



# ONO DRIVE-THRU RESTAURANT

PR-2021-001049  
(Conditional Use Permit and Design Review)

Community & Economic Development Department

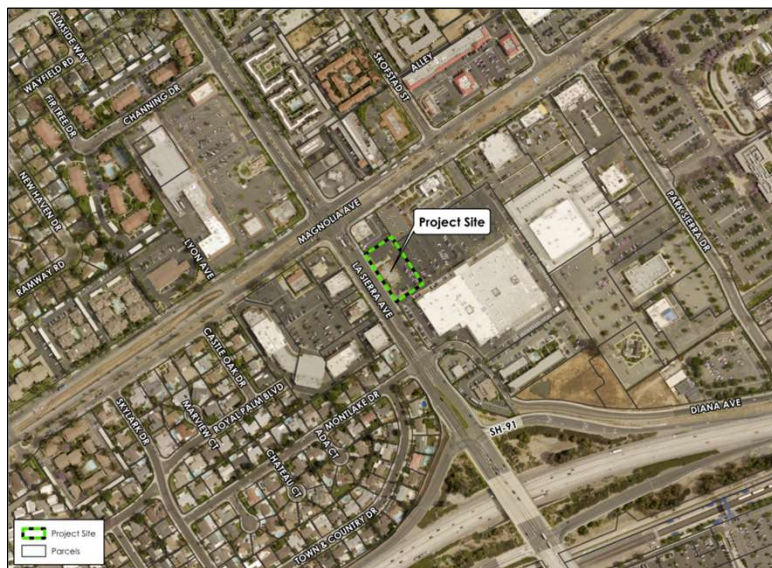
Planning Commission  
Agenda Item: 5  
July 18, 2024



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## LOCATION MAP



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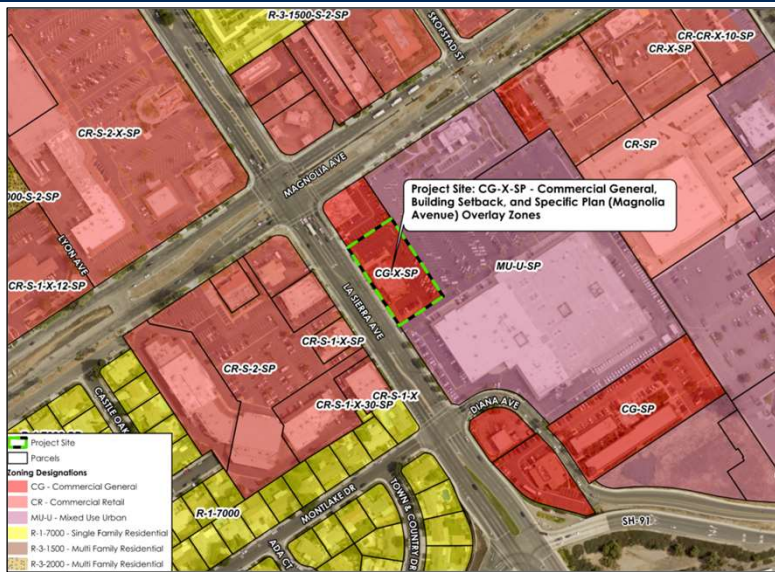
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## EXISTING SITE PHOTOS



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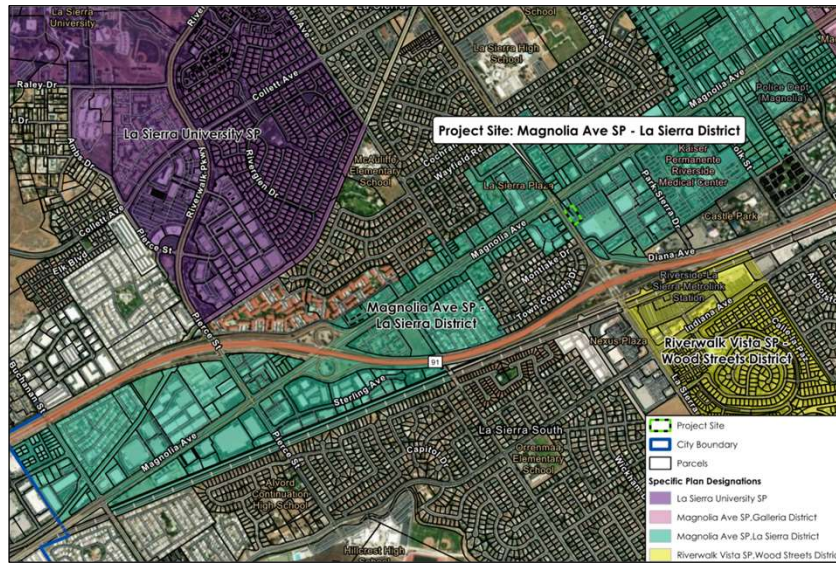
## ZONING MAP



