

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: 2
July 14, 2022

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LOCATION MAP



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EXISTING SITE PHOTOS

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SPECIFIC PLAN AND ZONING MAP

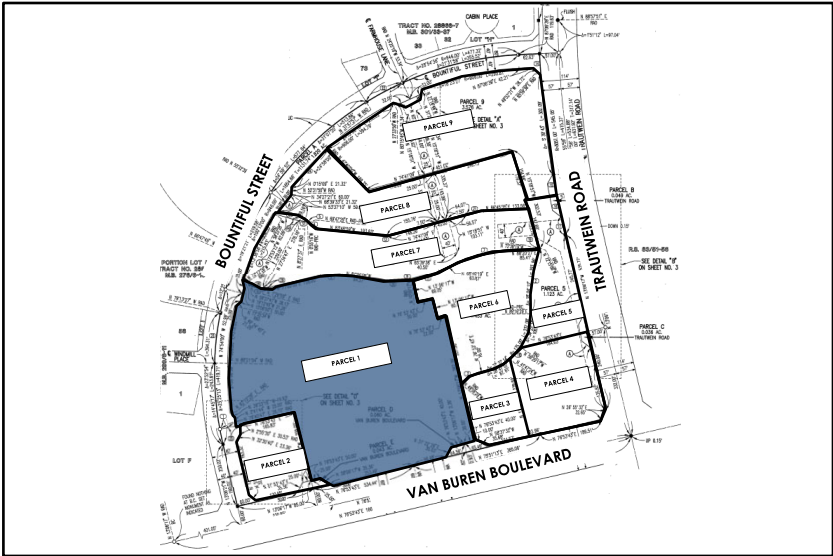
Project Site:
CR-SP - Commercial Retail and
Specific Plan (Orangecrest) Overlay Zone

KEY

- Project Site
- Project Parcel
- Parcel
- Zoning Designation
- CR - Commercial Retail
- CR-NG-WG-SP
- CR-NG-SP
- R-1-7000 SP
- R-1-10500 SP
- R-1-13000 SP
- R-1-10000 - Single Family Residential
- R-1-12000 - Single Family Residential
- Unincorporated Specific Plan

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MODIFICATION OF CONDITION - PM-30369

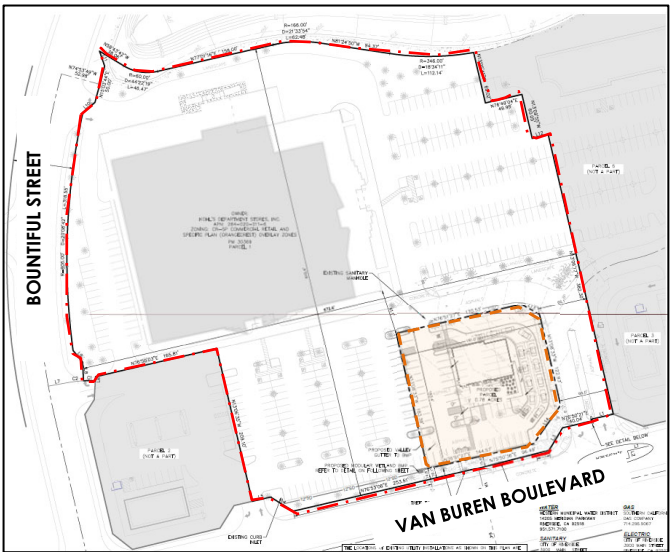


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TENTATIVE PARCEL MAP (PM-38289)



