

PANERA BREAD DRIVE-THRU RESTAURANT

PR-2023-001571 (MODIFICATION OF CONDITIONS, CONDITIONAL USE
PERMIT, DESIGN REVIEW)

Community & Economic Development Department

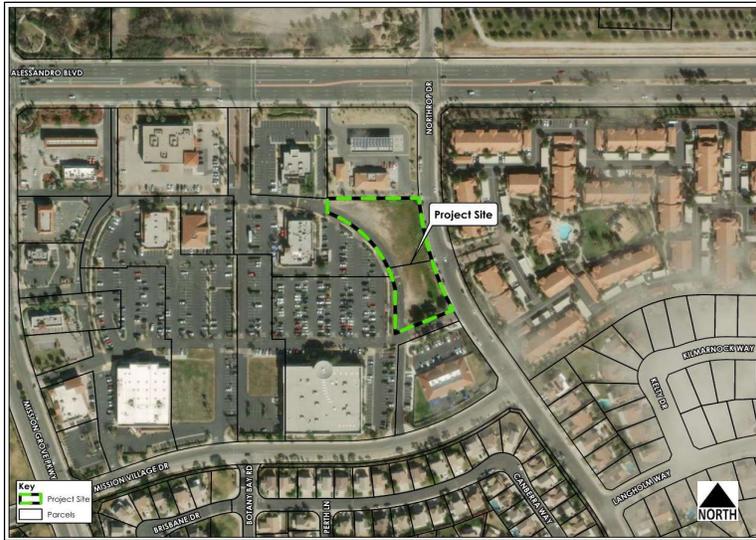
Planning Commission

Agenda Item: 4

March 28, 2024

RiversideCA.gov

LOCATION MAP



EXISTING SITE PHOTOS



3

RiversideCA.gov

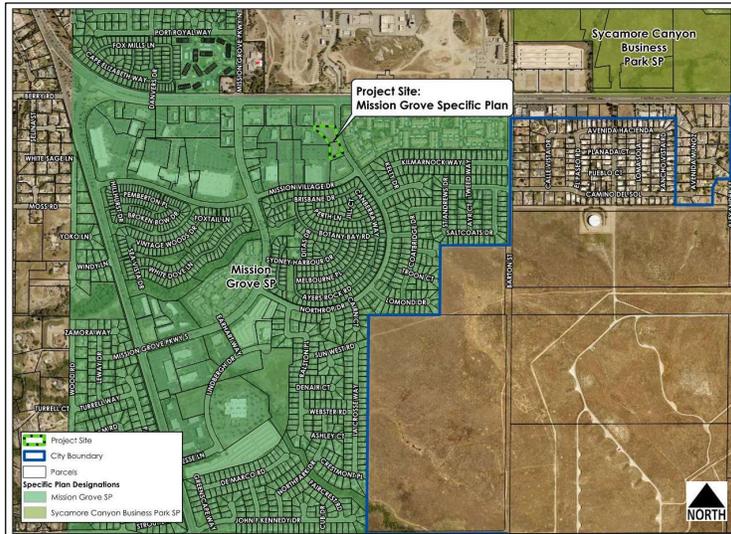
ZONING MAP



4

RiversideCA.gov

SPECIFIC PLAN MAP

