

Chick-fil-A DRIVE-THRU RESTAURANT

PR-2022-001322 (Conditional Use Permit
and Design Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 3
January 19, 2023



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LOCATION MAP



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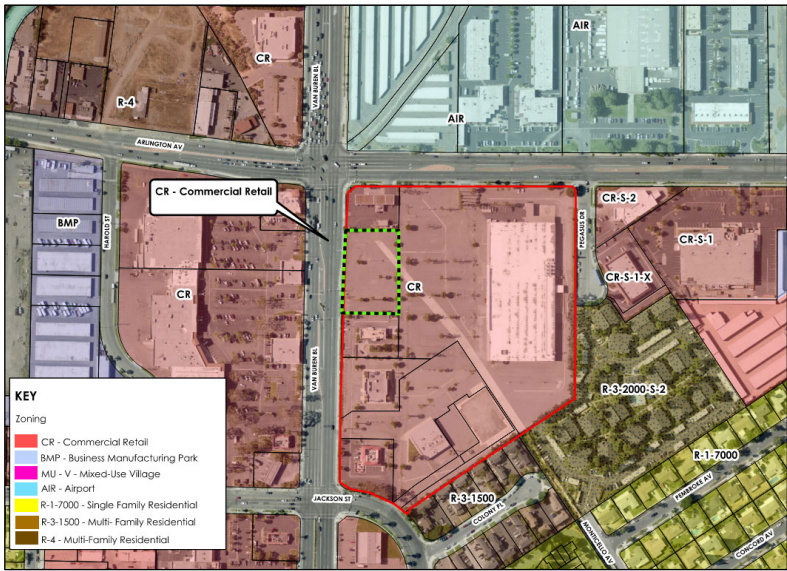
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EXISTING SITE PHOTOS

