



Royal Restaurant and Banquet Hall

P18-0956 (Conditional Use Permit), P19-0957
(Design Review), P19-0252 (Variance)

Community & Economic
Development Department

Planning Commission

Agenda Item: 2

August 8, 2019

RiversideCA.gov

LOCATION MAP



2

RiversideCA.gov

ZONING MAP



RiversideCA.gov

3

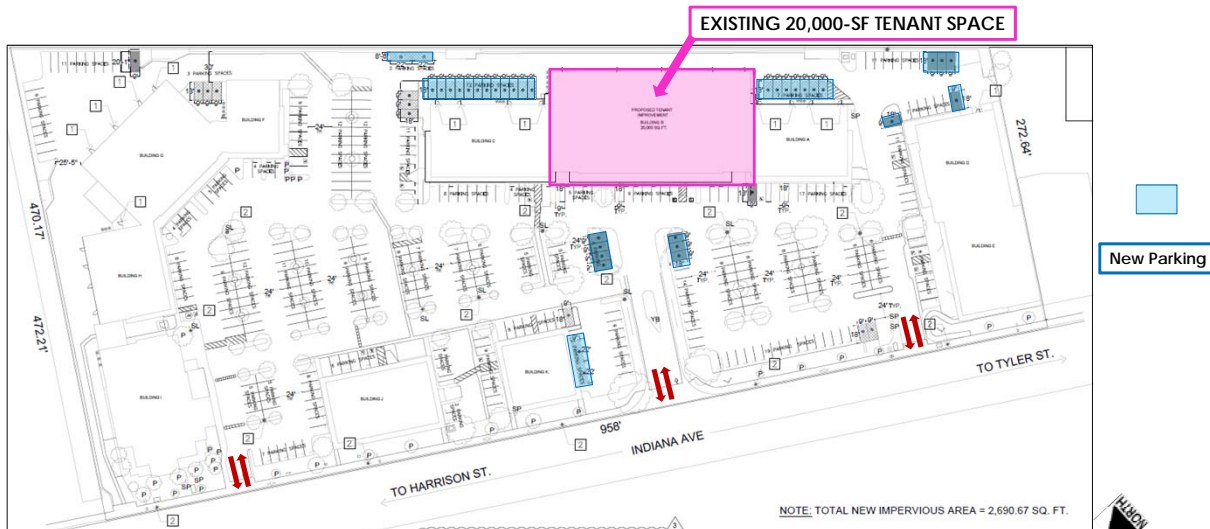
EXISTING SITE PHOTOS



RiversideCA.gov

4

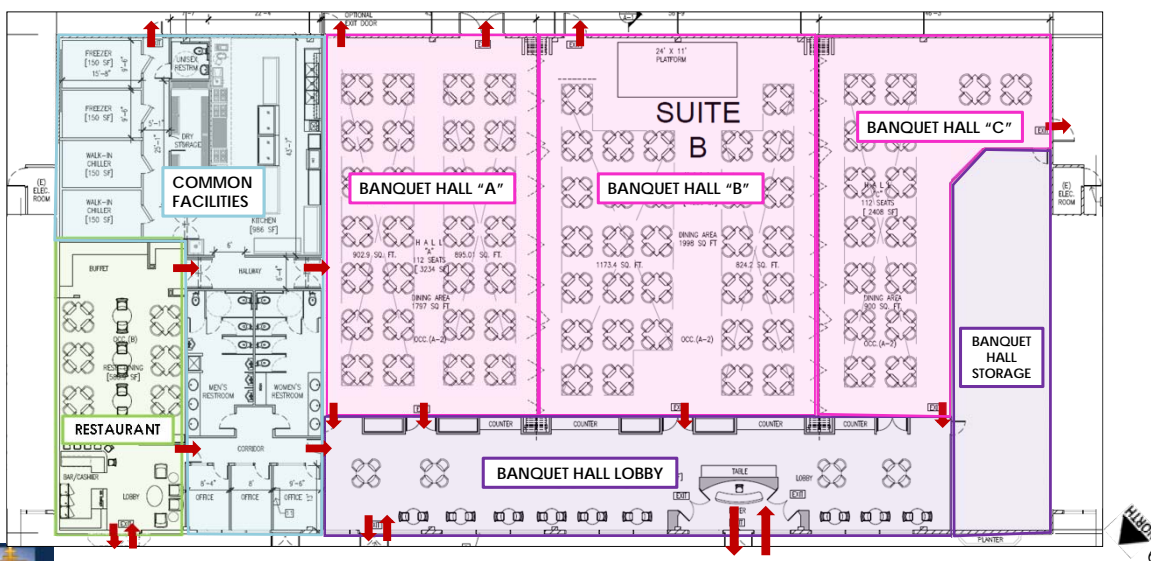
SITE PLAN



RiversideCA.gov

5

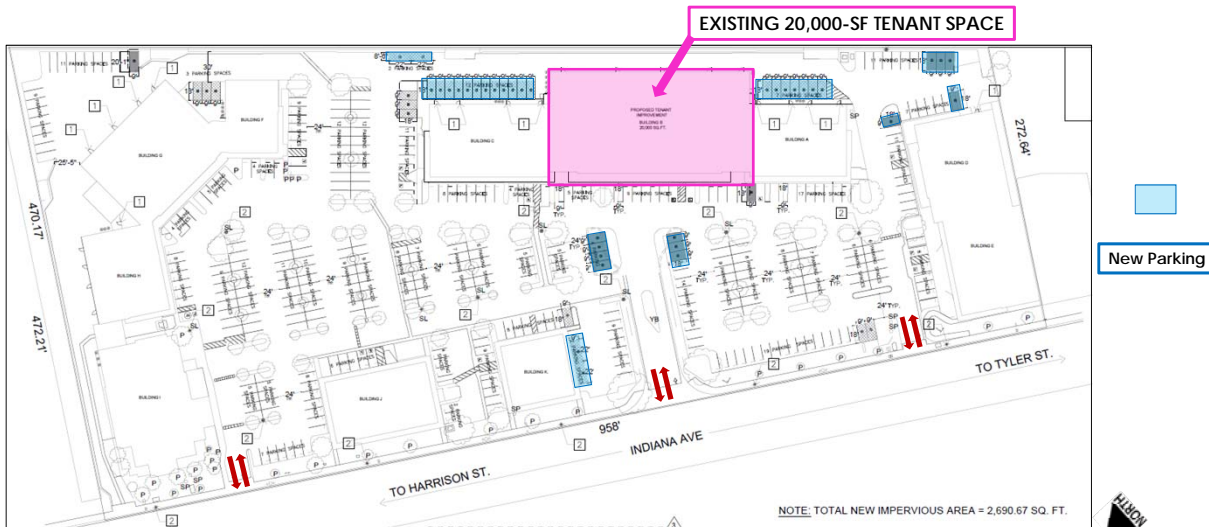
FLOOR PLAN



RiversideCA.gov

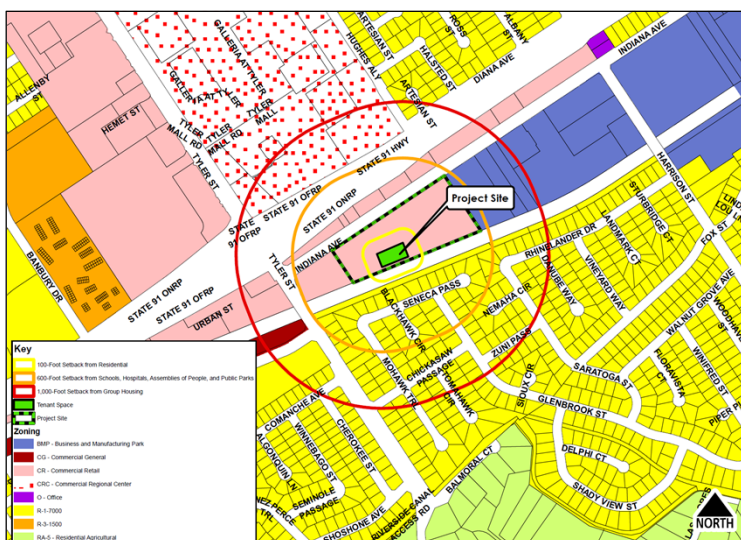
6

PARKING VARIANCE



RiversideCA.gov

SEPARATION REQUIREMENTS



RiversideCA.gov

RECOMMENDATIONS

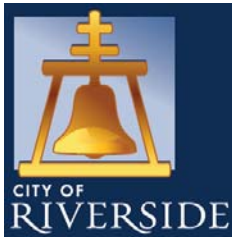
