

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

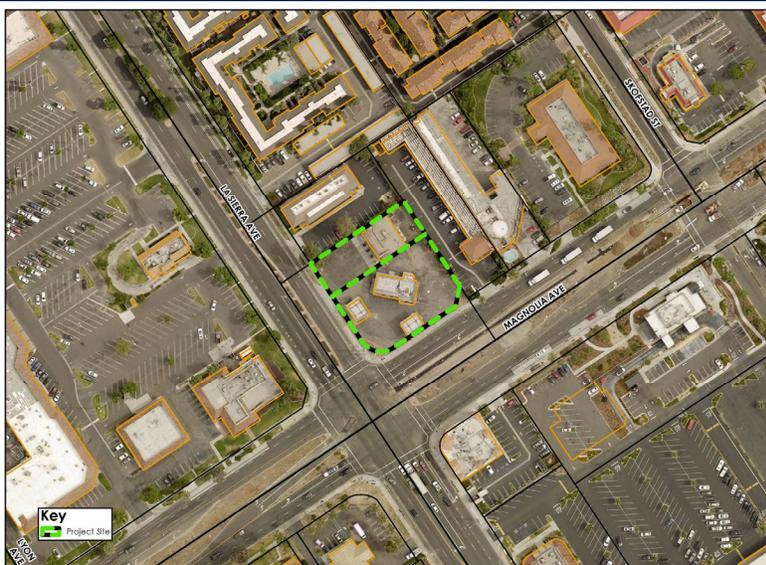


1

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1

LOCATION MAP

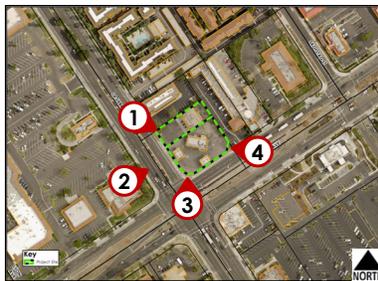
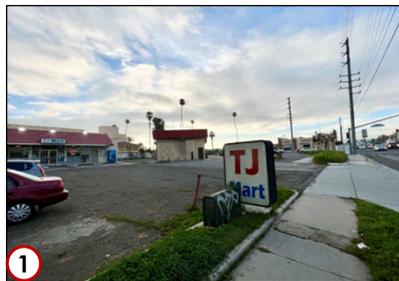


