



**PLANNING COMMISSION HEARING DATE: APRIL 23, 2026
AGENDA ITEM NO.: 2**

PROPOSED PROJECT

Case Number	PR-2021-000894 (General Plan Amendment, Zoning Code (Map) Amendment, Conditional Use Permit, Design Review, Public Necessity and Convenience, and Variance)	
Request	<p>A request by the applicant to continue the development proposal off-calendar, to consider the following entitlements for the construction of a vehicle fueling station with a 4,650 square foot convenience store:</p> <ol style="list-style-type: none"> 1) General Plan Amendment: To amend the land use designation of a portion (0.62 acres) of the project site from O - Office to MU-V – Mixed Use – Village; 2) Zoning Code (Map) Amendment: To Rezone a portion of the project site (0.62 acres) from R-1-7000 – Single Family Residential Zone to CR – Commercial Retail Zone and 0.7 acres from MU-V – Mixed Use – Village Zone to CR – Commercial Retail Zone; 3) Conditional Use Permit: To permit a vehicle fueling station and off sale of alcohol (Type 20 Beer and Wine); 4) Design Review: Site design and building elevations; 5) Public Convenience and Necessity Determination: To allow for an over-concentration of off-sale alcohol licenses in Census Tract 315.04; and 6) Variance: To allow a reduced separation from a business licensed for the off-sale general of alcoholic beverages. 	
Applicant	Steve Berzansky of Steven Walker Communities	
Project Location	6902, 6892, and 6836 Arlington Avenue, situated on the southeast corner of Arlington Avenue and Monroe Street	
APNs	191-150-031, 191-150-032, 191-150-033	
Project Area	1.3-acres	
Ward	3	
Neighborhood	Ramona	
General Plan Designation	O – Office and MU-V – Mixed Use – Village	

Zoning Designation	R-1-7000 – Single Family Residential Zone and MU-V – Mixed Use – Village Zone	
Staff Planner	Yenifer Cid, Associate Planner 951-826-5652 ycid@riversideca.gov	

RECOMMENDATIONS

Staff recommends that the Planning Commission:

- 1. Continue the item to an off-calendar, per the applicant's request.

Attachment:

- 1. Applicant's request to continue off-calendar.

Prepared by: Yenifer Cid, Associate Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Edgardo Caldera, Acting City Planner