

Project Description

Proposed Restaurant at Van Buren Blvd. & Trautwein Rd. Riverside, CA

Costanzo Investments, LLC is proposing an urban infill development for an approximately 3,740 SF restaurant with an ancillary drive-thru in the existing Orangecrest Town Center. The site is located north of Van Buren Boulevard between Trautwein Rd and Bountiful Street on the Kohl's parcel (APN: 284-020-011). The proposed restaurant will be located in an underutilized parking lot area south of the existing Kohl's building and will help revitalize the commercial activities of the shopping center.

As part of the project, the applicant is proposing to subdivide the existing Kohl's 7.72-acre parcel into two (2) separate parcels. The commercial center includes Kohl's plus 5 other parcels. The proposed project will not affect the 5 other parcels. East of the project site is another commercial center with tenants such as Albertsons, Chipotle, Panda Express, AutoZone, Jack in the Box, Shell and other retailers. The Kohl's building is located directly north of the site. There is a wash north of the Kohl's building and the Center, and residential and commercial uses north of the wash. There are single family residential homes located to the south of Van Buren Blvd. To the west of the site (i.e., west of Bountiful Street) is vacant land and another commercial strip center.

A request to modify Condition No. 2A of Parcel Map 30369 is also being made to allow for a drive-thru business. There has been a precedence set by P04-0601 to modify the Parcel Map Conditions for Parcel Map 30369 to allow a drive thru use for the Wendy's. The restaurant industry has evolved since the original approval of Parcel Map 30369, and having a drive thru component as an accessory use is critical to most restaurants' operations.

The restaurant will include approximately 658 sq. ft. of outdoor patio. As a result of the Conceptual Development Review Comments (P18-0815), the drive-thru will be adequately screened by natural topography of the site as well as additional landscape buffering per the submitted plans.

The existing access to the Center will not be modified as a part of the project. The main access to the site will be from mid-block on Van Buren Boulevard, but there is also one more driveway on Van Buren Boulevard, four driveways on Bountiful Street, and two driveways on Trautwein Road that access the shopping center.

The General Plan Land Use Designation for the site is Commercial (C). The site is designated as Planning Area 2E C-2/SPA within the Orangecrest Specific Plan. The proposed restaurant use is consistent with both the General Plan Land Use Designation and Orangecrest Specific Plan land use designation for the site. Pursuant to the City of Riverside Municipal Code, the applicant hereby requests the following entitlements to permit the development of the proposed project:

- Approval of Tentative Parcel Map subdividing the existing Kohl's parcel for the proposed future standalone pad
- Approval of a Conditional Use Permit for the use of a drive-thru ancillary to a restaurant
- Approval of Modification of Conditions to Condition Number 2A of Parcel Map 30369 to allow for a drive-thru establishment
- Design Review for the construction of a new building.
- Mixed use parking reduction per RMC Section 19.580.060.C. The request is a 32 space (8%) reduction from Code required 397 stalls to allow 365 stalls for the Kohl's parcel per the submitted parking study.