PARCEL 1 – 6.94
ACRES



PARCEL 2 - 0.78
ACRES

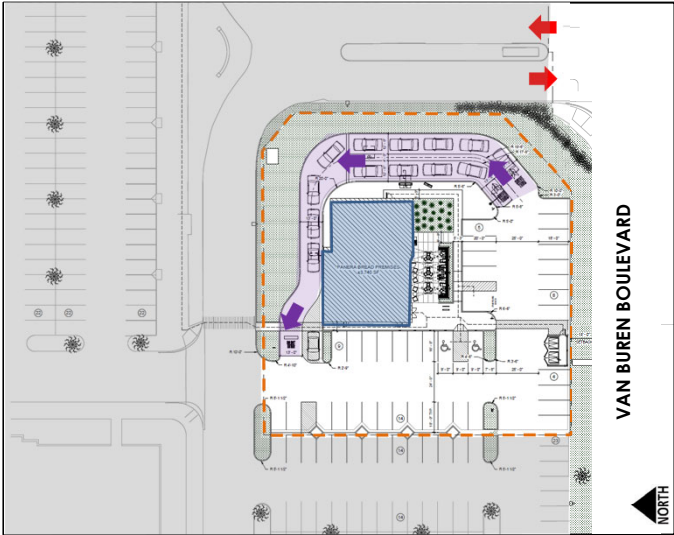


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SITE PLAN - PROPOSED DRIVE-THRU



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

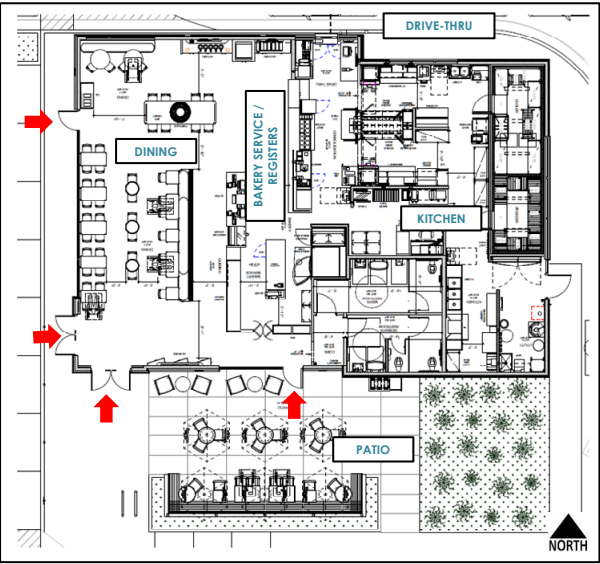


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FLOOR PLAN

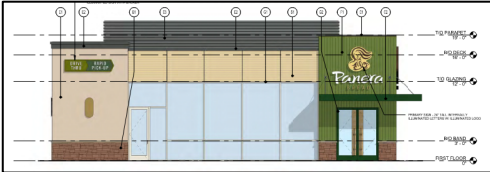


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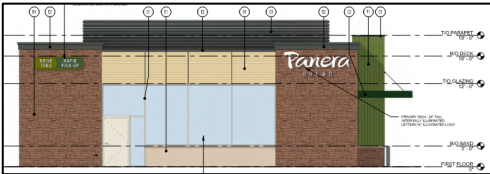
BUILDING ELEVATIONS



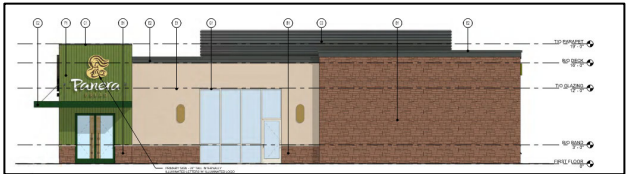
WEST ELEVATION



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. MAKE AND VOTE ON A MOTION to reconsider the approval of Planning Case PR-2021-000897 from June 23, 2022 (Motion by Member that voted in favor of the Project) (2/3 vote required); and

If the motion passes:

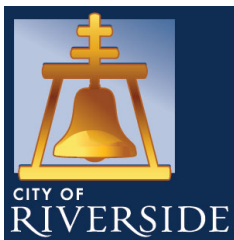
2. DETERMINE that the proposed project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15303 (New Construction or Conversion of Structures) and 15315 (Minor Land Divisions) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
3. APPROVE Planning Case PR-2021-000897 (Modification of Conditions, 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 (Exhibits 1 & 2).



