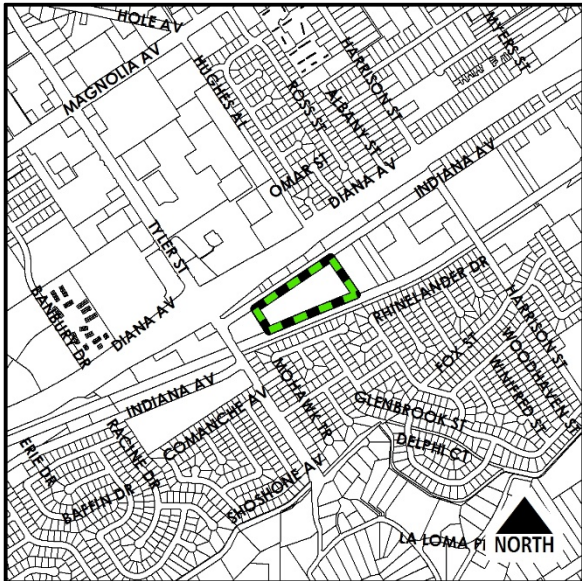




**PLANNING COMMISSION HEARING DATE: JUNE 27, 2019  
AGENDA ITEM NO.: 2**

**PROPOSED PROJECT**

<i>Case Numbers</i>	<b>P18-0956</b> (Conditional Use Permit), <b>P18-0957</b> (Design Review) <b>P19-0252</b> (Variance)	
<i>Request</i>	To consider the following entitlements for the establishment of a banquet hall and restaurant facility in a 20,000 square-foot tenant space within the Tyler Village shopping center: 1) Conditional Use Permit to permit a banquet hall and restaurant facility in conjunction with a Type 47 Alcohol License (On-Sale General – Eating Place); 2) Design Review of project plans; and 3) a Variance to allow fewer parking spaces than required by the Zoning Code.	
<i>Applicant</i>	Shiv Talwar on behalf of Design Concepts	
<i>Project Location</i>	10170 Indiana Avenue, on the south side of Indiana Avenue between Tyler and Harrison Streets	
<i>APN</i>	243-160-075	
<i>Project area</i>	8.15 Acres	
<i>Ward</i>	5	
<i>Neighborhood</i>	Arlington South	
<i>General Plan Designation</i>	C - Commercial	
<i>Zoning Designation</i>	CR-S-2-X - Commercial Retail, Building Stories (Two-Story Maximum), and Building Setback (10-feet from Tyler Street) Overlay Zones	
<i>Staff Planner</i>	Veronica Hernandez, Associate Planner 951-826-3965 vhernandez@riversideca.gov	

## RECOMMENDATION

Staff recommends that the Planning Commission approve:

1. The applicant's request for a continuance to the July 11, 2019 Planning Commission meeting to complete parking study related information for the project.

## EXHIBIT LIST

1. Applicant's Continuance Request

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Prepared by: Veronica Hernandez, Associate Planner

Reviewed by: Patricia Brenes, Principal Planner and Candice Assadzadeh, Senior Planner

Approved by: Mary Kopaskie-Brown, City Planner

**From:** [Design Concepts](#)  
**To:** [Hernandez, Veronica](#)  
**Subject:** [External] Re: Continuance Request  
**Date:** Thursday, June 13, 2019 10:13:33 AM

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Good morning Veronica:

This is to request a continuance from the June 27<sup>th</sup> CPC meeting to the July 11<sup>th</sup> CPC meeting.

Thank You,

**Shiv D Talwar, AIA**

**Design Concepts**

*Architecture - Engineering - Planning - Construction*

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