

Panera Bread Drive-Thru Restaurant

PR-2021-000897 (Modification of Condition, Conditional Use Permit, Parcel Map, and Design Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 3
May 12, 2022

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LOCATION MAP



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EXISTING SITE PHOTOS

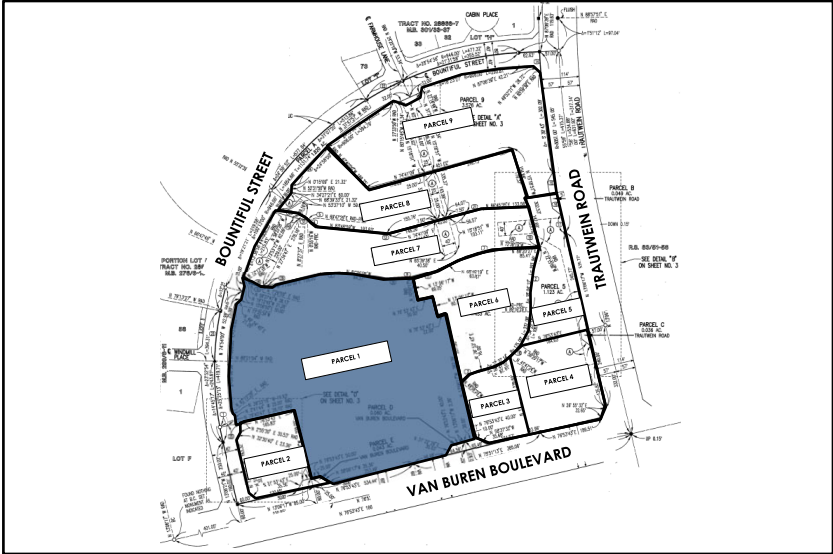
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SPECIFIC PLAN AND ZONING MAP

Project Site:
CR-SP - Commercial Retail and
Specific Plan (Orangecrest) Overlay Zone

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MODIFICATION OF CONDITION - PM-30369

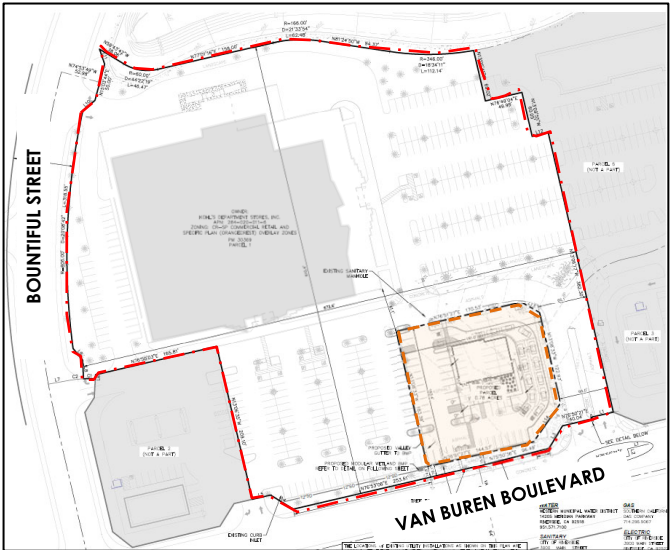


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TENTATIVE PARCEL MAP (PM-38289)



PARCEL 1 – 6.94
ACRES



PARCEL 2 - 0.78
ACRES

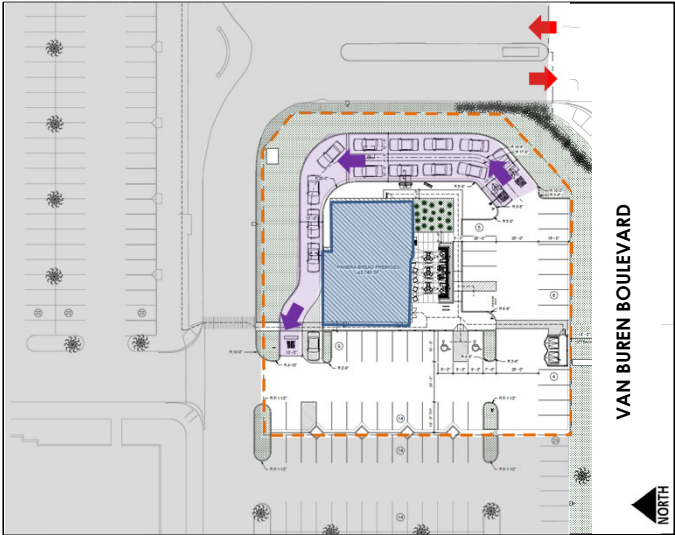


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SITE PLAN - PROPOSED DRIVE-THRU