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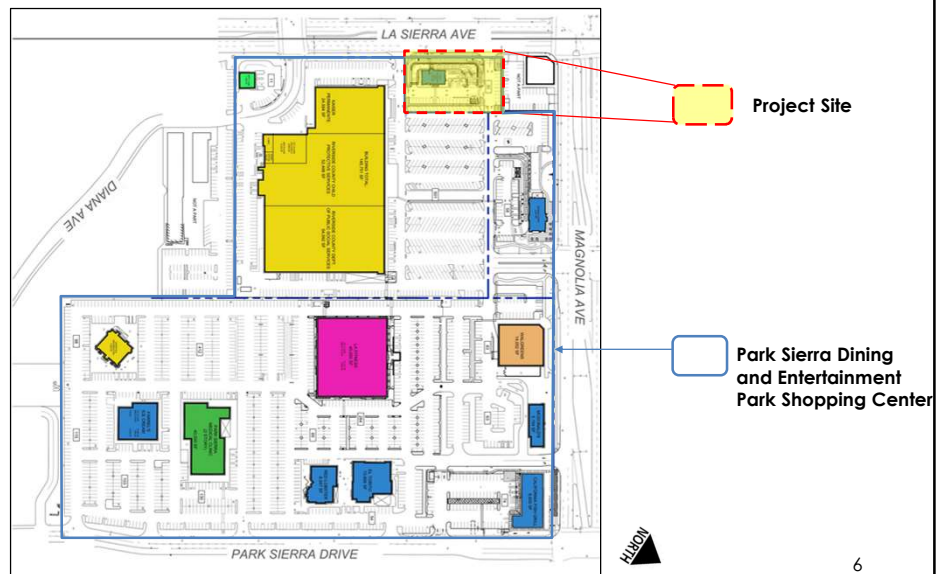


## SPECIFIC PLAN MAP



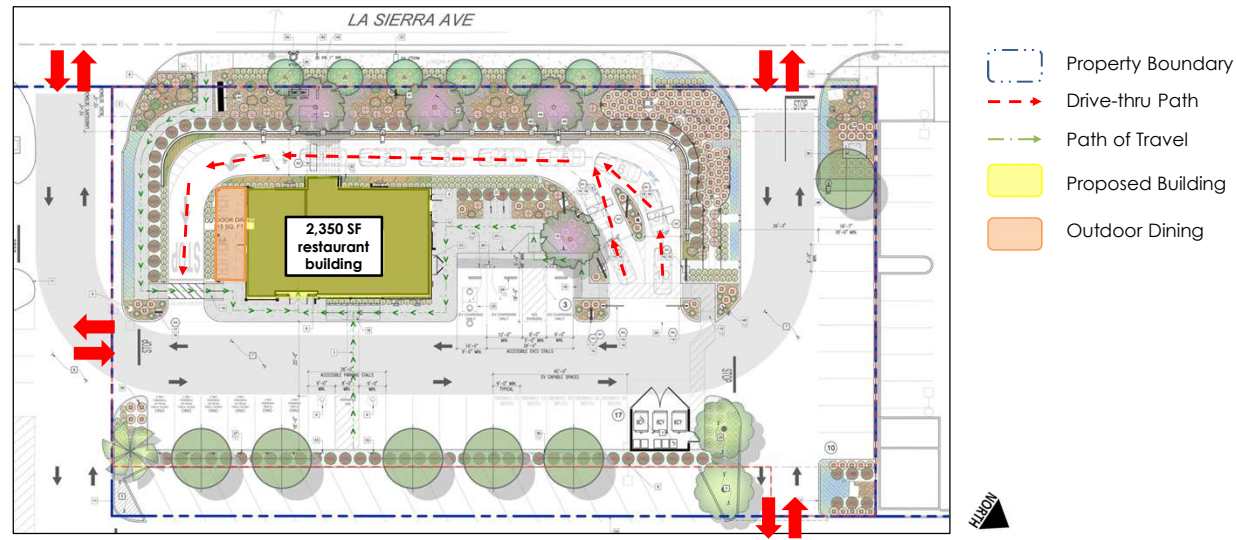
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## OVERALL SHOPPING CENTER SITE PLAN



