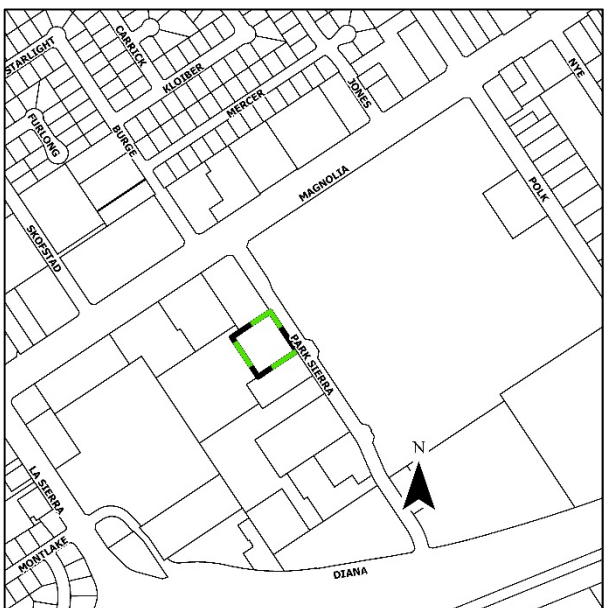




PLANNING COMMISSION HEARING DATE: SEPTEMBER 5, 2019

AGENDA ITEM NO.: 2

PROPOSED PROJECT

Case Numbers	P18-0849 (Conditional Use Permit) P18-0850 (Variance) P19-0512 (Public Convenience or Necessity)	
Request	To consider the following entitlements: 1) a Conditional Use Permit to permit a dance studio, banquet facility, and entertainment, in conjunction with a Type 42 Alcohol License (On-Sale of Bee and Wine – Public Premises) within an existing 10,666 square foot building; 2) a Variance to allow the on-sale of alcoholic beverages within 600 feet of a hospital; and 3) a Determination of Public Convenience or Necessity to allow the on-sale of beer and wine in an over concentrated census tract.	
Applicant	David Vanderzell of THVS Investments, LLC	
Project Location	3740 Park Sierra Avenue, situated on the west side of Park Sierra Drive between Magnolia Avenue and Diana Avenue.	
APN	138-470-015	
Project area	1.15 acres	
Ward	6	
Neighborhood	La Sierra	
General Plan Designation	MU-U – Mixed-Use Urban	
Zoning Designation	CR-SP – Commercial Retail and Specific Plan (Magnolia Avenue) Overlay Zones	
Staff Planner	Alyssa Berlino, Assistant Planner 951-826-5628 aberlino@riversideca.gov	

RECOMMENDATION

Staff recommends that the Planning Commission approve:

1. The applicant's request for a continuance to the September 19, 2019 Planning Commission meeting to complete acoustical analysis related information for the project.

EXHIBIT LIST

1. Applicant's Continuance Request

Prepared by: Alyssa Berlino, Assistant Planner
Reviewed by: Candice Assadzadeh, Senior Planner
Approved by: Mary Kopaskie-Brown, City Planner

From: [David Vanderzell](#)
To: [Berlino, Alyssa](#); [Assadzadeh, Candice](#); [Brenes, Patricia](#); [Ken Gutierrez](#)
Subject: [External] request for continuance
Date: Thursday, August 22, 2019 4:49:53 PM

Members of the Riverside Planning Department,

Per our phone conversation, and at your recommendation, I would like to formally request a continuance of my Planning Commission public hearing from the scheduled date of 9/5/2019 to the following available date of 9/19/2019.

Throughout this process, we have been forthcoming, transparent, and accommodating to the city's requests, and will continue to be in order to achieve our goals of being an outstanding member of the community and a benefit to nearby businesses.

Respectfully,

David Vanderzell
THVS Investments, LLC