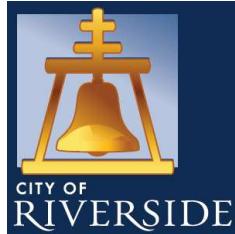


PASHA'S MARKET LIQUOR

PC-2025-00506 (CONDITIONAL USE PERMIT)



Community & Economic Development Department

Planning Commission

Agenda Item: 3

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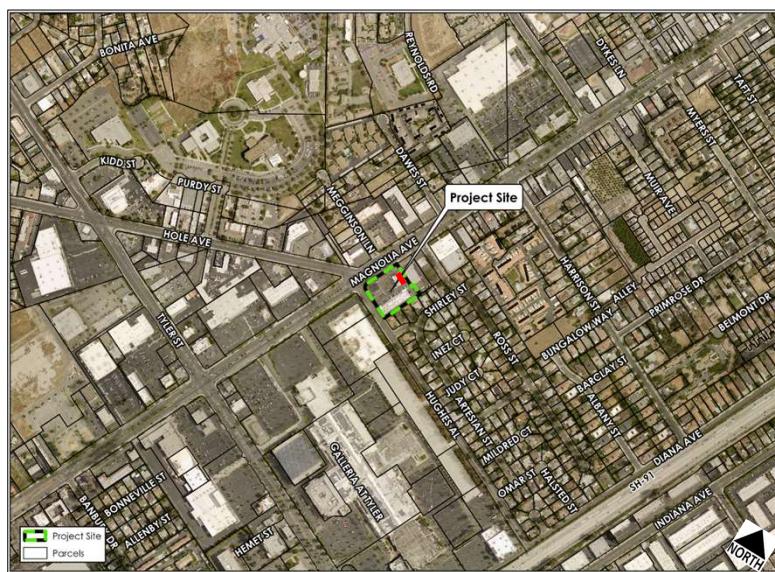