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Community & Economic Development Department

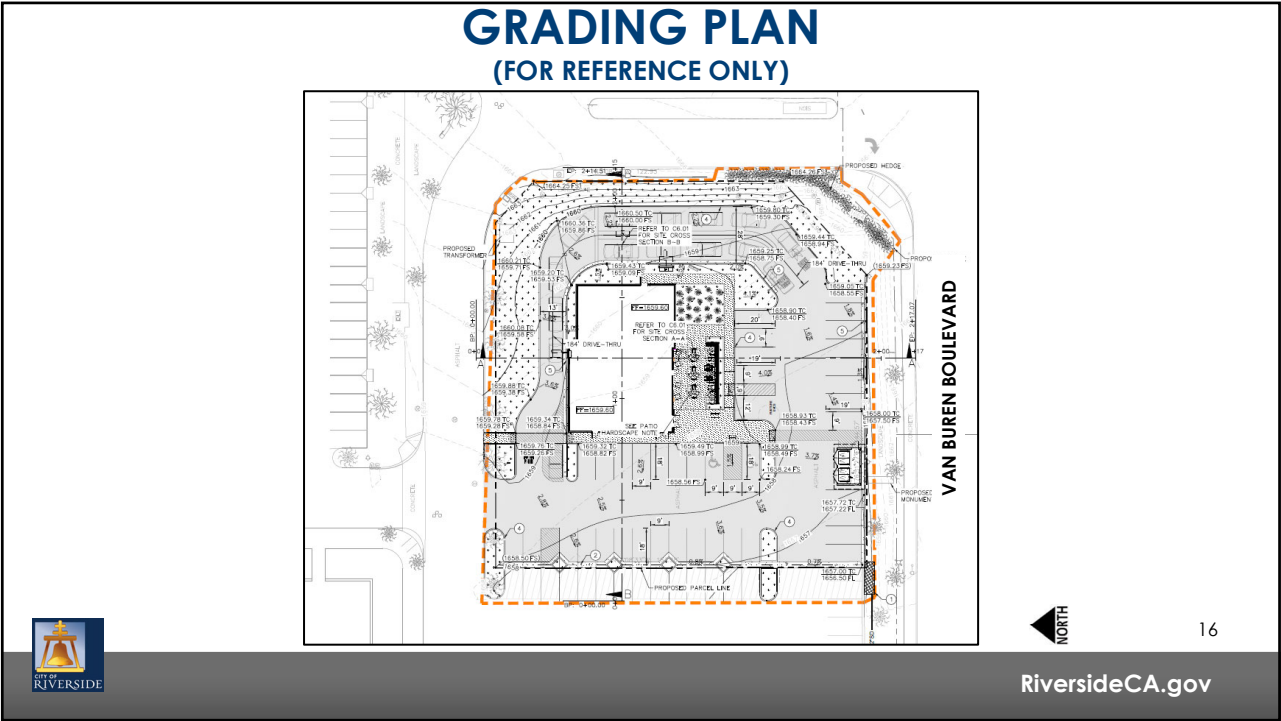
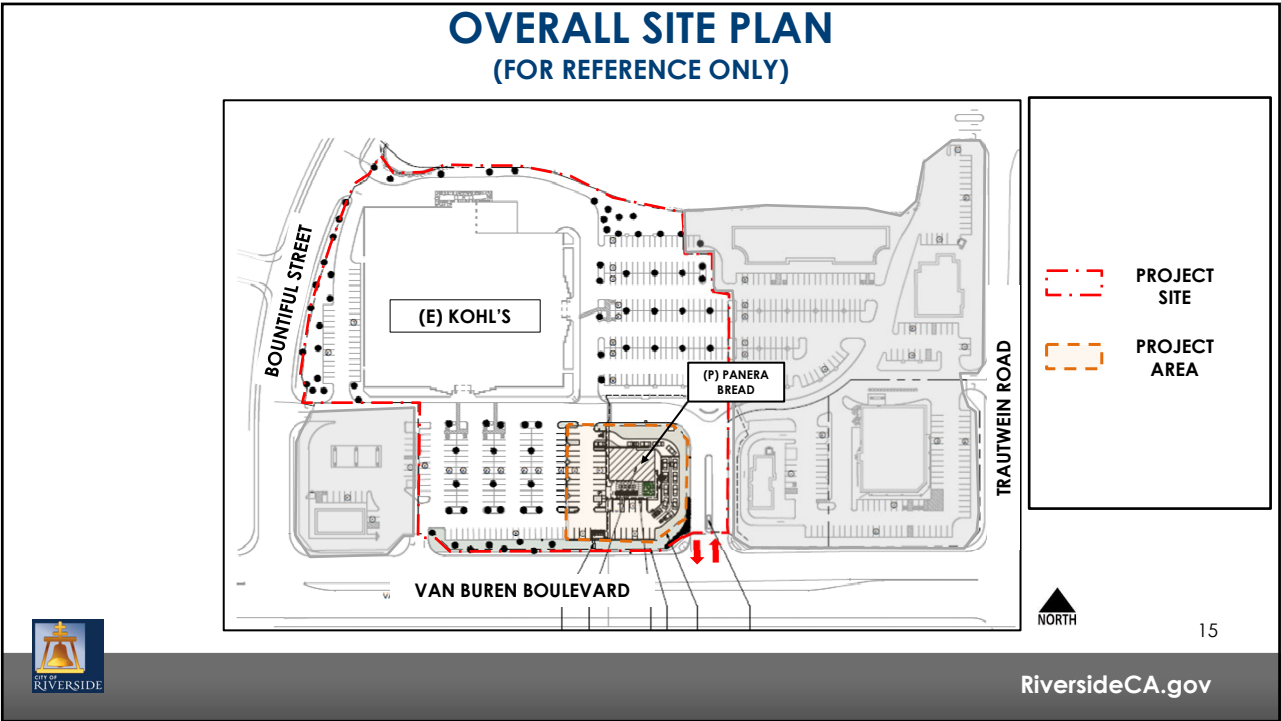
Planning Commission

