PANERA BREAD
DRIVE-THRU RESTAURANT

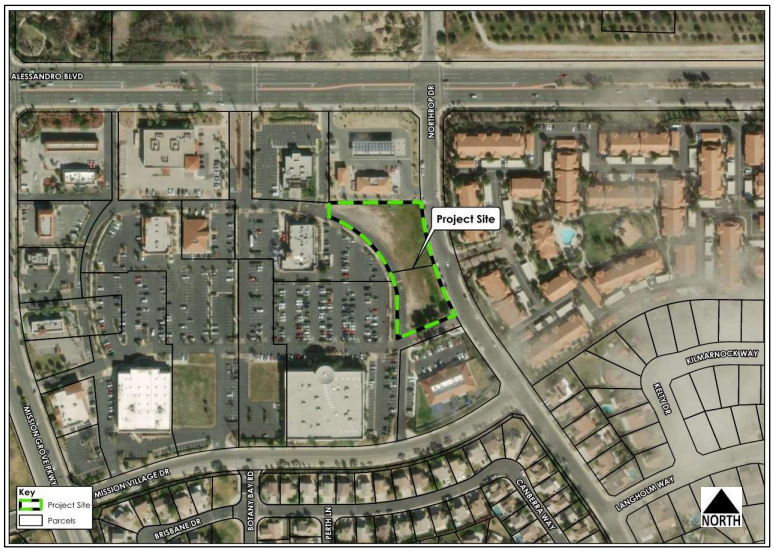
PR-2023-001571(MODIFICATION OF CONDITIONS, CONDITIONAL USE PERMIT, DESIGN REVIEW)

Community & Economic Development Department

Planning Commission
Agenda Item: 4
March 28, 2024

RiversideCA.gov

LOCATION MAP



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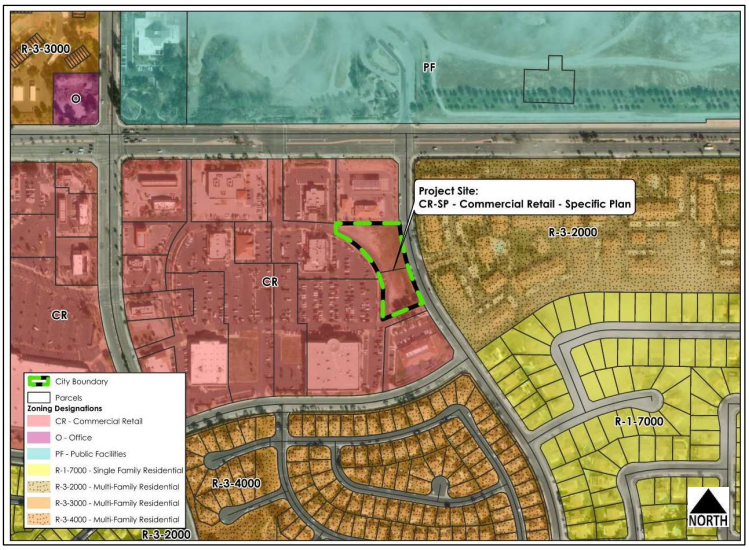
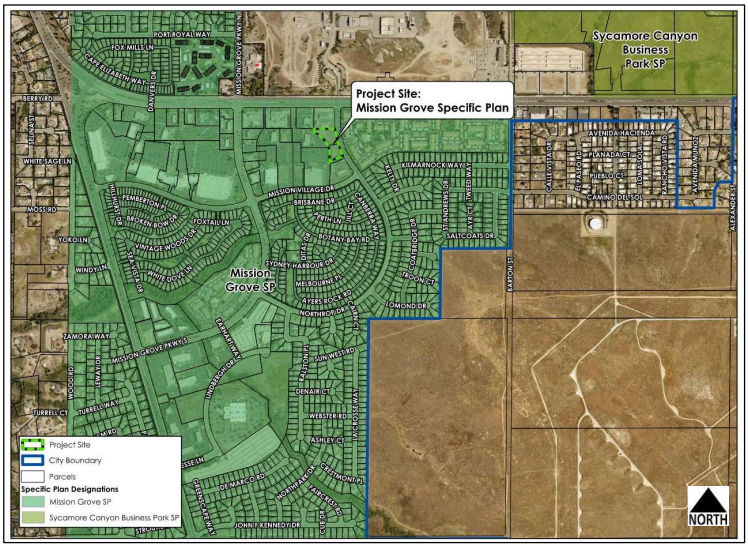
EXISTING SITE PHOTOS

