

# POLLO CAMPERO DRIVE-THRU RESTAURANT

PR-2022-001366 (Conditional Use Permit  
and Design Review)

Community & Economic Development Department

Planning Commission  
Agenda Item: 3  
April 13, 2023

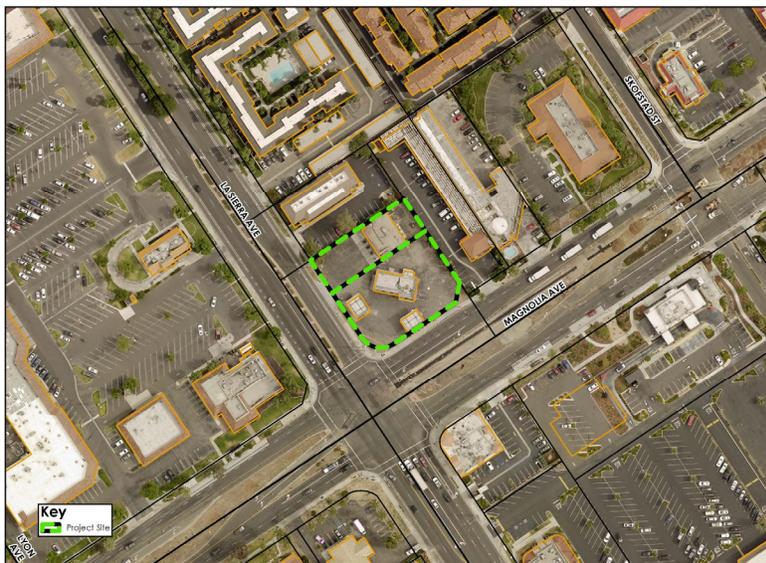


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## LOCATION MAP

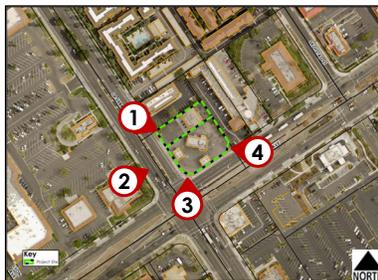
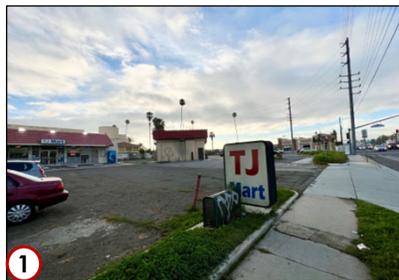


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# EXISTING SITE PHOTOS



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# ZONING MAP



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# SPECIFIC PLAN MAP



**Key**  
 Project Site  
 Specific Plan Overlay  
 Magnolia Ave SP, La Sierra



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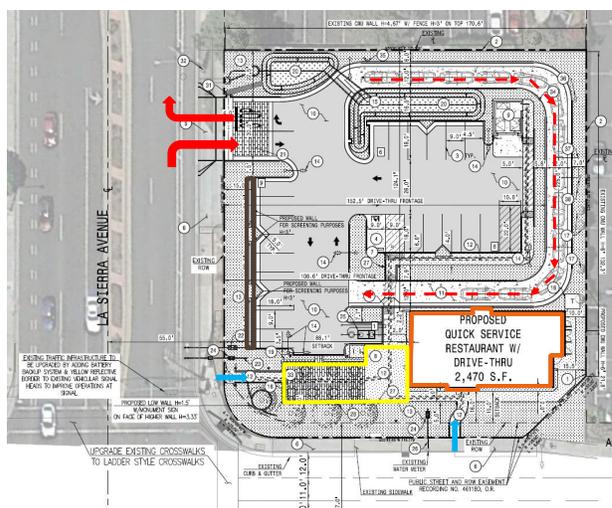


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NB0

# SITE PLAN



- Drive-Thru Path
- Pedestrian Entry
- Vehicle Entry/Exit
- Restaurant
- Outdoor Dining
- Screen Walls



