

DUTCH BROS COFFEE

PR-2023-001569

(Rezone, Conditional Use Permit, and Design Review)

Community & Economic Development Department

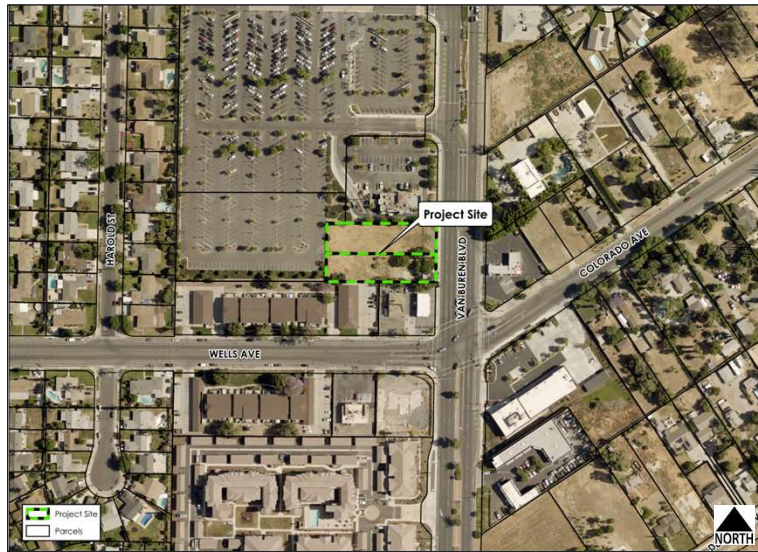
Planning Commission

Agenda Item: 4

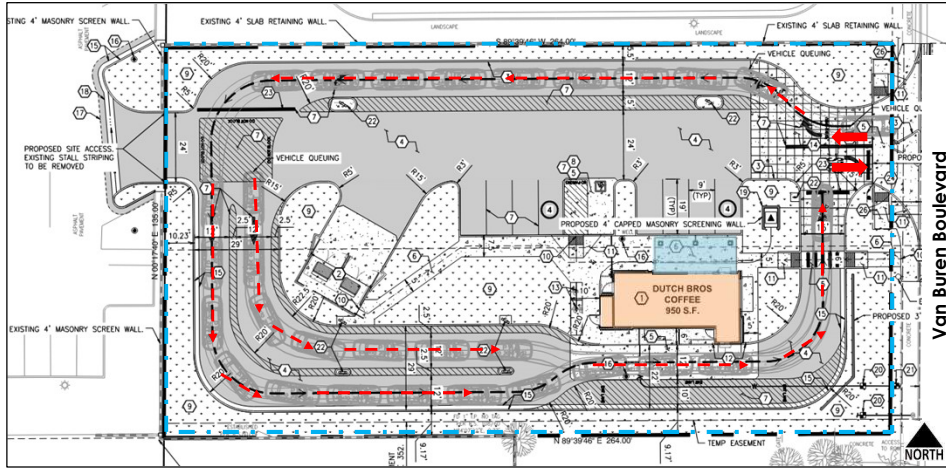
September 12, 2024



LOCATION MAP



SITE PLAN



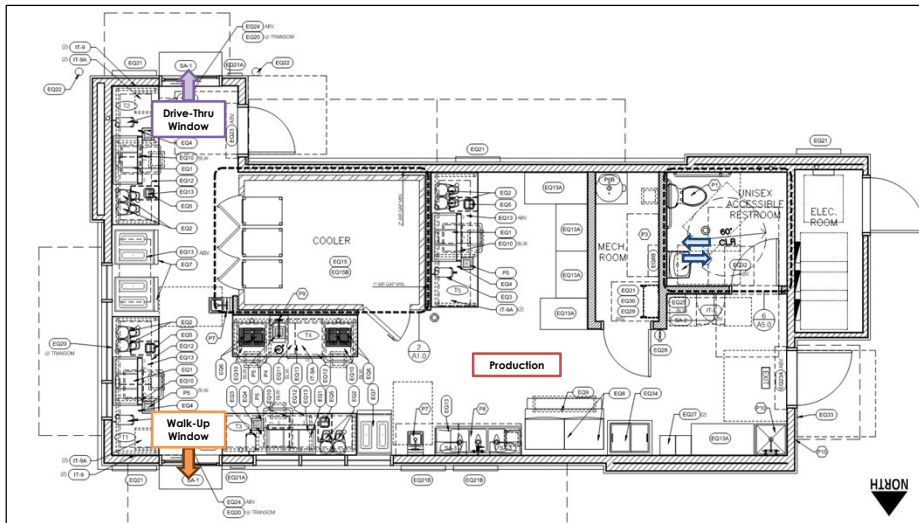
KEY	
	Property Boundary
	Drive-thru Path
	Proposed Building
	Covered Walk-up Window