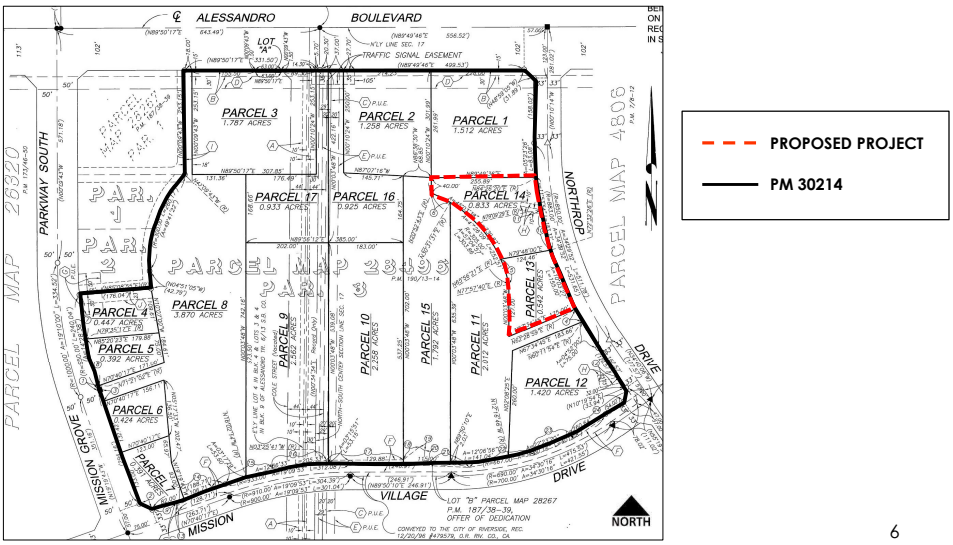
ZONING MAP



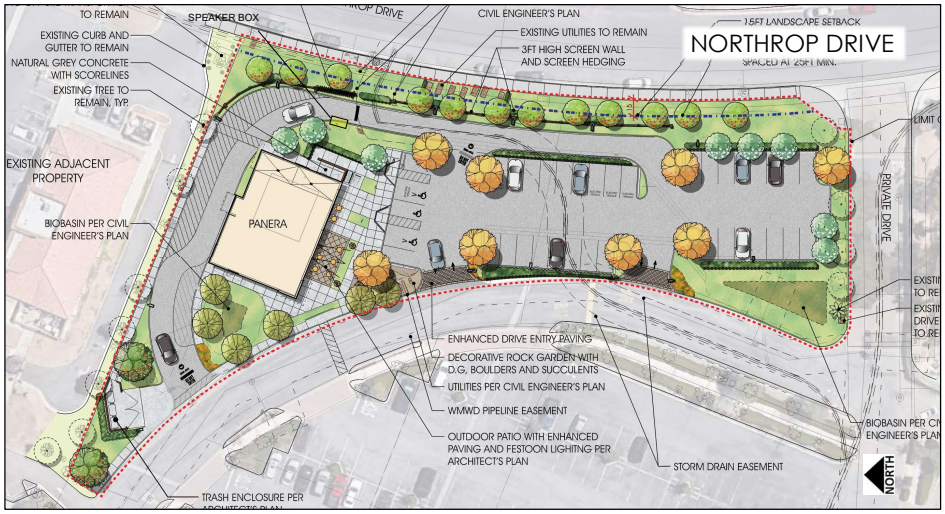
SPECIFIC PLAN MAP



MODIFICATION OF CONDITIONS
PARCEL MAP 30214



SITE PLAN



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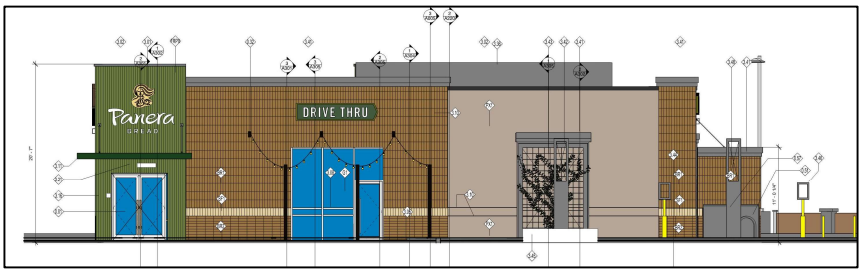
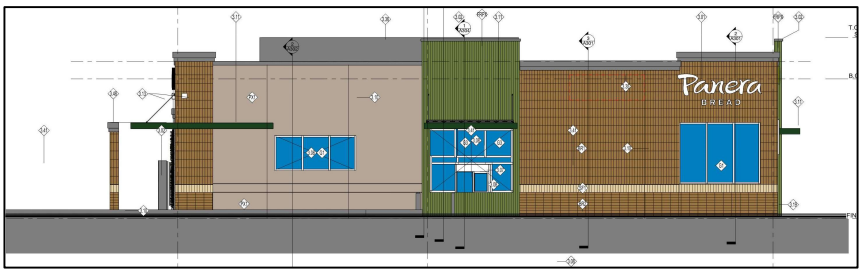
BUILDING ELEVATIONS