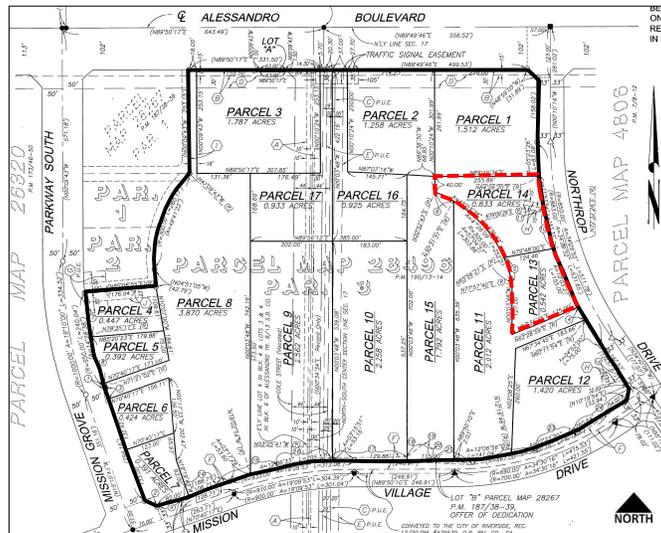


5



RiversideCA.gov

MODIFICATION OF CONDITIONS PARCEL MAP 30214



6



RiversideCA.gov

SITE PLAN

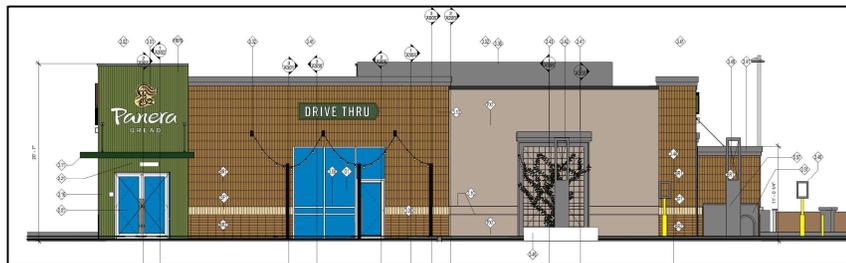


7

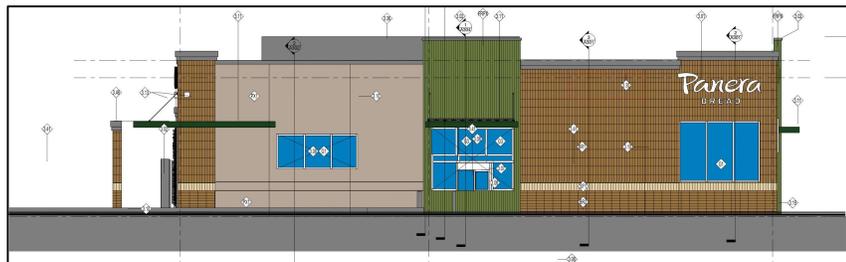


RiversideCA.gov

BUILDING ELEVATIONS



SOUTH ELEVATIONS



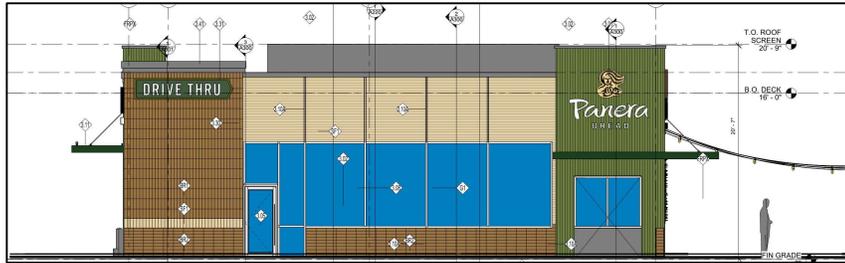
NORTH ELEVATIONS

8



RiversideCA.gov

BUILDING ELEVATIONS



WEST ELEVATIONS



EAST ELEVATIONS
(FACING NORTHROP DRIVE)