That the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) subject to Section 15301 (Existing Facilities), as this project will not have a significant effect on the environment; and
2. **APPROVE** Planning Cases P18-0956 (Conditional Use Permit), P18-0957 (Design Review) and P19-0252 (Variance), based on the findings outlined in the staff report, summarized in the attached findings and subject to the recommended conditions.



9

RiversideCA.gov



Royal Restaurant and Banquet Hall

P18-0956 (Conditional Use Permit), P19-0957
(Design Review), P19-0252 (Variance)

**Community & Economic
Development Department**

Planning Commission

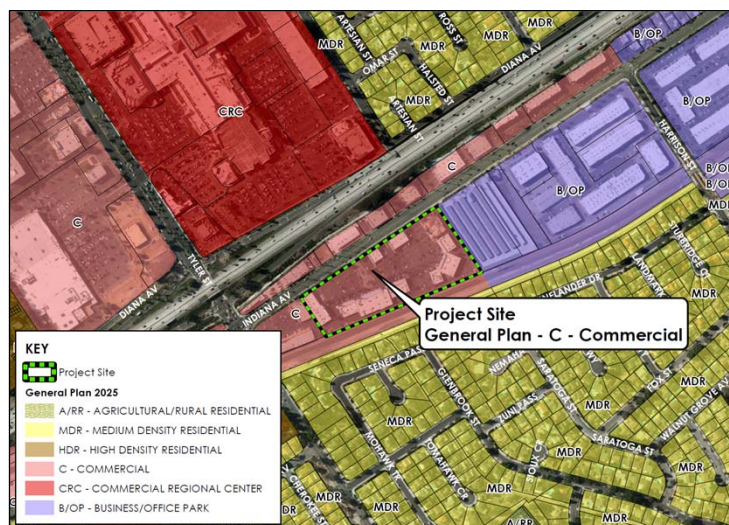
Agenda Item: 2

August 8, 2019

RiversideCA.gov

GENERAL PLAN MAP

REFERENCE ONLY



11



RiversideCA.gov