

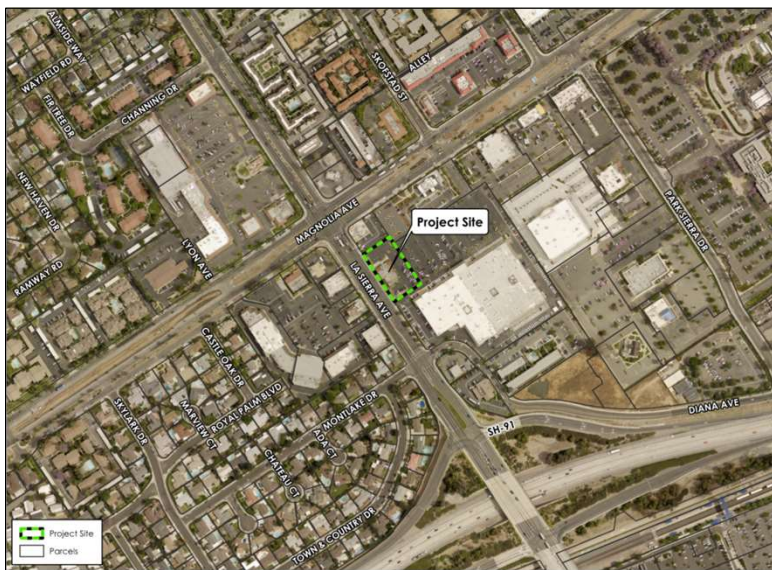
ONO DRIVE-THRU RESTAURANT PR-2021-001049 (Conditional Use Permit and Design Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 5
July 18, 2024



LOCATION MAP

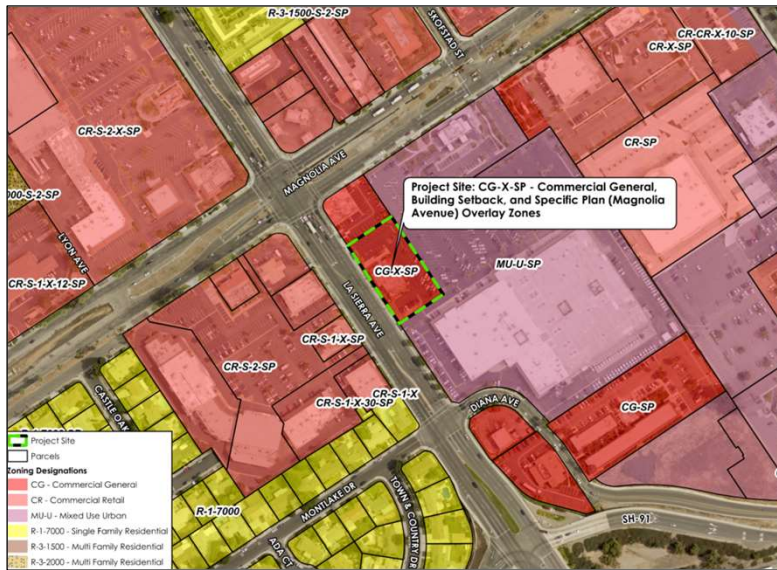


EXISTING SITE PHOTOS



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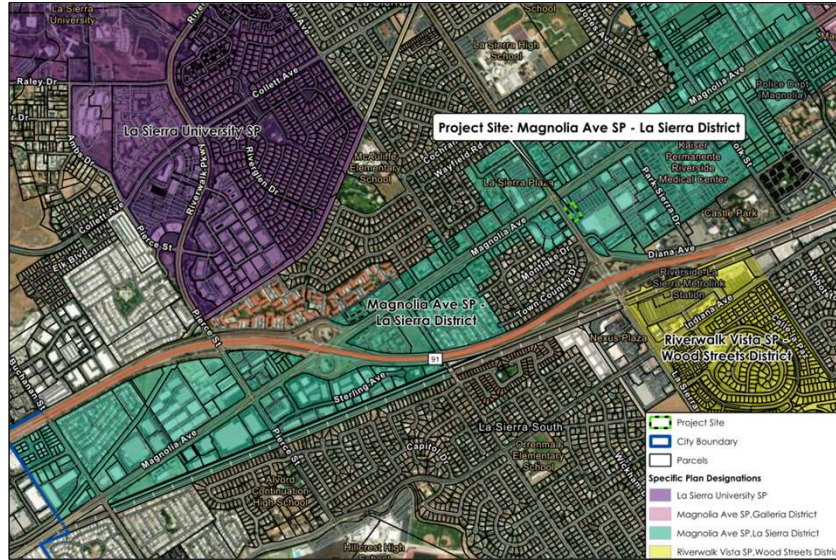
ZONING MAP



