

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

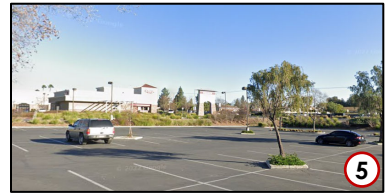
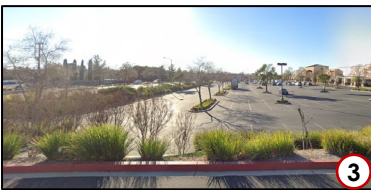
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LOCATION MAP



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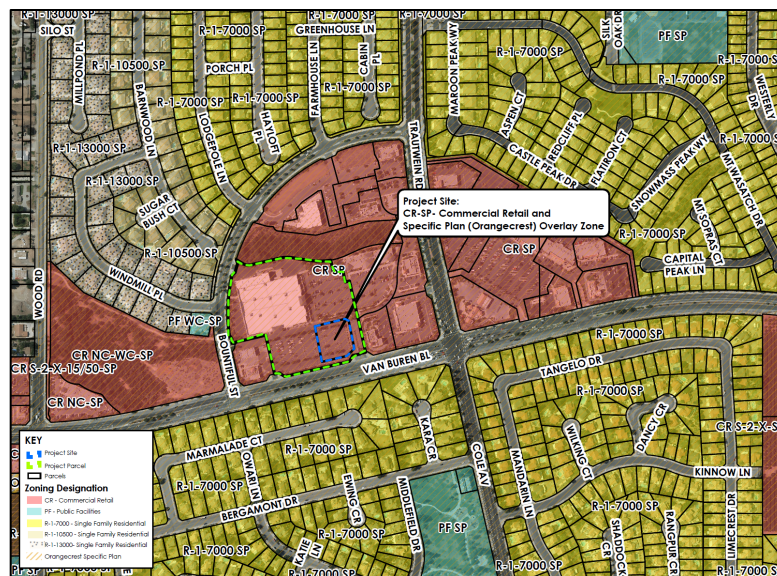
EXISTING SITE PHOTOS



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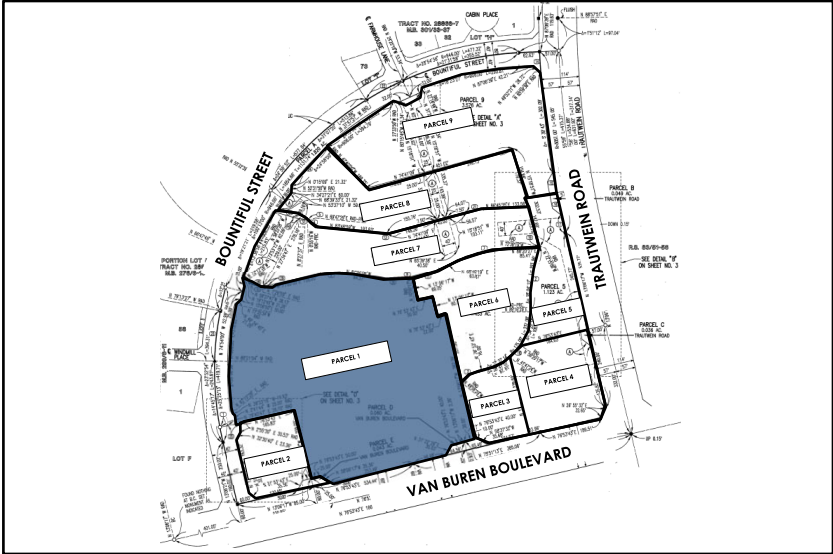
SPECIFIC PLAN AND ZONING MAP



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MODIFICATION OF CONDITION - PM-30369

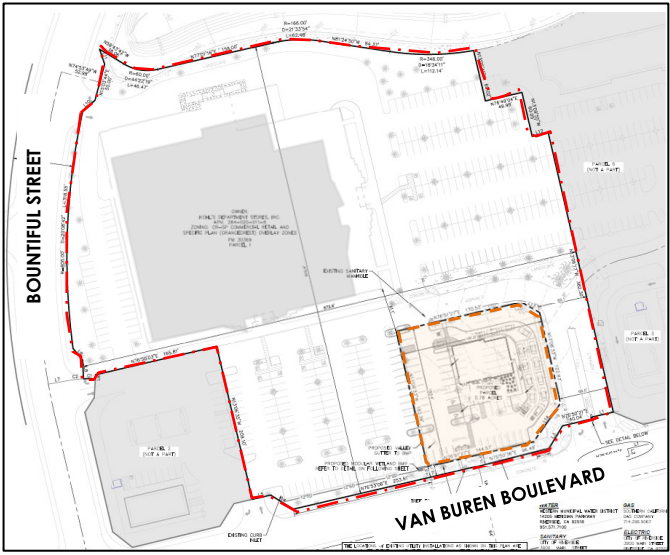


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TENTATIVE PARCEL MAP (PM-38289)