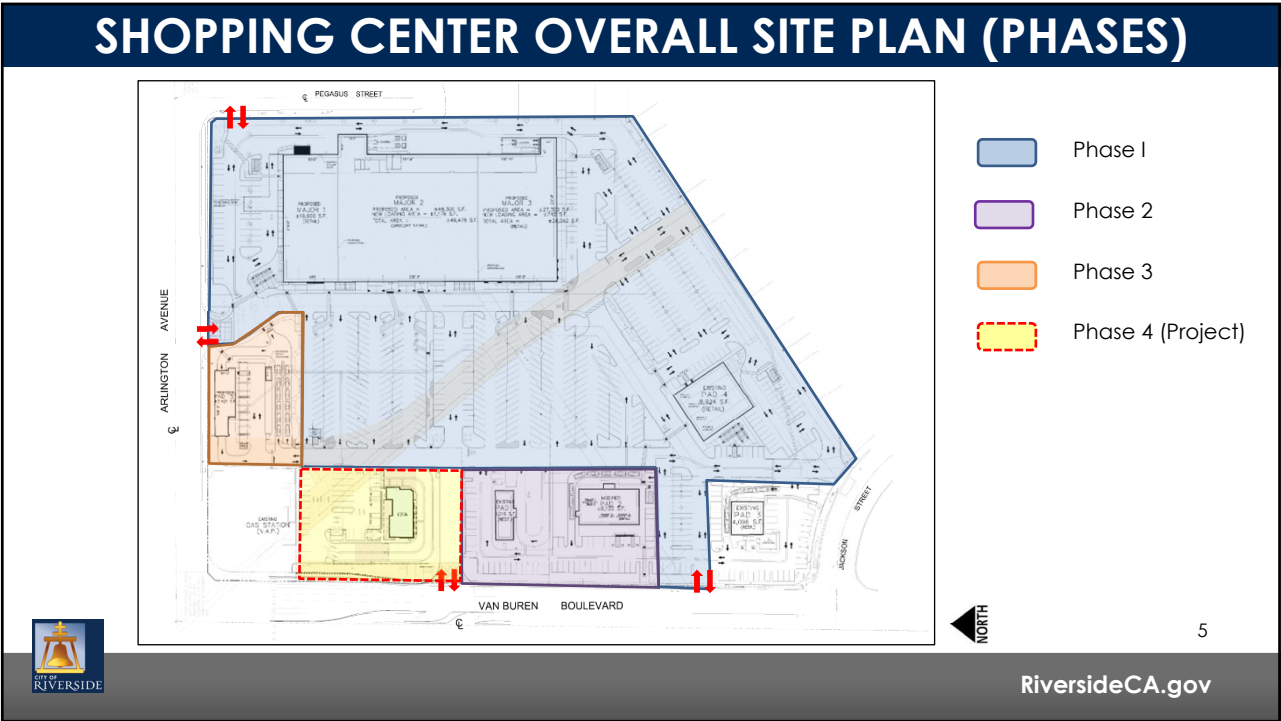


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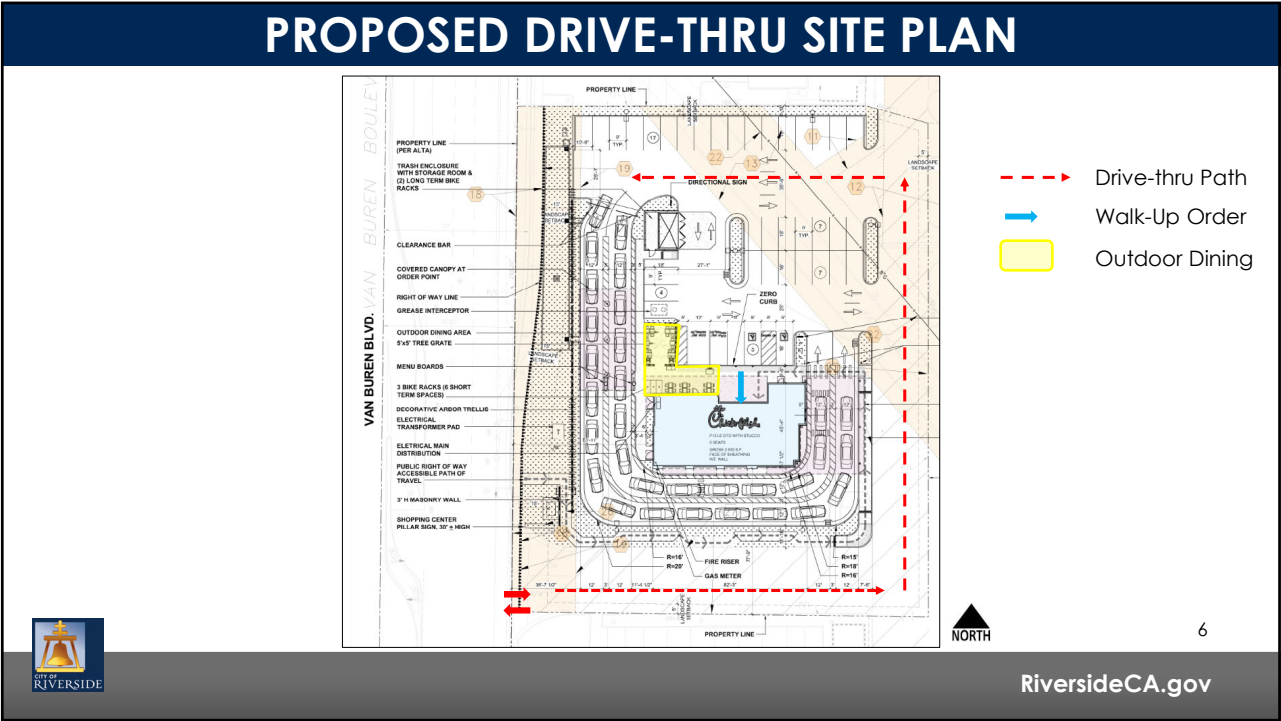
ZONING MAP