SOUTH ELEVATIONS



NORTH ELEVATIONS

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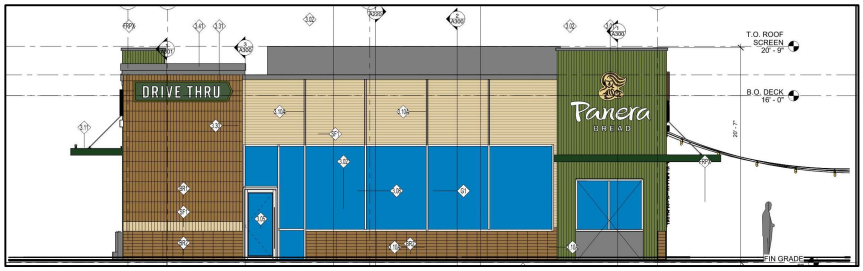
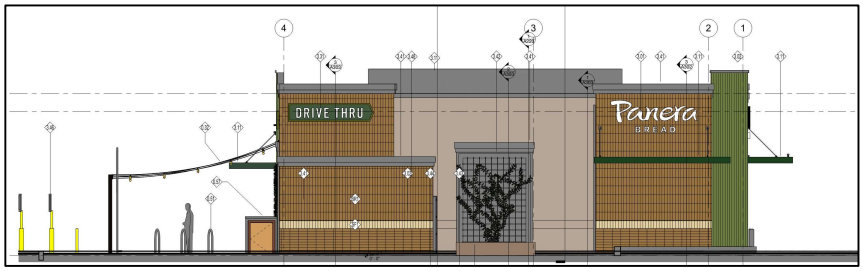
BUILDING ELEVATIONS



WEST ELEVATIONS



EAST ELEVATIONS (FACING NORTHROP DRIVE)

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BUILDING RENDERINGS

BUILDING FRONT VIEW

DRIVE THRU & TRELLIS VIEW

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BUILDING RENDERINGS

DRIVE THRU WINDOW VIEW

BUILDING PATIO VIEW

LANDSCAPE PLAN

PLANT PALETTE

Symbol	Botanical Name	Common Name	WUCOLS
TREES			
	Koelreuteria bipinnata *street trees per city guidelines	Chinese Lantern Tree	Mod
	Magnolia g. 'Kay Parris'	Kay Parris Magnolia	Mod
	Olea europaea 'Swan Hill'	Fruitless Olive	Low
	Parkinsonia florida	Blue Palo Verde	Low
SHRUBS/ GROUNDCOVERS			
	Bouteloua g. 'Blonde Ambition'	Blue Grama	Low
	Lavandula spp.	Lavender	Low
	Westringia fruticosa	Coast Rosemary	Low
ACCENT PLANTINGS			
	Agave spp.	Agave	Low
	Bulbine frutescens 'Hallmark'	Stalked Bulbine	Low
	Dasylirion wheeleri	Desert Spoon	Low
	Salvia spp.	Silver sage, Autumn sage	Low
BIO-SWALE PLANTINGS			
	Carex spp.	Carex	Low
	Helictotrichon sempervirens	Blue Oat Grass	Low
	Muhlenbergia spp.	Deer Grass	Low
	Juncus patens	California Grey Rush	Low
SCREEN SHRUBS- MIN. 3FT HIGH			
	Callistemon viminalis 'Little John'	Little John Callistemon	Mod
	Ligustrum japonicum	Texas Privet	Low
	Myrtus communis	Common Myrtle	Mod

NOTES:
PLANT MATERIAL NOT LISTED MAY BE USED, SUBJECT TO APPROVAL BY THE CITY.
ALL LANDSCAPE PLANS AND INSTALLATIONS SHALL ADHERE TO CITY DESIGN GUIDELINES, CODES AND REGULATIONS.
ALL LANDSCAPE AREAS SHALL RECEIVE AUTOMATIC IRRIGATION SYSTEM.
ALL LANDSCAPE INSTALLATION SHALL BE PERMANENTLY MAINTAINED.

