



Riverside Express Carwash

P20-0476 (Conditional Use Permit) and P20-0477 (Design Review)

Community & Economic
Development Department

Planning Commission
Agenda Item: 5
May 13, 2021

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LOCATION MAP



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EXISTING SITE PHOTOS



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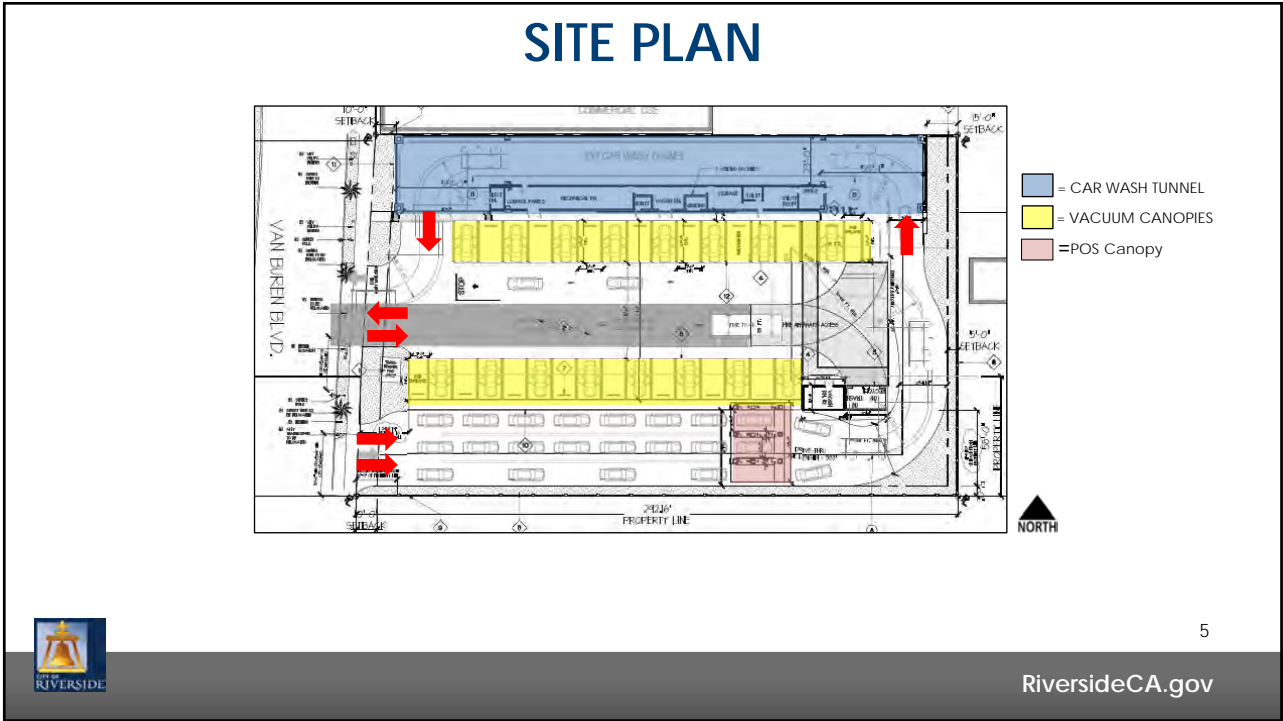
ZONING AND SPECIFIC PLAN MAP



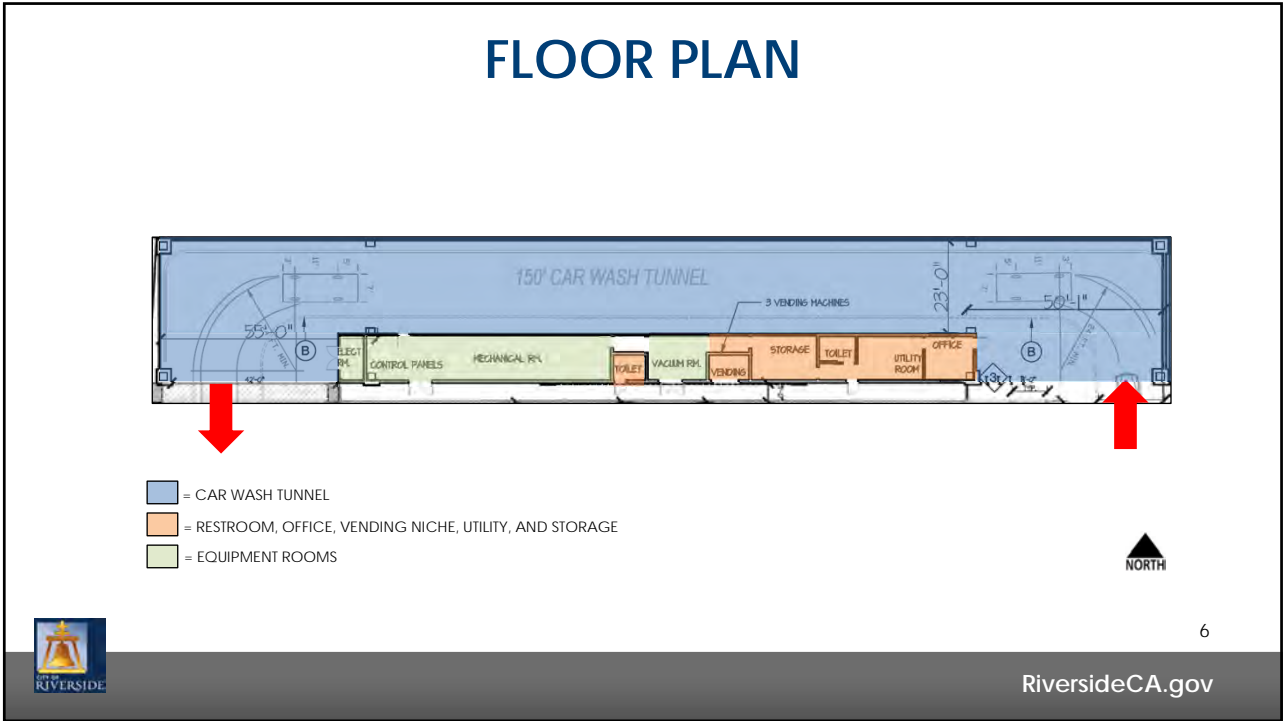
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RECOMMENDATIONS

That the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** P20-0476 (Conditional Use Permit) and P20-0477 (Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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GENERAL PLAN MAP

REFERENCE ONLY



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