BUILDING RENDERINGS



BUILDING FRONT VIEW



DRIVE THRU & TRELLIS VIEW



BUILDING RENDERINGS



DRIVE THRU WINDOW VIEW



BUILDING PATIO VIEW



LANDSCAPE PLAN

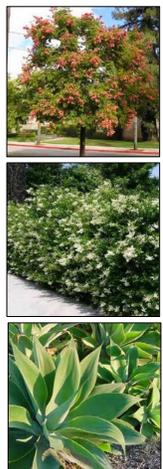


Symbol	Botanical Name	Common Name	MOQ/EA
	Fraxinus latifolia	Chinese Lantern Tree	Med
	Magnolia sp. 'Joy Point'	Hot Pinks Magnolia	Med
	Chenopodium Tenax HF	Fuchsia Olive	Low
	Polakonia Nardo	Blue Palm Nardo	Low
Shrub			
Symbol	Botanical Name	Common Name	MOQ/EA
	Philadelphus 'Winter Holiday'	Blue Blossom	Low
	Lonicera 'Lip'	Summer	Low
	Stemodia 'Yellow'	Coral Rosemary	Low
Accent Plantings			
	Agave 'Sis'	Agave	Low
	Salvia 'Savanna' 'Halfheart'	Salvia & Sage	Low
	Quercus 'Lutescent'	Coastal Sycamore	Low
	Stemodia 'Yellow'	Blue Sage	Low
Boulder Plantings			
	Clivia 'Sis'	Clivia	Low
	Philadelphus 'Winter Holiday'	Blue Blossom	Low
	Muhlenbergia 'Sis'	Blue Grass	Low
	Stemodia 'Yellow'	Blue Sage	Low
Screen Shrubs - 10ft, 3ft High			
	Calliandra 'Sis'	White, Yellow, Orange	Med
	Yucca 'Sis'	Yucca Plant	Low
	Yucca 'Sis'	Common Yucca	Med

NOTE:
 PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
 ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
 ALL LANDSCAPE AREAS SHALL BECOME AUTOMATIC BIRDBATHS.
 ALL LANDSCAPE INSTALLATIONS SHALL BE PROPOSED TO BE MAINTAINED.

PARKING STALL TO TREE RATIO = 1 TREE TO 4 STALLS
 PARKING STALLS = 37
 TOTAL TREES NEEDED = 9
 TOTAL TREES PROVIDED = 14

PROPOSED LANDSCAPE PERCENTAGE
 LANDSCAPE MINIMUM 5% OF PARKING STALLS
 PROPOSED LANDSCAPE PROVIDED = 17.033%
 PROPOSED LANDSCAPE PROVIDED AT PARKING LOT = 10.533%



STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 3– Economic Opportunity

Goal 3.1 – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment.

Cross-Cutting Threads



13

RiversideCA.gov

RECOMMENDATIONS

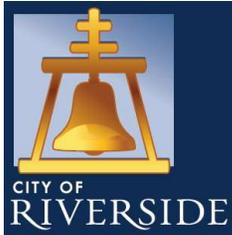
That the Planning Commission:

1. **DETERMINE** that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Structures) and 15332 (Infill Development) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2023-001571 based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions



14

RiversideCA.gov



PANERA BREAD DRIVE-THRU RESTAURANT

PR-2023-001571 (MODIFICATION OF CONDITIONS, CONDITIONAL USE PERMIT, DESIGN REVIEW)

Community & Economic Development Department

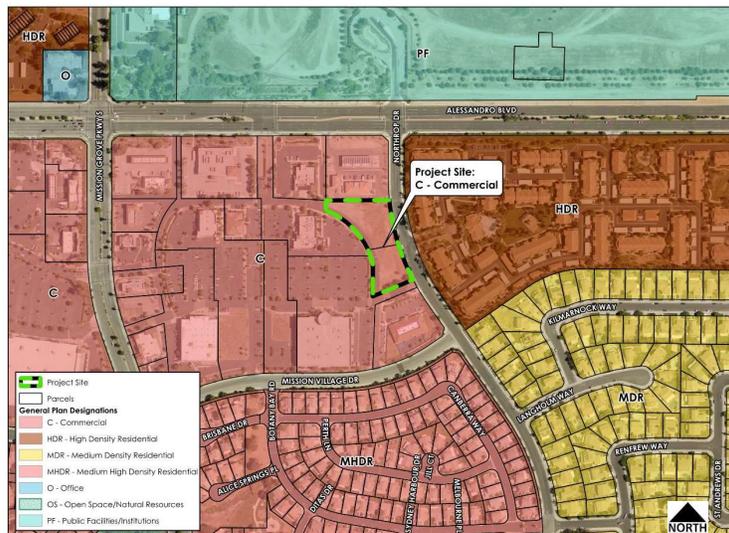
Planning Commission

Agenda Item: 4

March 28, 2024

RiversideCA.gov

GENERAL PLAN MAP (FOR REFERENCE ONLY)



RiversideCA.gov

ARCHITECTURAL SITE PLAN (FOR REFERENCE ONLY)



CONCEPTUAL GRADING PLAN (FOR REFERENCE ONLY)