PARKING STALL TO TREE RATIO 1 TREE TO 4 STALLS
PARKING STALLS = 37
TOTAL TREES NEEDED = 9
TOTAL TREES PROVIDED = 14

PROPOSED LANDSCAPE PERCENTAGE
LANDSCAPE MINIMUM 5% AT PARKING STALLS
PROPOSED LANDSCAPE PROVIDED = 17,033sf
PROPOSED LANDSCAPE PROVIDED AT PARKING LOT = 10,530sf

STRATEGIC PLAN ALIGNMENT

Strategic Priority No. 3– *Economic Opportunity*

Goal 3.1 – Cultivate a business climate that welcomes innovation, entrepreneurship, and investment.

Cross-Cutting Threads

RECOMMENDATIONS

That the Planning Commission:

1. **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 15332 (Infill Development) of the CEQA Guidelines, as the proposed project will not have a significant effect on the environment; and
2. **APPROVE** Planning Case PR-2023-001571 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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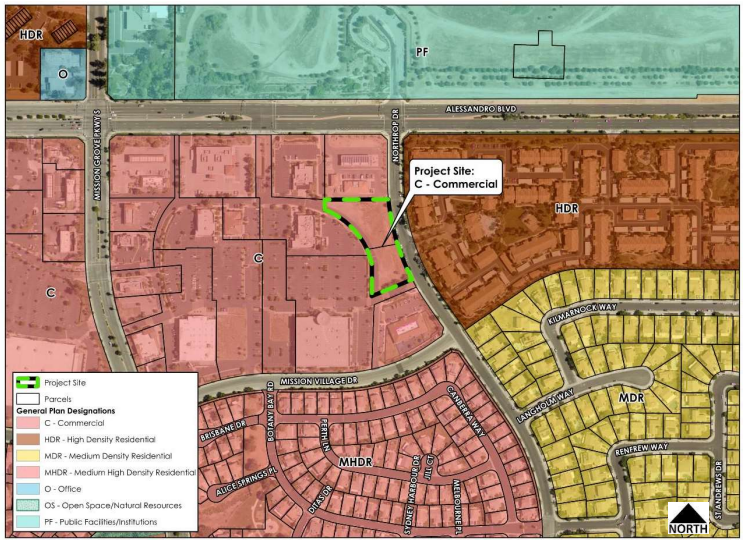
GENERAL PLAN MAP
(FOR REFERENCE ONLY)



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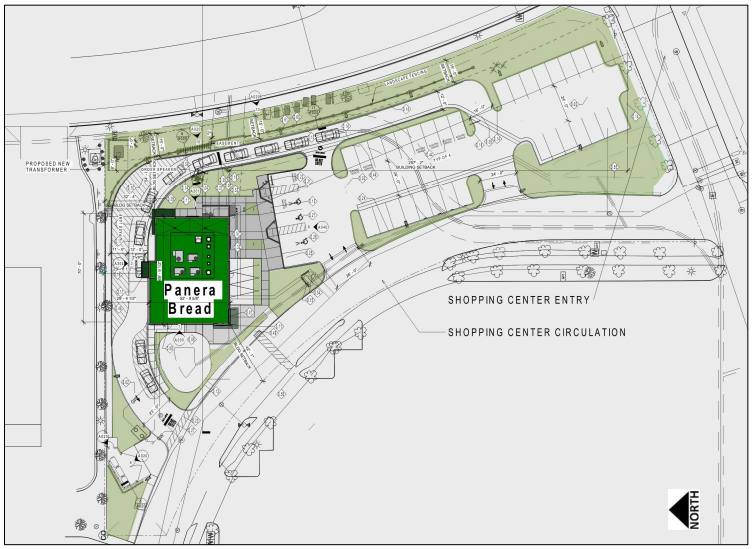
ARCHITECTURAL SITE PLAN
(FOR REFERENCE ONLY)



