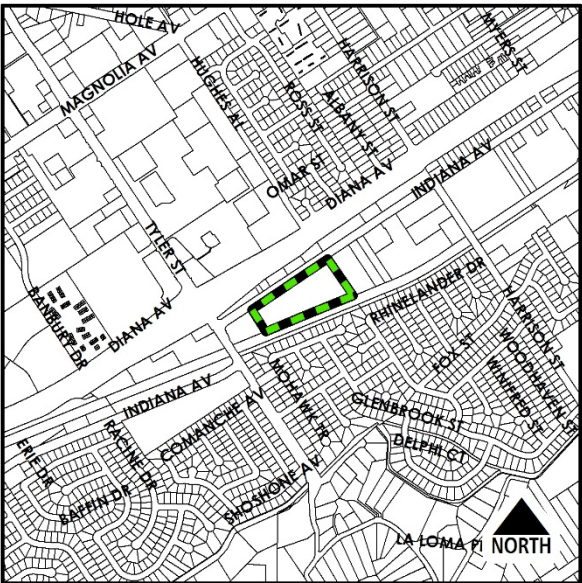




**PLANNING COMMISSION HEARING DATE: JULY 25, 2019  
AGENDA ITEM NO.: 2**

**PROPOSED PROJECT**

|                                 |   |  |
|---------------------------------|---|--|
| <i>Case Numbers</i>             | <b>P18-0956</b> (Conditional Use Permit)<br><b>P18-0957</b> (Design Review)<br><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<br>951-826-3965<br>vhernandez@riversideca.gov   |  |

## RECOMMENDATION

Staff recommends that the Planning Commission approve:

1. The applicant's request for a continuance to the August 8, 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

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**From:** Design Concepts <dsignconcepts@yahoo.com>  
**Sent:** Thursday, July 11, 2019 9:13 AM  
**To:** Hernandez, Veronica  
**Subject:** [External] Re: Continuance Request

Good morning Veronica:

This is to request you to move the CPC hearing from July 25th to August 8th.

Thank You,

**Shiv D Talwar, AIA**

**Design Concepts**

*Architecture - Engineering - Planning - Construction*

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