PARCEL 1 - 6.94
ACRES



PARCEL 2 - 0.78
ACRES

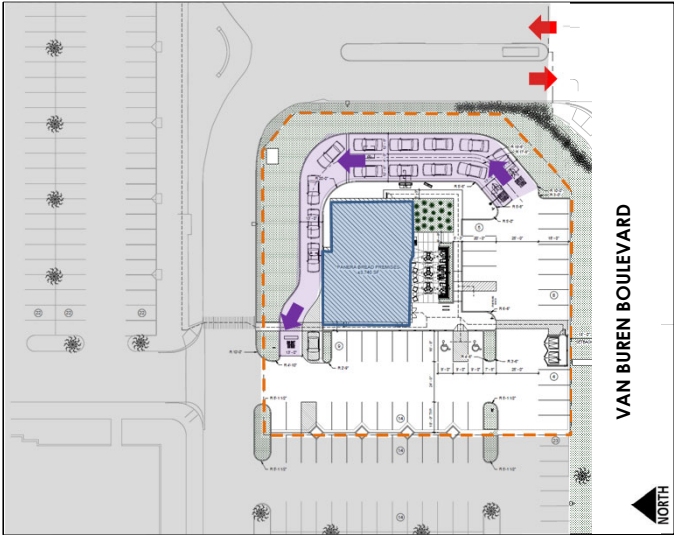


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SITE PLAN - PROPOSED DRIVE-THRU



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

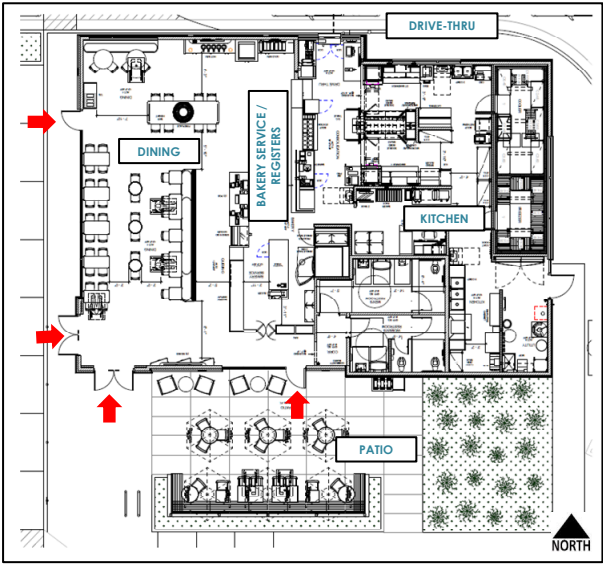


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FLOOR PLAN

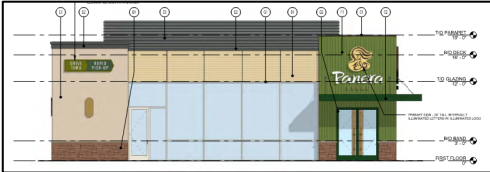


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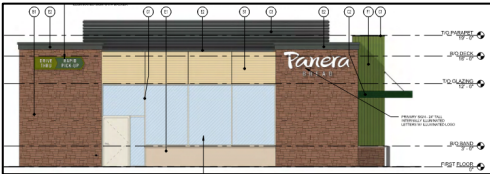
BUILDING ELEVATIONS



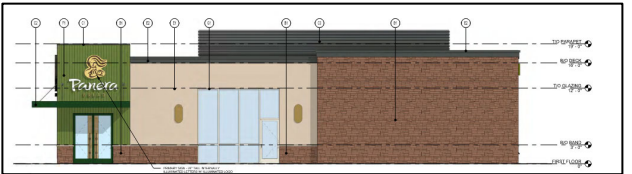
WEST ELEVATION



NORTH ELEVATION



EAST ELEVATION



SOUTH ELEVATION - VAN BUREN BOULEVARD



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BUILDING RENDERINGS



VIEW FROM WEST



VIEW FROM SOUTHWEST



VIEW FROM NORTHWEST



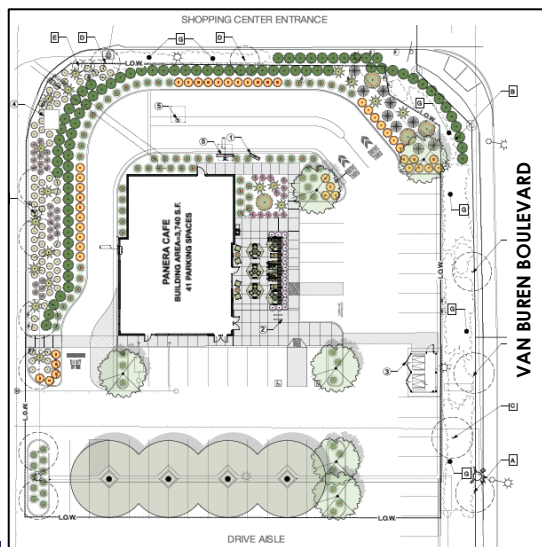
VIEW FROM SOUTHEAST – VAN BUREN BOULEVARD



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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:

