



**PLANNING COMMISSION HEARING DATE: MARCH 12, 2026  
AGENDA ITEM NO.: 3**

**PROPOSED PROJECT**

<b>Case Number</b>	PR-2021-000894 (General Plan Amendment, Zoning Code (Map) Amendment, Conditional Use Permit, Design Review, Public Necessity and Convenience, and Variance)	
<b>Request</b>	<p>A request by the applicant to continue the development proposal to the March 26, 2026 Planning Commission Agenda 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"> <li>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;</li> <li>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;</li> <li>3) Conditional Use Permit: To permit a vehicle fueling station and off sale of alcohol (Type 20 Beer and Wine);</li> <li>4) Design Review: Site design and building elevations;</li> <li>5) Public Convenience and Necessity Determination: To allow for an over-concentration of off-sale alcohol licenses in Census Tract 315.04; and</li> <li>6) Variance: To allow a reduced separation from a business licensed for the off-sale general of alcoholic beverages.</li> </ol>	
<b>Applicant</b>	Steve Berzansky of Steven Walker Communities	
<b>Project Location</b>	6902, 6892, and 6836 Arlington Avenue, situated on the southeast corner of Arlington Avenue and Monroe Street	
<b>APNs</b>	191-150-031, 191-150-032, 191-150-033	
<b>Project Area</b>	1.3-acres	
<b>Ward</b>	3	
<b>Neighborhood</b>	Ramona	
<b>General Plan Designation</b>	O – Office and MU-V – Mixed Use – Village	

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

**RECOMMENDATIONS**

Staff recommends that the Planning Commission:

1. Continue the item to the March 26, 2026 City Planning Commission meeting, per the applicant's request.

Attachment:

1. Applicant's request to continue to March 26, 2026

Prepared by: Yenifer Cid, Associate Planner

Reviewed by: Brian Norton, Principal Planner

Approved by: Matthew Taylor, Acting City Planner