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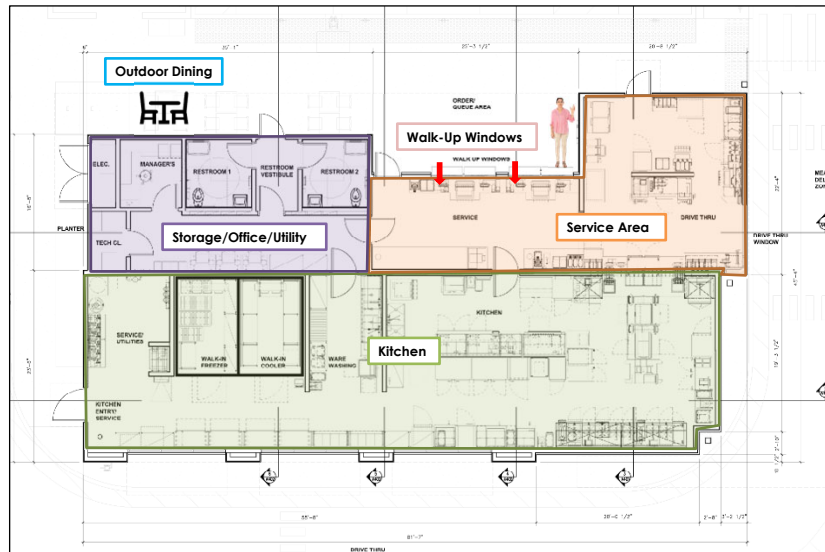


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FLOOR PLAN



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BUILDING ELEVATIONS



NORTH-EAST VIEW



NORTH-WEST VIEW



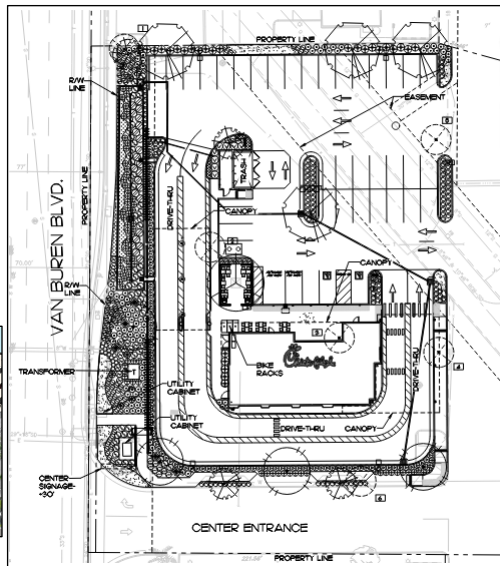
SOUTH-EAST VIEW

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PLANTS IDENTIFIED		COMMON NAME		SIZE	SEEDS	REMARKS	LOCALITY
DURING BOTANICAL NAME							COLLECTOR
	MONOCOCOTYLACEAE	HEMISTREPTOCARPA	10' HIGH	4	10/10/50		
	DIPTEROCARPACEAE	DIPTEROCARPUS	10' HIGH	4	10/10/50		
	DIPTEROCARPACEAE	DIPTEROCARPUS	10' HIGH	4	10/10/50		
	DIPTEROCARPACEAE	DIPTEROCARPUS	10' HIGH	4	10/10/50		
	DIPTEROCARPACEAE	DIPTEROCARPUS	10' HIGH	4	10/10/50		
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	DIPTEROCARPACEAE	DIPTEROCARPUS	10' HIGH	4	10/10/50		
	DIPTEROCARPACEAE	DIPTEROCARPUS	10' HIGH	4	10/10/50		
	DIPTEROCARPACEAE	DIPTEROCARPUS	10' HIGH	4	10/10/50		



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CROSS CUTTING THREADS

- Fiscal Responsibility
- Innovation
- Sustainability and Resiliency
- Equity

ENVISION RIVERSIDE 2025

METRICS ACTIONS GOALS

STRATEGIC PRIORITIES

- Arts, Culture and Recreation
- Community Well-Being
- Economic Opportunity
- Environmental Stewardship
- High Performing Government
- Infrastructure, Mobility and Connectivity

Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment; and

Goal 3.4 - Collaborate with key partners to implement policies and programs that promote local business growth and ensure equitable opportunities for all

Cross-Cutting Threads



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RECOMMENDATIONS

Staff recommends 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** Planning Case PR-2022-001322 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.