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1

LOCATION MAP



2

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2

1

EXISTING SITE PHOTOS

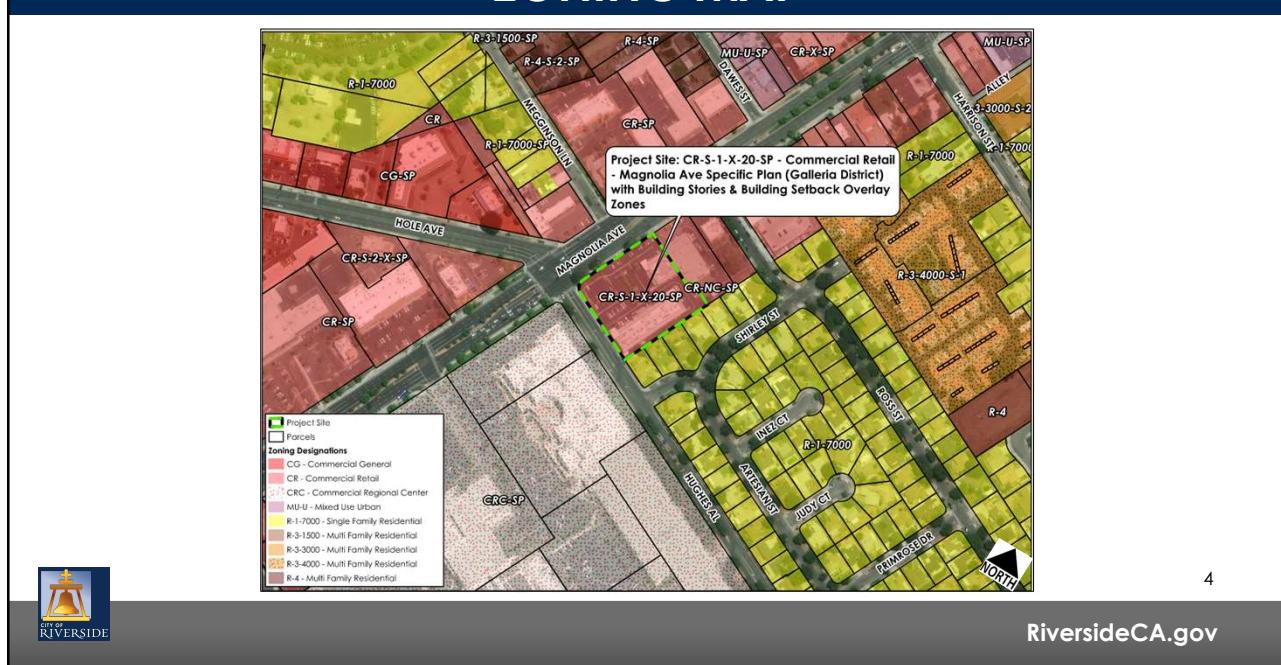


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3

ZONING MAP

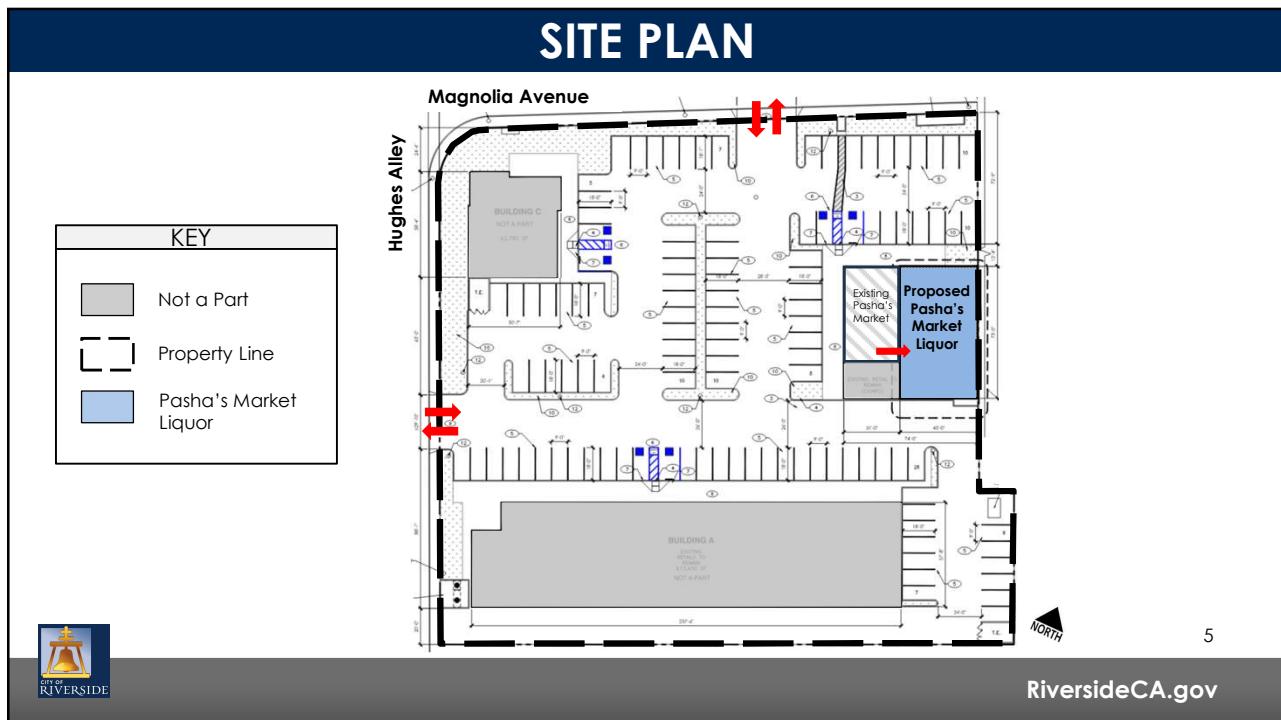


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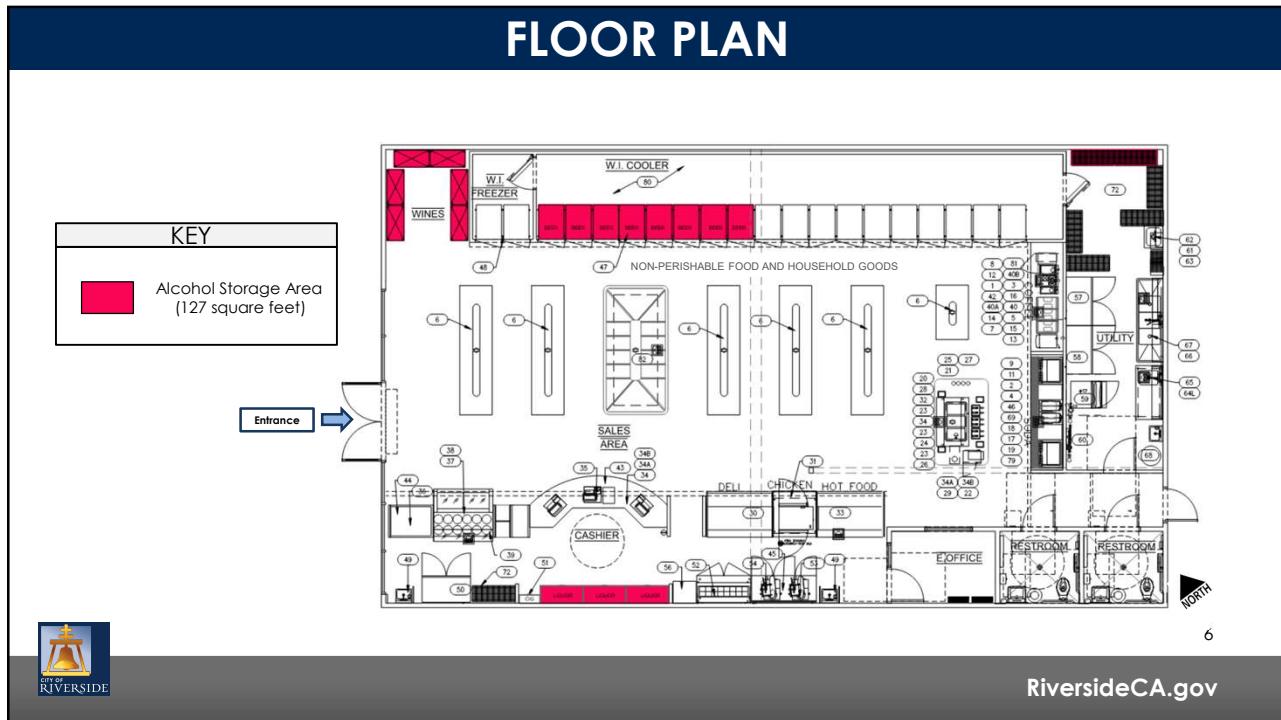
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4

2



5



6

BUILDING ELEVATIONS

Existing North Elevation (Facing Magnolia)

Existing South Elevation

KEY

- Proposed Lighting Fixtures

Not A Part

Not A Part

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CITY OF RIVERSIDE

7

7

SEPARATION REQUIREMENTS

Pasha's Market Liquor

Project Site

Parcel

Distance Buffers

- 100 Feet from Residentially Zoned Properties
- 400 Feet from Schools, Assemblies of People, Non-Entertainment Facilities, and Entertainment Facilities
- 1,000 Feet from Group Housing, Supportive Housing, Emergency Shelters, and General Alcohol Off-Sale

NORTH

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CITY OF RIVERSIDE

8

8

RECOMMENDATIONS

Staff recommends that the Planning Commission:

- 1. DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15301 (Existing Facilities) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
- 2. APPROVE** Planning Case PC-2025-00506 (Conditional Use Permit) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



9

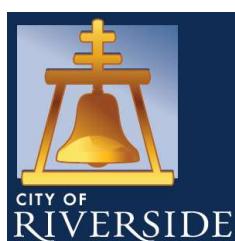
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Pasha's Market Liquor PC-2025-00506

(Conditional Use Permit and Public Convenience or Necessity)

Community & Economic Development Department



**Planning Commission
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