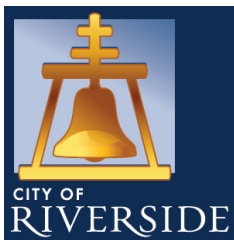
1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Structures) and 15315 (Minor Land Divisions) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
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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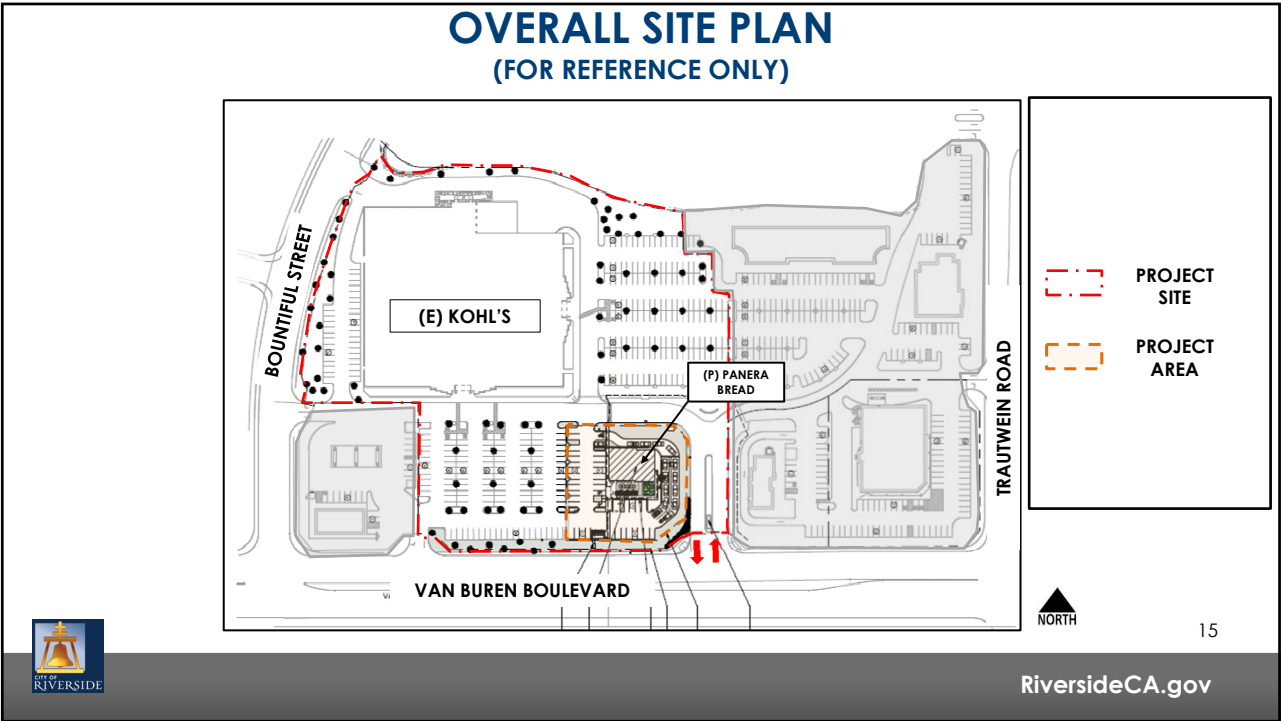
Planning Commission