- PROPOSED PROPERTY LINE
- PROPOSED PANERA BREAD - 3,740 S.F.
- DRIVE-THRU LANE - 289 FT / 14 CARS
- LANDSCAPING

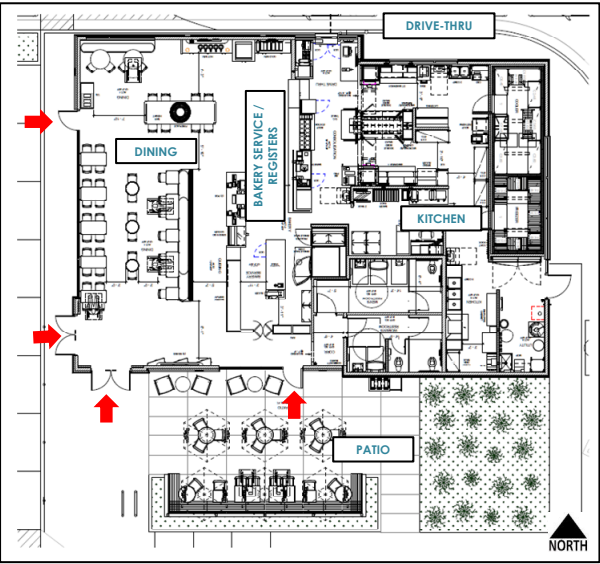


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FLOOR PLAN

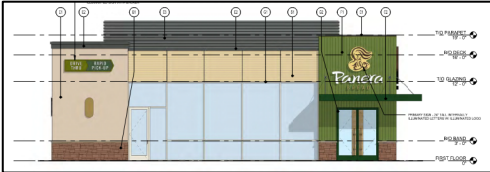


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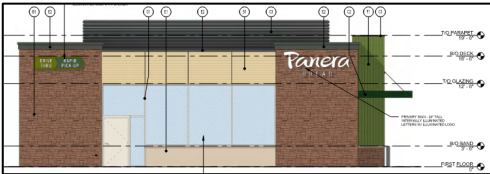
BUILDING ELEVATIONS



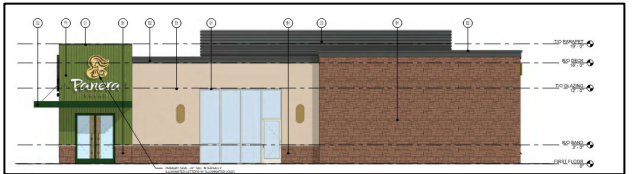
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION - VAN BUREN BOULEVARD



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BUILDING RENDERINGS



VIEW FROM WEST



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



VIEW FROM SOUTHEAST – VAN BUREN BOULEVARD

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CONCEPTUAL LANDSCAPE PLAN

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STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 3 – Economic Opportunity

Goal No. 3.3 - Cultivate a business climate that welcomes innovation, entrepreneurship and investment.

Cross-Cutting Threads

Community Trust

Fiscal Responsibility

Sustainability & Resiliency

Equity

Innovation

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RECOMMENDATIONS

That the Planning Commission:

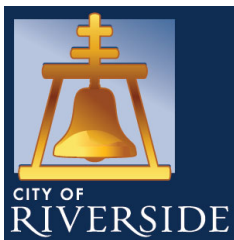
1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Structures) and 15315 (Minor Land Divisions) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
2. **APPROVE** PR-2021-000897 (Modification of Condition, Conditional Use Permit, Parcel Map, 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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Development Department**