2

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2

EXISTING SITE PHOTOS



3

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3

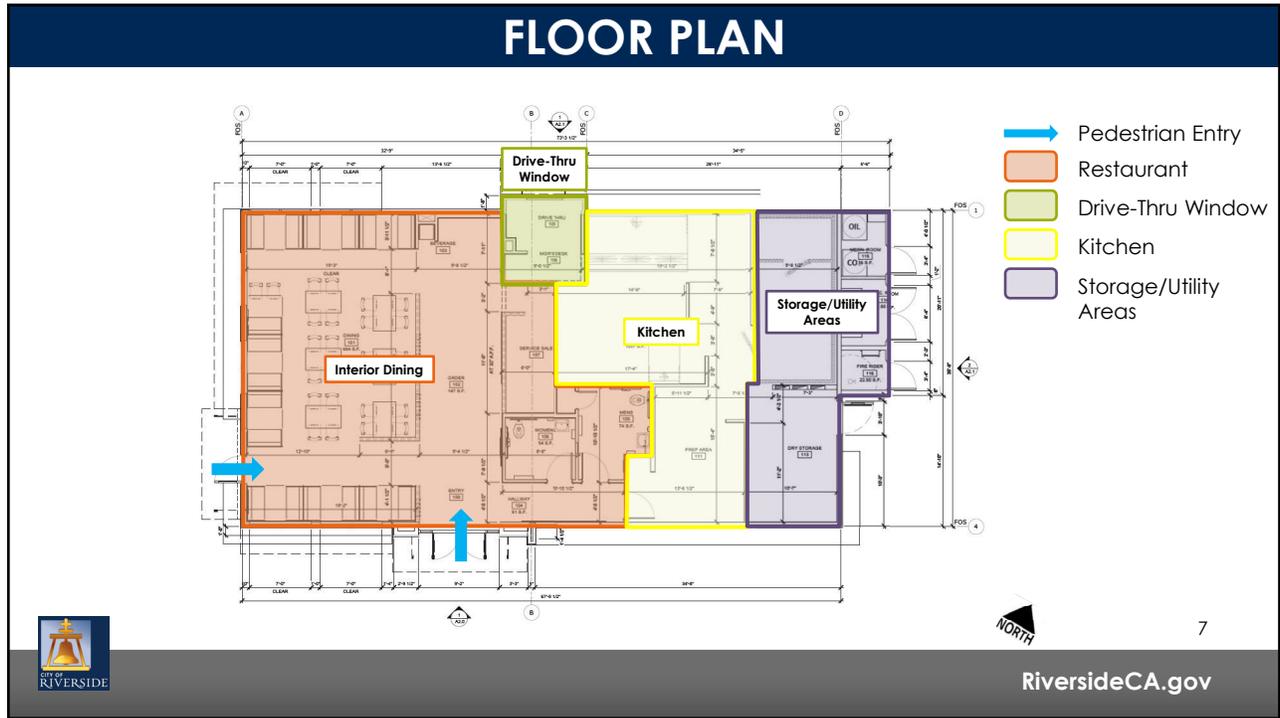
ZONING MAP



4

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4



7



8

CONCEPTUAL LANDSCAPE PLAN

TREE LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
(C)	PLUMBAGO RAVENSCREY	24" BOX	0.5. 100'	MED-H
(D)	CALIFORNIA SCYTHUS	24" BOX	0.5. 100'	MED-H
(E)	ORANGE BLOSSOM	24" BOX	0.5. 100'	MED-H
(F)	WAXLEAF YACONTH	24" BOX	0.5. 100'	MED-H
(G)	MAUI SILVER CHERRY	24" BOX	0.5. 100'	MED-H

SHRUB LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
(H)	PIA PURPUREA	5 GAL	5-4' 0" CC	LOW
(I)	PIA PURPUREA	5 GAL	5-4' 0" CC	LOW
(J)	PIA PURPUREA	5 GAL	5-4' 0" CC	LOW
(K)	PIA PURPUREA	5 GAL	5-4' 0" CC	LOW
(L)	PIA PURPUREA	5 GAL	5-4' 0" CC	LOW
(M)	PIA PURPUREA	5 GAL	5-4' 0" CC	LOW

GROUND COVER LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	WUCOLS
(N)	WANDERING JEWEL	1 GAL	5-4' 0" CC	LOW
(O)	WANDERING JEWEL	1 GAL	5-4' 0" CC	LOW
(P)	WANDERING JEWEL	1 GAL	5-4' 0" CC	LOW
(Q)	WANDERING JEWEL	1 GAL	5-4' 0" CC	LOW

HARDSCAPE LEGEND				
SYMBOL	DESCRIPTION	SIZE	COMMENTS	WUCOLS
(R)	PERFORATED BRICK	1 GAL	5-4' 0" CC	LOW
(S)	PERFORATED BRICK	1 GAL	5-4' 0" CC	LOW
(T)	PERFORATED BRICK	1 GAL	5-4' 0" CC	LOW
(U)	PERFORATED BRICK	1 GAL	5-4' 0" CC	LOW

PROPOSED OSR 2,470 SQ. FT.

9

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9

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

9

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10

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.



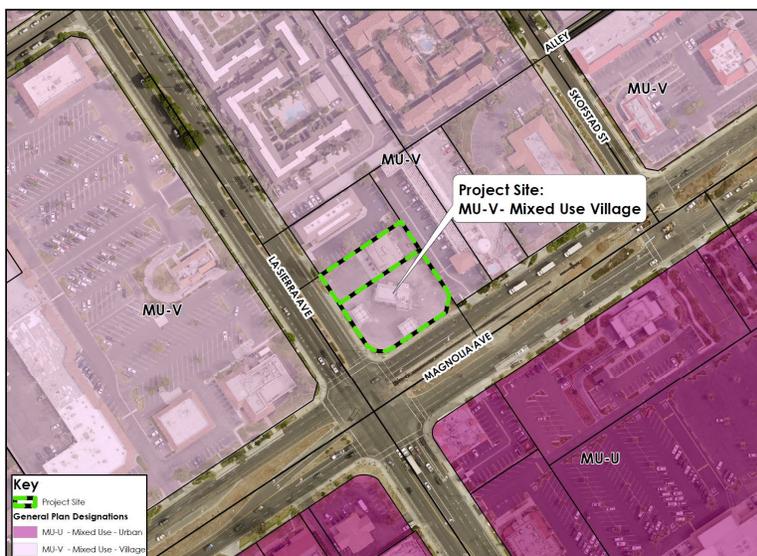
11

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11

GENERAL PLAN MAP

(Reference Only)



12

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12

