the reason for KA's appeal for the project to the City Council. The main reason we are appealing this project is because all of the community members concerns about, traffic, wild life, lighting, environmental and noise are all addressed in our submissions of the project. The state and city requirements that are set have been met and we believe that this project will be an asset for this ever growing city. We believe that with a revised presentation we can better highlight that we have addressed the community members concerns and are within the city and state held requirements.

Regards,



**Eugene Marini**

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# CITY OF RIVERSIDE

## PLANNING DEPARTMENT

### RECEIPT

Copy Reprinted on 05-17-2019 at 14:58:08

Original Receipt Date: 04/18/2019

INITIALS: MGT

CASE NUMBER: P18-0028 (REFER TO THIS NUMBER FOR ALL INQUIRIES) RECEIPT #: R190002771

TYPE: Planning Commission

SITE ADDRESS:

PARCEL NUMBER: 256-050-007

TOTAL FEES: \$9,397.00  
TOTAL ALL PAYMENTS: \$9,397.00  
BALANCE: \$0.00

\*\*\*\*\*

TRANS DATE: 04/18/2019 THIS PAYMENT: 2,529.00

#### TRANS LIST:

Type	Method	Description	Amount
Payment	Credit C AMEX		2,529.00

NOTATION: KAREAM ASSI

TOTAL: 2,529.00

#### ACCT LIST:

Item No.	Description	Account Code	Current Pmts
1855	City Surcharges	0000720225086	311.00
7140	REZONING - APPEAL	001012790034030600	2,218.00
TOTAL:			2,529.00

DESCRIPTION: Planning Cases: P18-0028 (RZ), P18-0029 (VC), P18-0030 (VC-S), P18-0034 (PM), P18-0031 (CUP), P18-0032 (CUP), and P18-0033 (DR) - Proposal by Eugene Marini, on behalf of KA Shores Group LLC, to consider the following entitlements for the development of 2.19 acres with a commercial development: 1) a Rezone to apply the CG - Commercial General Zone; 2) a Street Vacation to vacate excess portion of right-of-way along the east side of Sycamore Canyon Boulevard and north of Central Avenue; 3) a Summary Vacation to vacate an unconstructed portion of right-of-way along the east side of the site adjacent to the I-215/SR-60 east bound off-ramp; 4) a Parcel Map to subdivide 2.19 acres into 2 parcels; 5) a Conditional Use Permit to permit a vehicle fuel station with a 3,200 square foot convenience store, 3,800 square foot fuel canopy with 12 fuel stations, and a 1,199 square foot automated carwash facility; 6) a Conditional Use Permit to permit a 3,800 square foot drive-thru fast food restaurant; and 7) a Design Review of project plans. The project site is situated on the northeast corner of Central Avenue and Sycamore Canyon Boulevard, in Ward 2. The project site was annexed into the City in 2016 without a General Plan land use designation or zone. Contact Planner: Sean P. Kelleher, Associate Planner, 951-826-5712, skelleher@riversideca.gov

\*\*Trust Accounts: 0000720224200