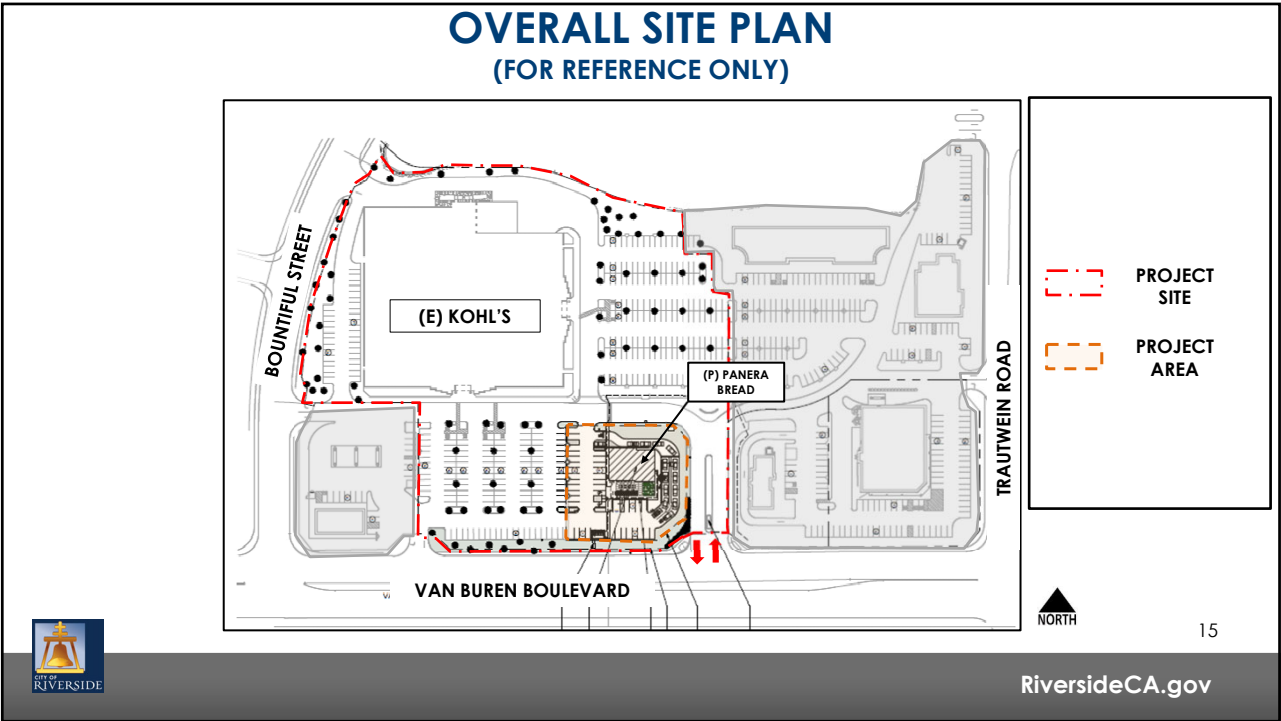
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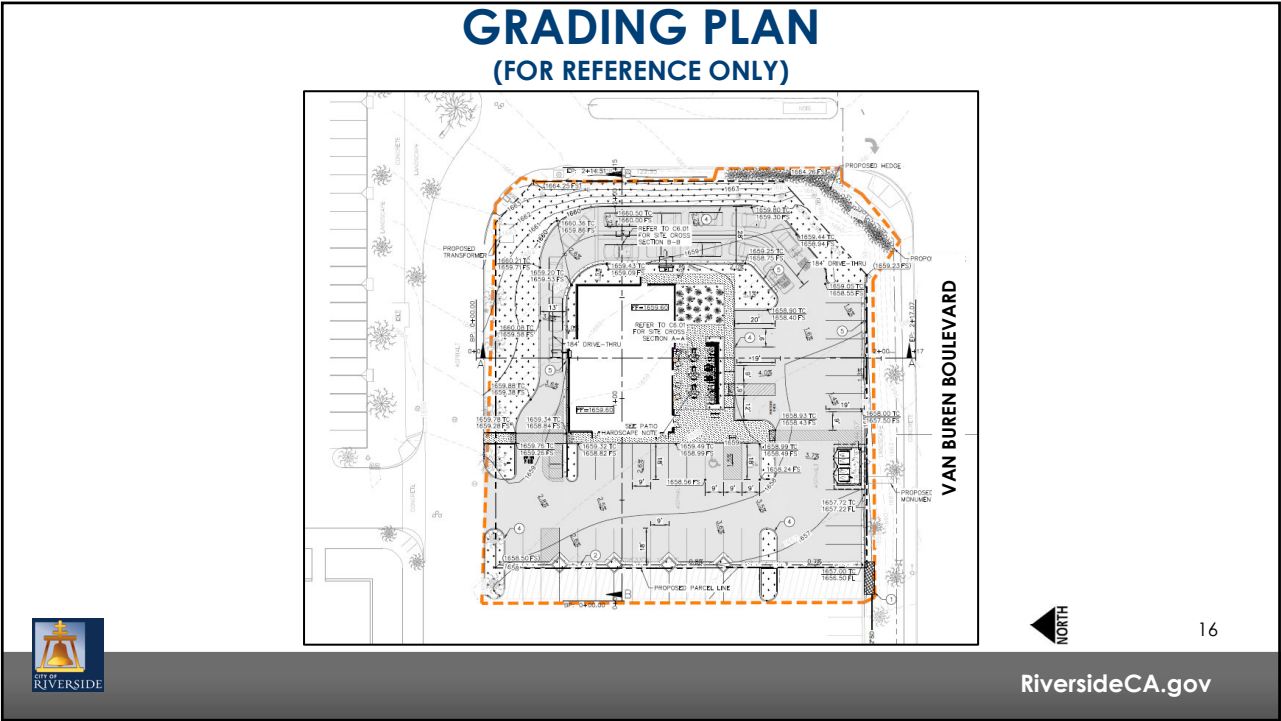
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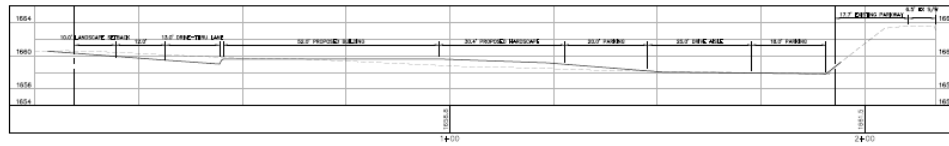