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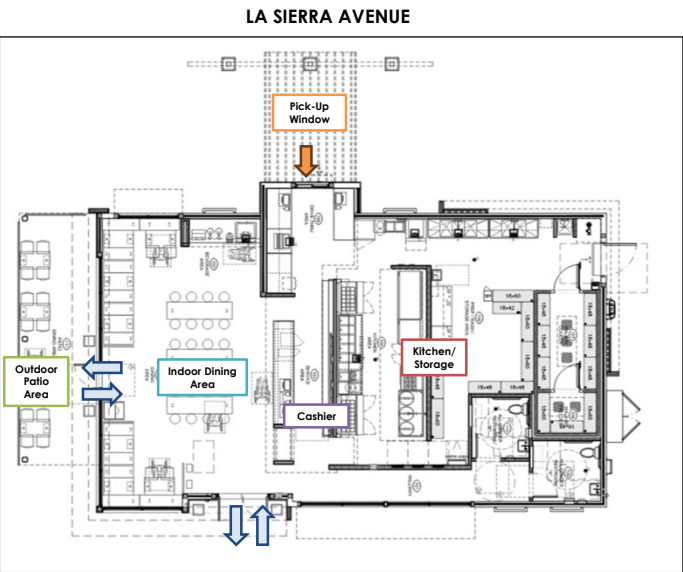
# PROPOSED DRIVE-THRU SITE PLAN



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# FLOOR PLAN



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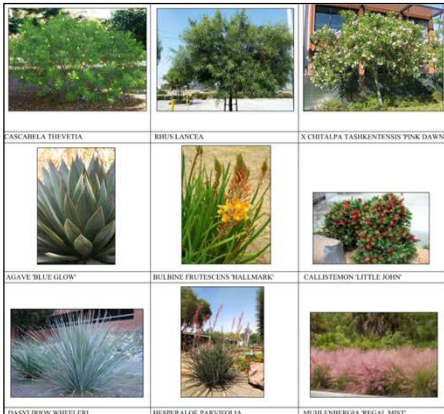
## BUILDING ELEVATIONS



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## CONCEPTUAL LANDSCAPE PLAN



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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

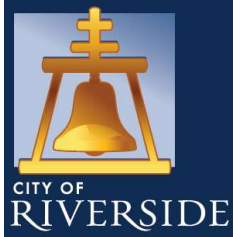
Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 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
- **APPROVE** Planning Case PR-2021-001049 (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.



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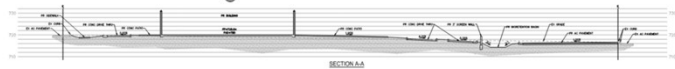
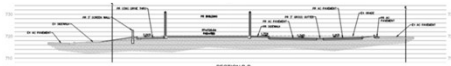
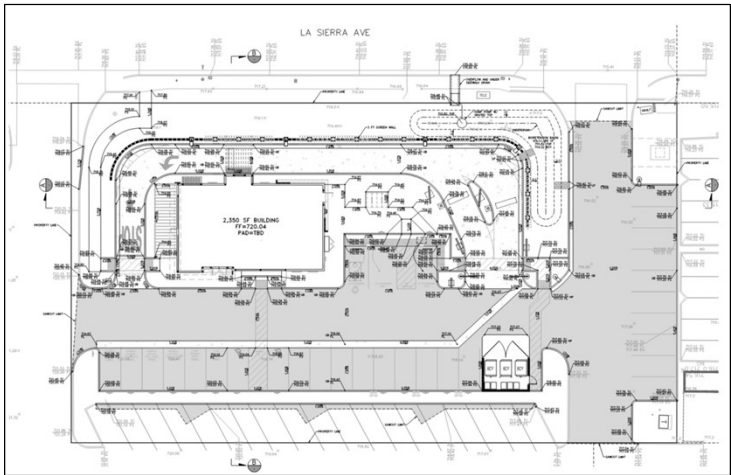
## GENERAL PLAN MAP (Reference Only)



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**GRADING PLAN**  
(REFERENCE ONLY)



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