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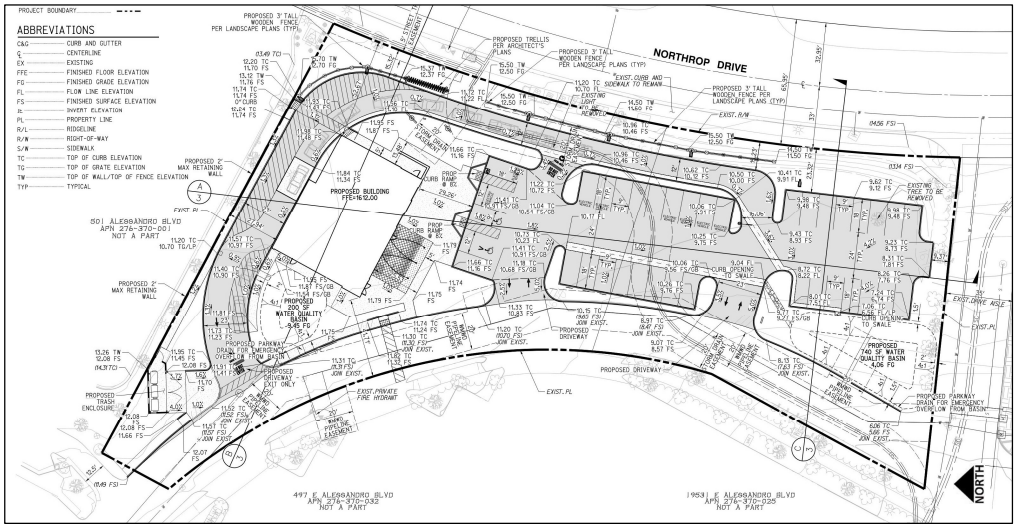
CONCEPTUAL GRADING PLAN
(FOR REFERENCE ONLY)



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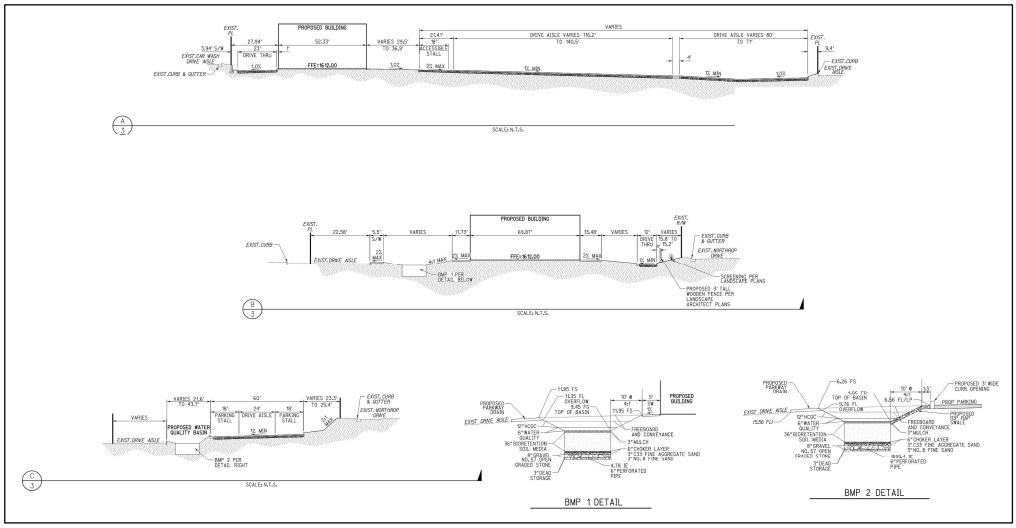
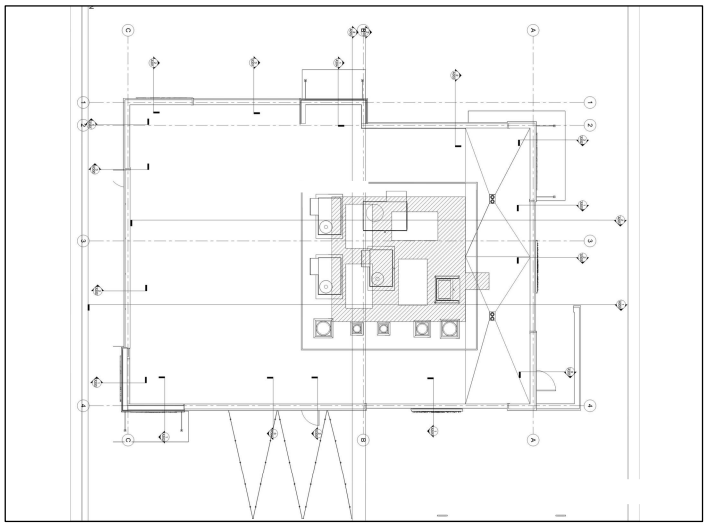
CROSS SECTIONS
(FOR REFERENCE ONLY)



ROOF PLAN
(FOR REFERENCE ONLY)