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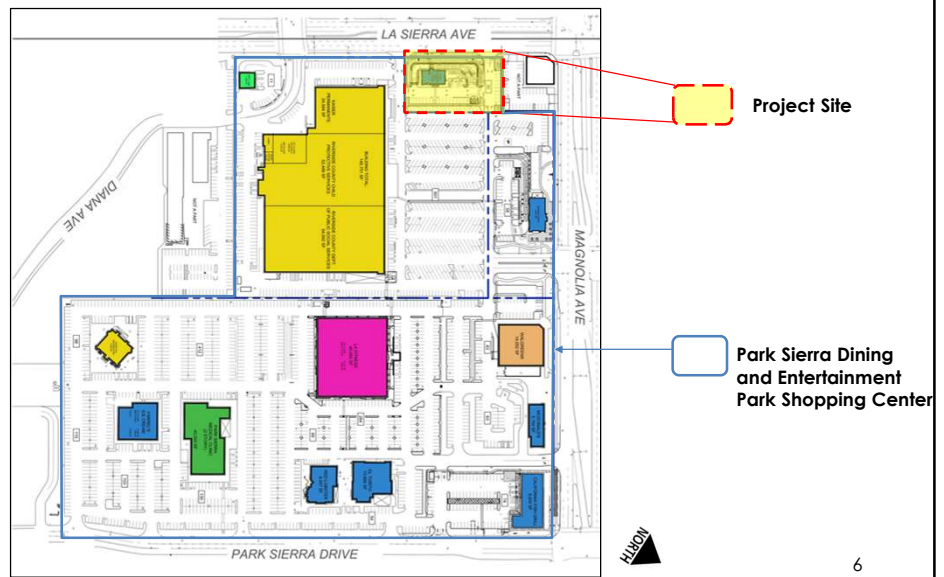
SPECIFIC PLAN MAP



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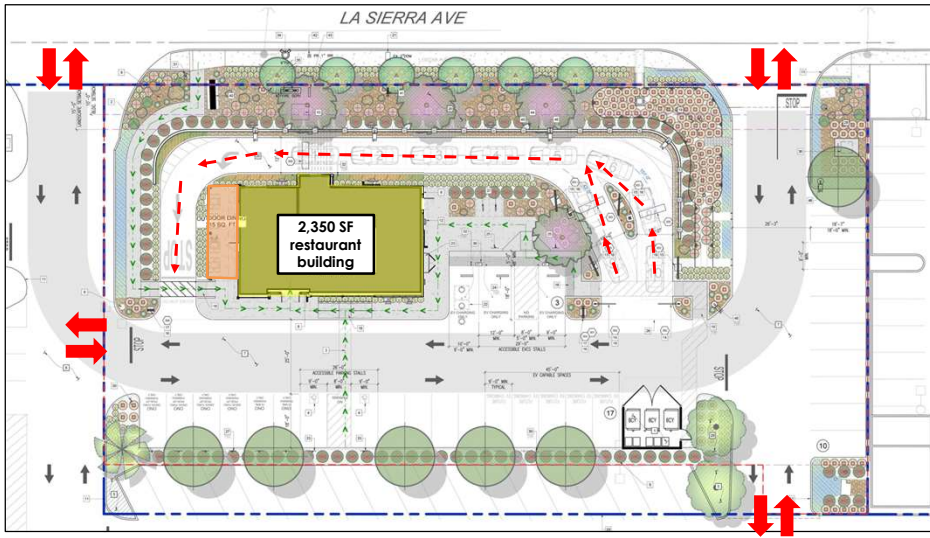
OVERALL SHOPPING CENTER SITE PLAN








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PROPOSED DRIVE-THRU SITE PLAN



-  Property Boundary
-  Drive-thru Path
-  Path of Travel
-  Proposed Building
-  Outdoor Dining

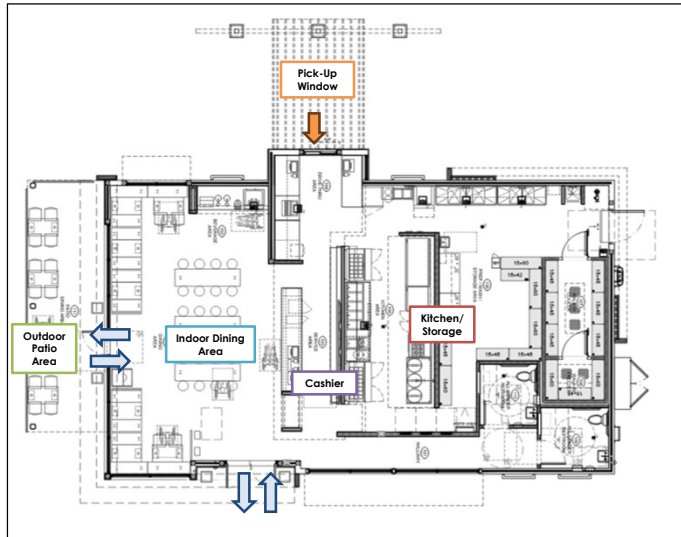


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FLOOR PLAN

LA SIERRA AVENUE



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BUILDING ELEVATIONS



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CONCEPTUAL LANDSCAPE PLAN



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 3 – Economic Opportunity

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

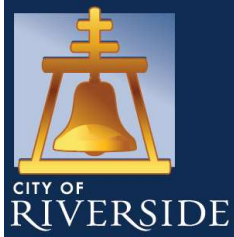
Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
- **APPROVE** Planning Case PR-2021-001049 (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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ONO DRIVE-THRU RESTAURANT PR-2021-001049 (Conditional Use Permit and Design Review)

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GENERAL PLAN MAP (Reference Only)



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GRADING PLAN (REFERENCE ONLY)