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## Slide 6

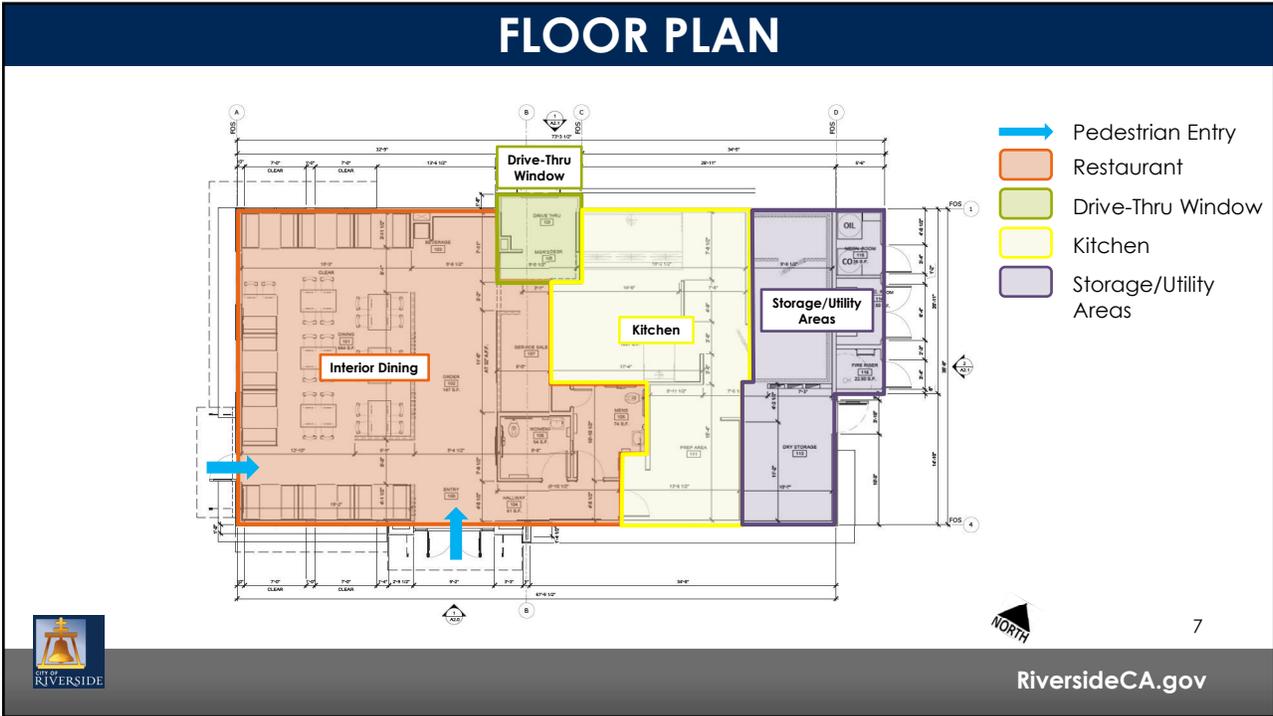
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**NBO** There is a lot going on here. I would simplify to the outline of the building, landscape and outdoor dining area. We don't need to highlight the parking or trash enclosure. I would also remove the first red dashed lined and just let the dash start where the drive-thru starts.

Norton, Brian, 2023-03-28T20:19:36.252

**BSO 0** Modified

Bawany, Suhaim, 2023-03-28T23:29:04.646



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# CONCEPTUAL LANDSCAPE PLAN

PROPOSED  
OSR  
2,470 SQ. FT.