Agenda Item: 4

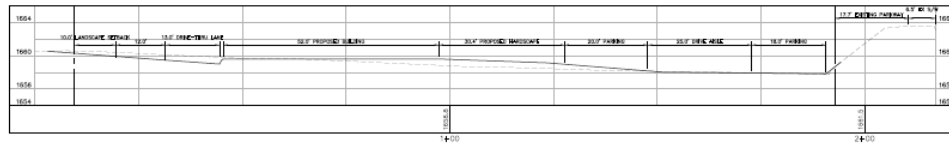
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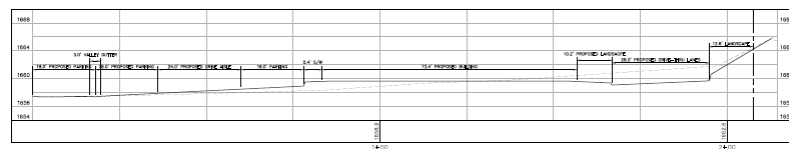
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CROSS SECTIONS



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



SECTION B-B

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



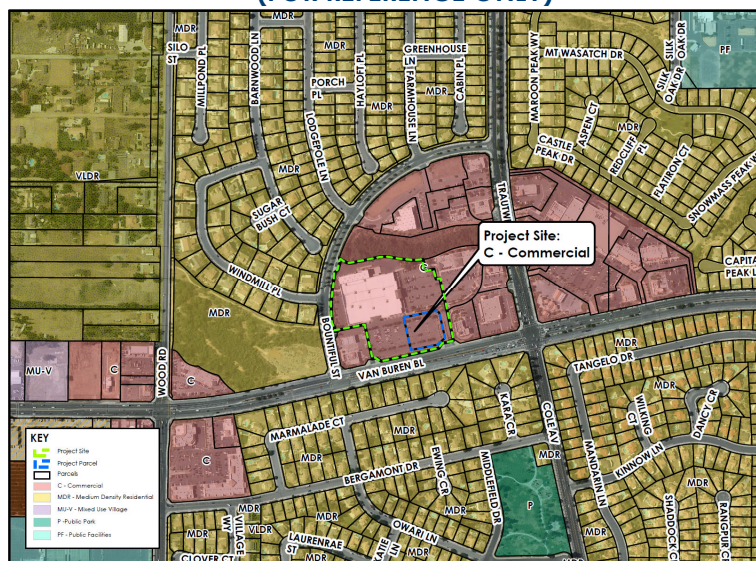
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GENERAL PLAN MAP

(FOR REFERENCE ONLY)



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ORANGECREST TOWNE CENTER PARCELS

(FOR REFERENCE)