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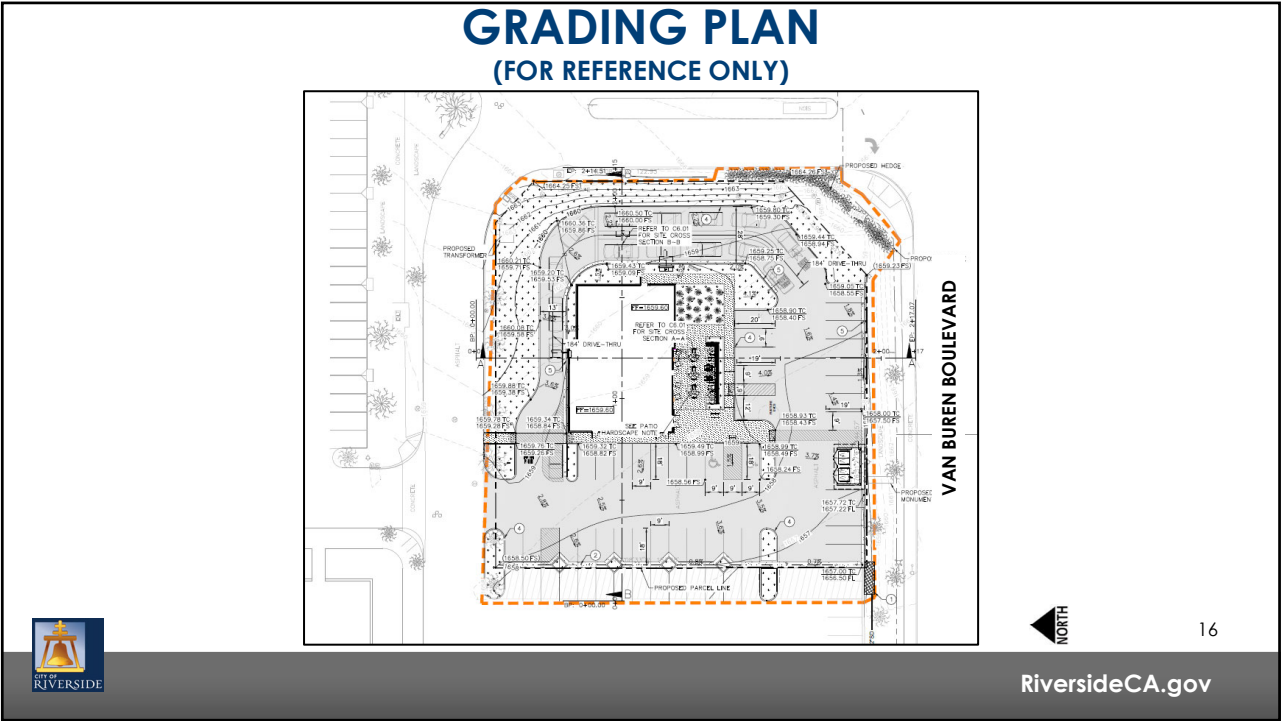
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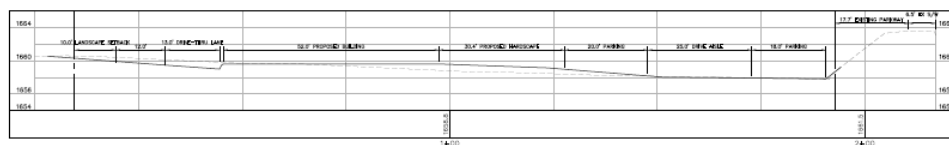


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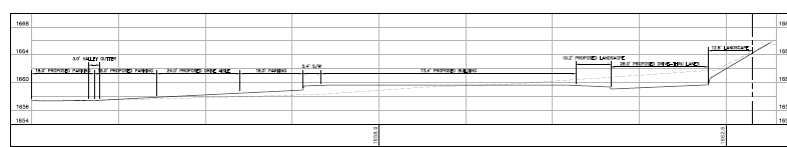


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CROSS SECTIONS



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



SECTION B-B

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

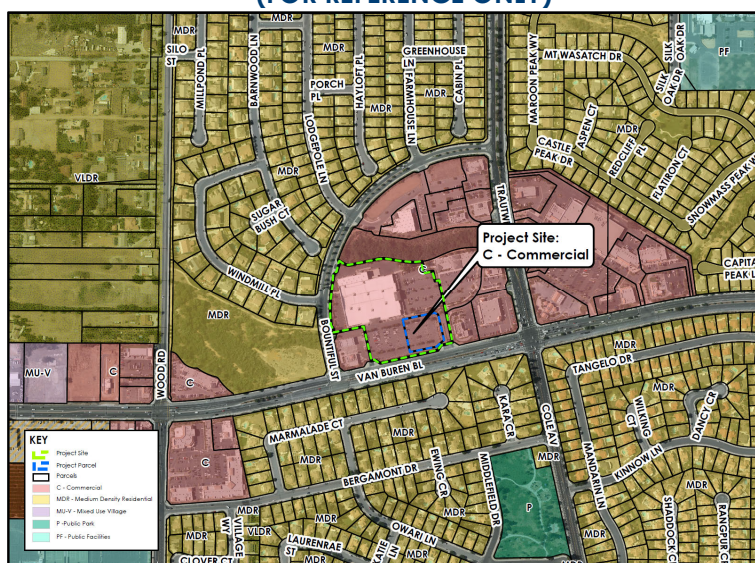


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GENERAL PLAN MAP



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ORANGECREST TOWNE CENTER PARCELS

(FOR REFERENCE)