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FLOOR PLAN

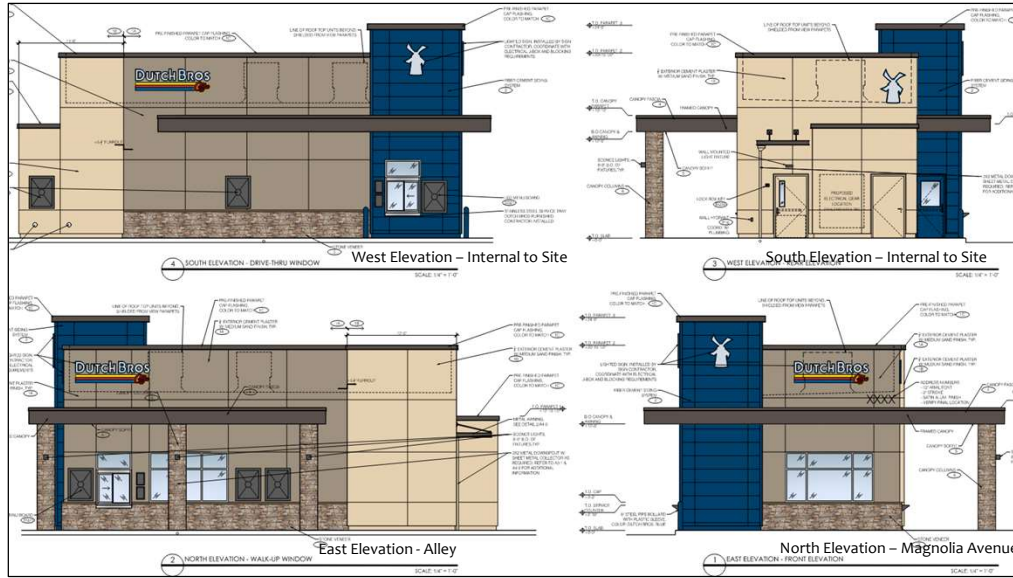


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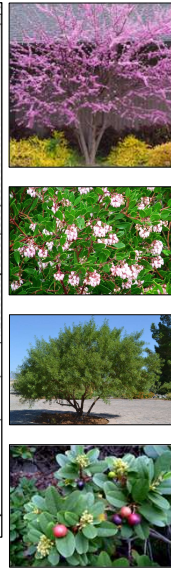
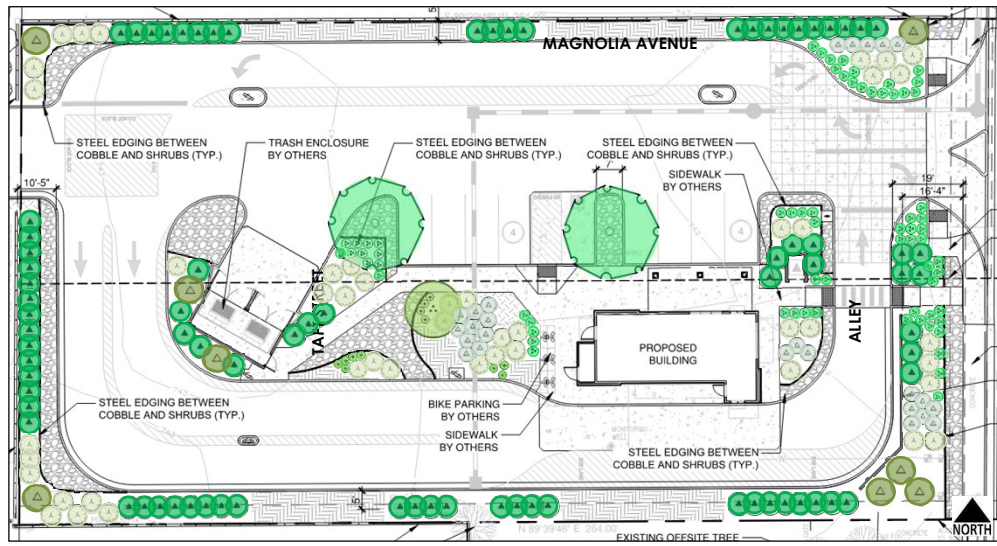
BUILDING ELEVATIONS



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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;

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

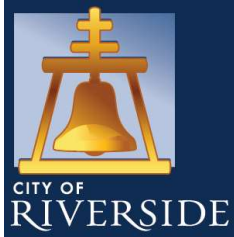
Staff recommends that the Planning Commission:

- 1. RECOMMEND that the City Council DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061 (Common Sense) 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. RECOMMEND that the City Council APPROVE** Planning Case PR-2023-001569 (Rezone, 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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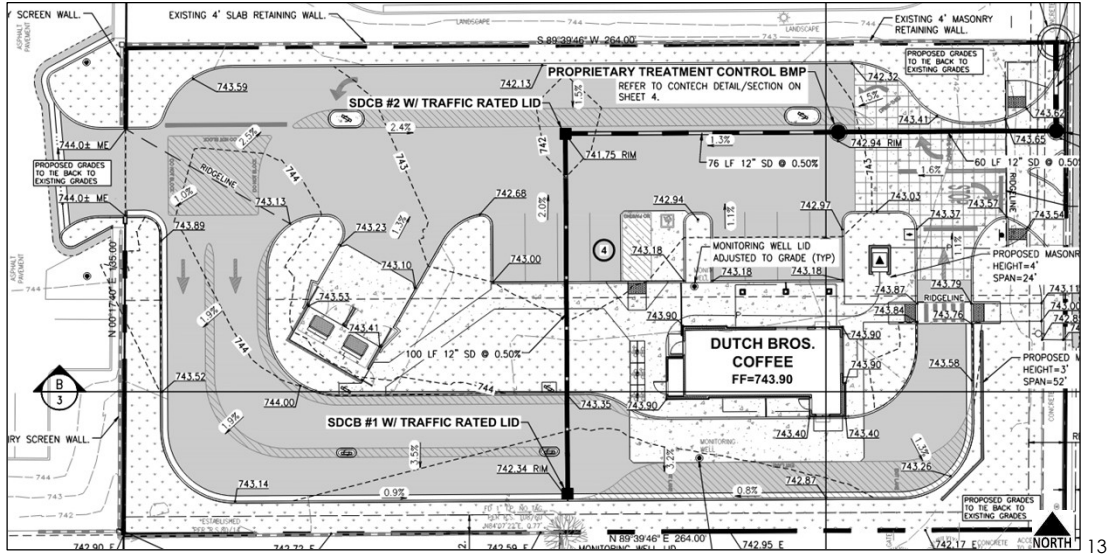
Planning Commission Agenda Item: 4 September 12, 2024



GENERAL PLAN MAP (Reference Only)



GRADING PLAN (REFERENCE ONLY)



GRADING PLAN CROSS SECTIONS (REFERENCE ONLY)

