



ARCHITECTURE • ENGINEERING • PLANNING • CONSTRUCTION  
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**Date: April 4, 2019**

**To: Veronica Hernandez / Associate Planner**  
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**City of Riverside**  
**Planning Department,**  
**3900 Main Street, 3rd Floor**  
**Riverside, CA 92522**

**Subject: CUP & Design Review Application – Planning Case P18-0459**  
**Restaurant & Banquet Hall - Tenant Improvement**  
**10170 Indiana Avenue**  
**Riverside, CA 92503**

### **Project Description**

The proposed project consists of a Tenant Improvement of approximately 20,000 sq. ft. of space located in Tyler Village Shopping Center- Building B in the City of Riverside. The Tenant Improvement Development consist of Restaurant & Banquet Hall Facility, and shall have the following space allocation:

1. Restaurant of approximately 5,300 sq. ft. with approximately 40 seats (including restaurant, kitchen, restrooms, utility & service area, lobby, bar, office).
2. Banquet Hall of approximately 13,924 sq. ft. with approximately 382 seats.
  - Hall 1 – 3,265 sq. ft – seats 112
  - Hall 2 – 4,307 sq. ft. – seats 158
  - Hall 3 – 2,408 sq. ft. – seats 112

**Total: 382**

- Storage – 440 sq. ft.
- Lobby – 2,404 sq.ft.

**Total: 13,924 sq. ft.**

### **Hours of Operation**

- Restaurant: 7 days a week (11:00 a.m. - 10:00 p.m.)
- Banquet Hall: Monday – Friday (7:00 p.m. – Midnight)  
Saturday & Sunday (1:00 p.m. – 1:00 a.m.)

### **Number of Employees**

- Number of employees for banquet hall will vary based on size and type of event. Max: 8.
- The employees for each event shall be contracted out as an independent contractor.
- Anticipated number of employees for the restaurant: 14 (7 per shift).

### **Use of Space**

#### **Restaurant:**

- Typical restaurant dining offering specialty in Indian Cuisine.

#### **Banquet Hall:**

- Gathering for events such as: Birthdays, Special Occasions, Weddings, Entertainment, etc.

Alcohol will be served in both the restaurant and banquet facility where the owner will obtain a Type 47 liquor license. Food prepared for the banquet facility will be provided by restaurant kitchen and outside catering companies.

### **Property Management & Security**

- Property shall be professionally managed by: City-Com Property Management Services located at Rancho Cucamonga.
- Event security services shall be contracted by the Bureau of Security and Investigative Services.
- All the events in the Banquet Hall will have private security arrangement during the hours of operations.
- 24/7 surveillance cameras will be installed throughout as part of the security management program.
- Additionally, fire alarm system will be installed for the protection of fire and security.

### **Property Site**

- The proposed facility is in a Commercial Retail Zone which does not impact the adjacent or nearby properties for planned or zoned uses as they are similar uses with the exception of the area toward the South which is Medium Density Residential (across railroad tracks).
- The proposed facility will not substantially increase traffic hazards to pedestrians as there are sufficient parking for the site and no substantial increase in traffic is anticipated (see Parking Analysis prepared by: LSA, updated April 2, 2019, which is attached in this package).
- All events will be controlled and monitored to avoid any adverse effects to the neighborhood.

- All events will be conducted inside the building in a well-managed and controlled environment.

### **Construction Timeline**

- Estimated construction timeline is to begin by March 2019 & completed by September 2019.

**Thank you,  
Devinderpal Bhullar  
(Prospective Tenant)**