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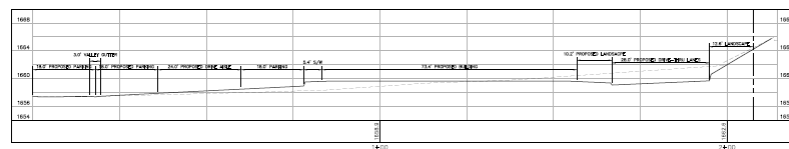


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CROSS SECTIONS



SECTION A-A	
HORIZONTAL SCALE	1"=10'
VERTICAL SCALE	1"=2'



SECTION B-B

HORIZONTAL SCALE	1"=10'
VERTICAL SCALE	1"=2'



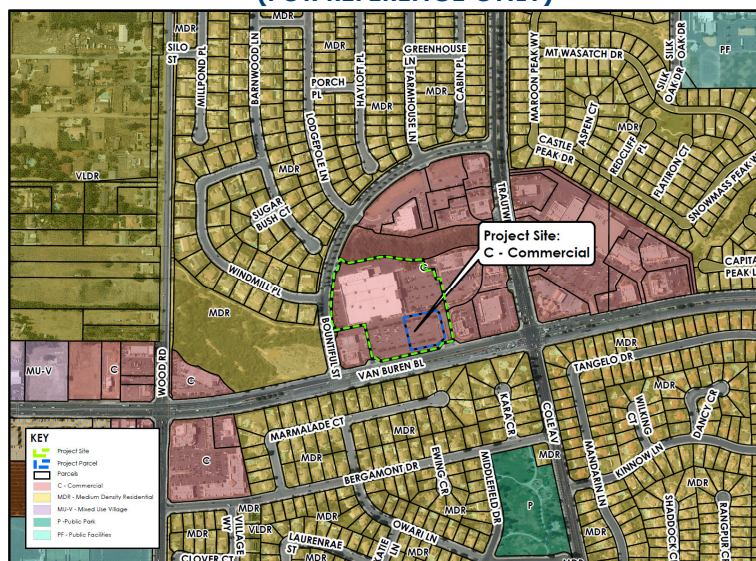
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GENERAL PLAN MAP

(FOR REFERENCE ONLY)

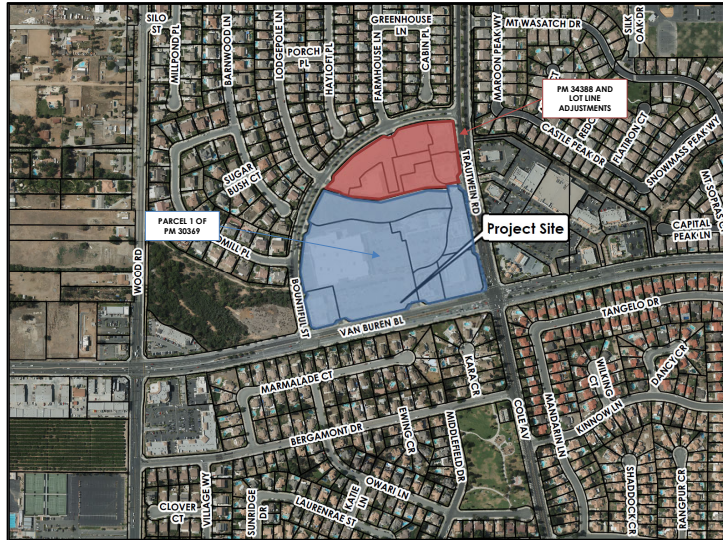


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ORANGECREST TOWNE CENTER PARCELS (FOR REFERENCE)



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