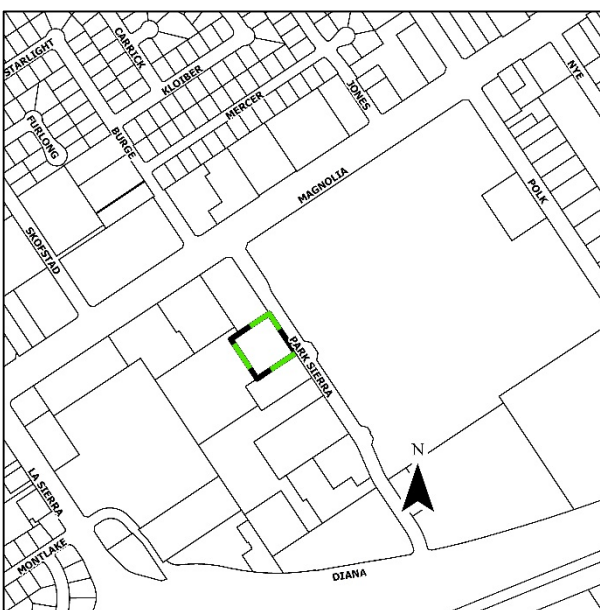




PLANNING COMMISSION HEARING DATE: SEPTEMBER 19, 2019
AGENDA ITEM NO.: 2

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) Conditional Use Permit to permit a dance studio, banquet facility, and entertainment, in conjunction with a Type 42 Alcohol License (On-Sale of Beer and Wine – Public Premises) within an existing 10,666 square foot building; 2) Variance to allow the on-sale of alcoholic beverages within 600 feet of a hospital; and 3) 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 October 3, 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](#)
Cc: [Assadzadeh, Candice](#); [Brenes, Patricia](#); [Ken Gutierrez](#)
Subject: [External] date correction
Date: Friday, September 06, 2019 9:34:22 AM

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 9/19/2019 to the following available date of 10/3/2019.

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