TREE LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
⊙	PLATANUS RADICATA CALIFORNIA SYCAMORE	24" BOX	U.S. DBL.	MEDIAN
⊙	QUERCUS AGROCARPA SILVER OAK	24" BOX	U.S. DBL.	MEDIAN
⊙	WICKELIUM CALIFORNICUM CALIFORNIA WICKELIUM	24" BOX	U.S. DBL. MID	MEDIAN
⊙	VALEA CONVALLARIA THINE THINE THREE ELY	24" BOX	U.S. DBL. MID	MEDIAN

SHRUB LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
⊙	FIL. NEREIDAN BURETIA	5 GAL	5'-7" H.C.	LOW
⊙	ROSA CALIFORNICA CALIFORNIA ROSE	5 GAL	5'-7" H.C.	LOW
⊙	NEPTUNEA FULVA DEW DROPPED	5 GAL	5'-7" H.C.	LOW
⊙	LEUCOPHYA SPERMATOPHYTES BUSH TREE	5 GAL	5'-7" H.C.	LOW
⊙	SEMPERVIRENS QUINQUE ANNA MEDICE	5 GAL	6'-7" H.C.	LOW

GROUND COVER LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
●	HEMIPHYSALIS TREKIS	1 GAL	3'-4" H.C.	LOW
●	RAVENSBRIDGE PLEASANT PINE POINT	1 GAL	4'-4" H.C.	LOW
●	CELANDELE RUBRA	1 GAL	4'-4" H.C.	LOW

BOOK MULCH LEGEND				
SYMBOL	COMMENTS			
⊙	AREA 1: 1" DEEP LAYER OF 1/4" DIBBED BOOK MULCH IN ALL PLANTING AREAS TOP OF BOOK MULCH SHALL BE 1" DEEP FROM CENTER OF ALL PLANTING			
⊙	AREA 2: 1" DEEP LAYER OF 1/4" DIBBED BOOK MULCH IN ALL PLANTING AREAS TOP OF BOOK MULCH SHALL BE 1" DEEP FROM CENTER OF ALL PLANTING			

**NOTES:**

- USE NOT SHOWN FOR ALL TREES WITHIN 1' OF A CONCRETE CURB.
- A 1" DEEP LAYER OF MAINTENANCE PERIOD AND 1" DEEP BARRIERS IS REQUIRED FOR ALL PLANTING AND PAVEMENT.

**LEGEND:**

- ▬ ALIEN PLANT
- ▬ PLANT PLANT
- ▬ PLANT PLANT
- ▬ PLANT PLANT
- ▬ PLANT PLANT

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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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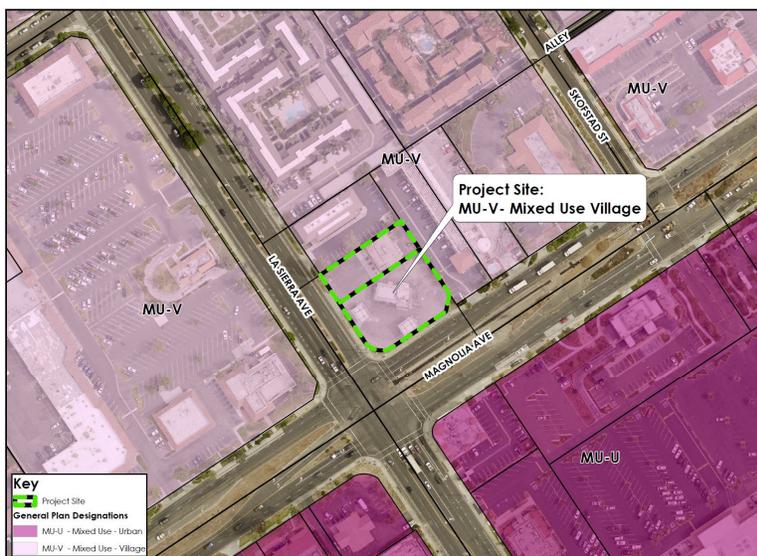
## RECOMMENDATIONS

Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15332 (In-Fill Development Projects) and 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
2. **APPROVE** Planning Case PR-2022-001366 (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.



## GENERAL PLAN MAP (Reference Only)



### GRADING PLAN (REFERENCE ONLY)

The diagram is a detailed site plan for a grading project. It features a central area labeled "PROPOSED GOST 2,470 SQ. FT. FUTURE". The site is bounded by "LA SERENA AVENUE" to the west and "MAGNOLIA AVENUE" to the south. The plan includes various site features such as parking spaces, landscaping, and utility lines. A north arrow is located in the bottom right corner of the plan area.

