

1 CU-044-990 (Revised)

2 RESOLUTION NO. 4464

3 A RESOLUTION OF THE PLANNING COMMISSION
4 OF THE CITY OF RIVERSIDE RENDERING ITS DECISION
5 GRANTING A REVISED CONDITIONAL USE PERMIT.

6 WHEREAS, the Planning Commission of the City of Riverside conducted a public
7 hearing on August 3, 2000, in the matter of the application of Jim J. Fedenuik on behalf of Just
8 Cruisin Coffee in Zoning Case CU-044-990 for a revised conditional use permit to modify a
9 condition of approval requiring construction of a wrought iron and pilaster wall along the westerly
10 property line for a 300-square-foot drive thru coffee shop on approximately 1.15 acres partially
11 developed with a parking lot at 7594 Indiana Avenue in the C-3 -General Commercial Zone.

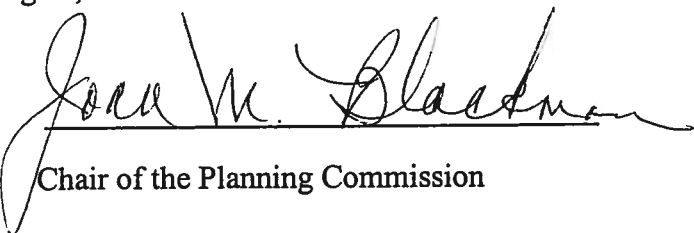
12 NOW, THEREFORE, BE IT RESOLVED by the Planning Commission of the City of
13 Riverside that it is hereby found and determined from the facts and conditions shown by the
14 evidence at the public hearing and by the investigation of the Planning Commission that the
15 proposed use, as approved by the Planning Department, is substantially compatible with other
16 existing and proposed uses in the area, including factors relating to the nature of its location,
17 operation, building design, site design, traffic characteristics and environmental impacts; the
18 proposed use will not be materially detrimental to the health, safety and general welfare of the
19 public or otherwise injurious to the environment or to the property or improvements within the area;
20 and the proposed use will be consistent with the purposes of Title 19 of the Riverside Municipal
21 Code.

22 BE IT FURTHER RESOLVED that a revised conditional use permit is hereby granted in
23 Zoning Case CU-044-990 subject to compliance with all required terms and conditions of this
24 revised use permit and that the Planning Commission made the necessary findings as set forth in the
25 staff report to approve the revised conditional use permit to modify a condition of approval
26 requiring construction of a wrought iron and pilaster wall along the westerly property line for a 300-
27 square-foot drive thru coffee shop on approximately 1.15 acres partially developed with a parking
lot at 7594 Indiana Avenue in the C-3 -General Commercial Zone and further, the Planning

1 Commission made the necessary findings as set forth in the staff report to approve a variance to
2 allow one additional sign on the northerly and southerly building elevations as a menu sign only.
3 Each menu ordering sign shall be limited to a maximum sign area of 9-square feet. The total
4 combined area of the menu ordering sign and building identification sign on the northerly and
5 southerly building elevations shall not exceed the maximum sign area allowed under the C-3 zoning
6 designation.

7 The Secretary of the Planning Commission be instructed to sign said permit.

8 ADOPTED by the Planning Commission of the City of Riverside and signed by its Chair
9 and attested by its Secretary this 3rd day of August, 2000.

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11 _____
12 Chair of the Planning Commission

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14 Attest:

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16 _____
17 Secretary of the Planning Commission

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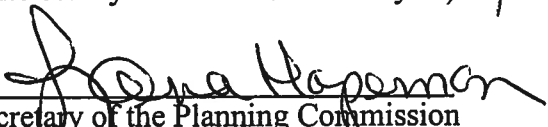
I, Lana Hapeman, Acting Secretary of the Planning Commission of the City of Riverside,
hereby certify that the foregoing resolution was duly and regularly introduced and adopted by the
Planning Commission of the City of Riverside at its meeting held on the 3rd day of August 2000, by
the following vote, to wit:

Ayes: Commissioners: Blackman, Densmore, Hapeman, Leonard, Norton,
Shafai

Noes: None.

Absent: Commissioners Agnew, Morales and Stephens

IN WITNESS WHEREOF I have hereunto set my hand this *9th* day of *September*
2000 *9/15*


Secretary of the Planning Commission

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