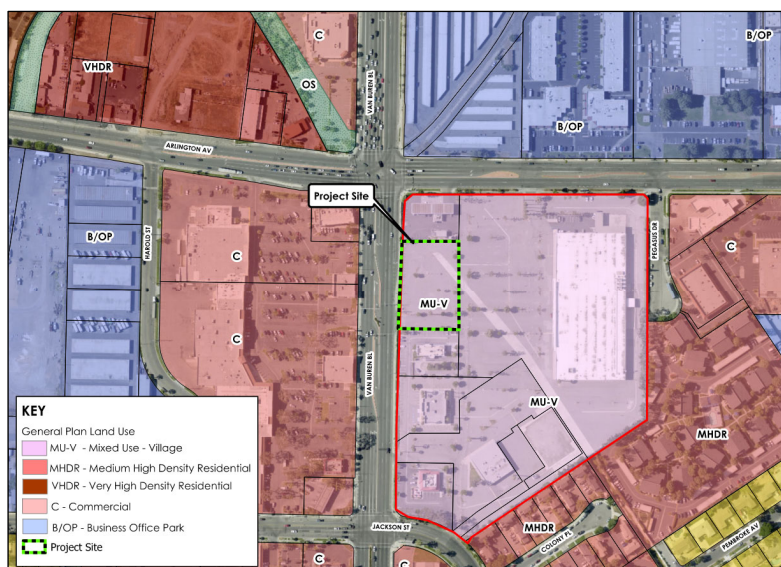


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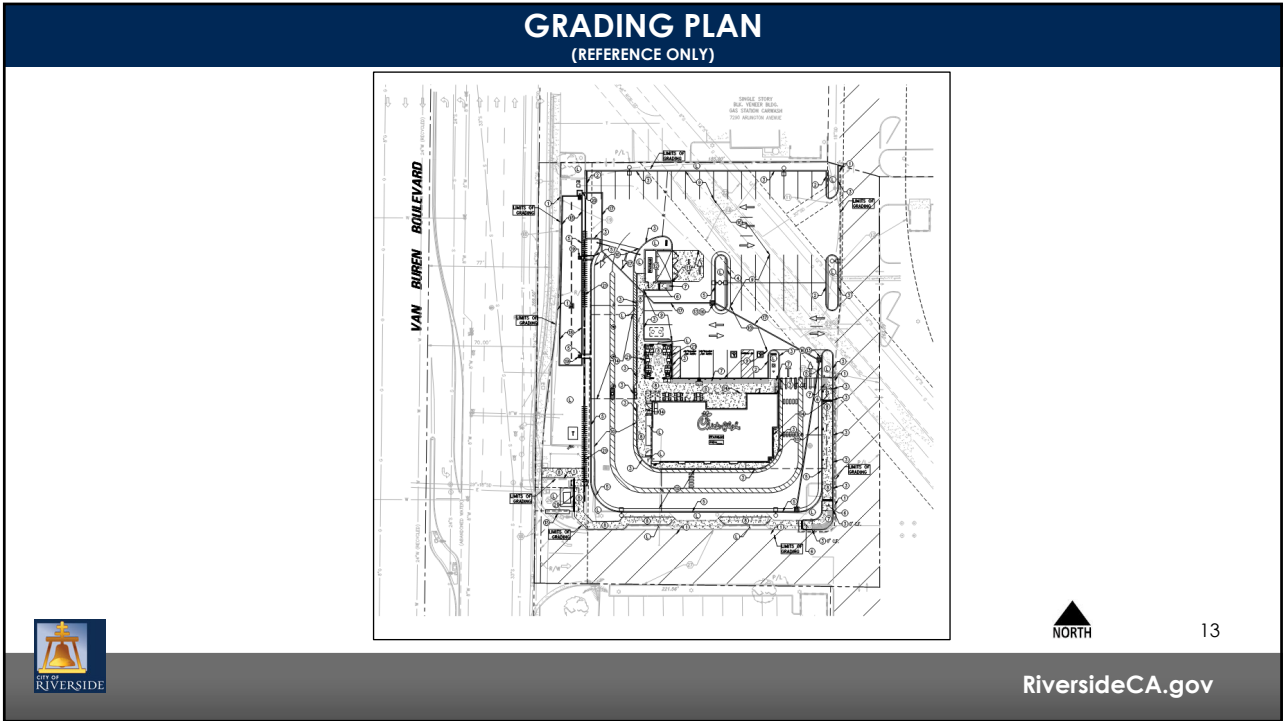
GENERAL PLAN MAP (Reference Only)



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