



**PLANNING COMMISSION HEARING DATE: JUNE 9, 2022
AGENDA ITEM NO.: 4**

PROPOSED PROJECT

Case Number	PR-2021-000897 (Modification of Conditions, Conditional Use Permit, Parcel Map and Design Review)		
Request	To consider the following entitlements for the construction of a 3,740 square-foot restaurant (Panera Bread) with a drive thru lane: 1. Modification of Conditions to modify a condition of Parcel Map 30369 related to drive-thru facilities; 2. Conditional Use Permit to permit a drive-thru facility; 3. Parcel Map to subdivide a 7.72-acre parcel developed with a commercial building into two parcels; and 4. Design Review of project plans for site plan and building elevations.		
Applicant	Costanzo Investments, LLC		
Project Location	19260 Van Buren Boulevard, on the north side of Van Buren Boulevard between Trautwein Road and Bountiful Street		
APNs	284-020-011		
Project area	7.72-acre		
Ward	4		
Neighborhood	Orangecrest		
General Plan Designation	C – Commercial		
Zoning Designation	CR-SP – Commercial Retail – Specific Plan (Orangecrest) Overlay Zones		
Staff Planner	Danielle Harper-Scott, Associate Planner 951-826-5933 Dharper-scott@riversideca.gov		

RECOMMENDATION

Staff recommends that the Planning Commission approve:

1. The applicant requests continuance to the June 23, 2022 City Planning Commission meeting to complete additional analysis related to the project.

EXHIBIT LIST

1. Applicant's Continuance Request

Prepared by: Danielle Harper-Scott, Assistant Planner

Reviewed by: Brian Norton, Senior Planner

Approved by: Patricia Brenes, Principal Planner