

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**

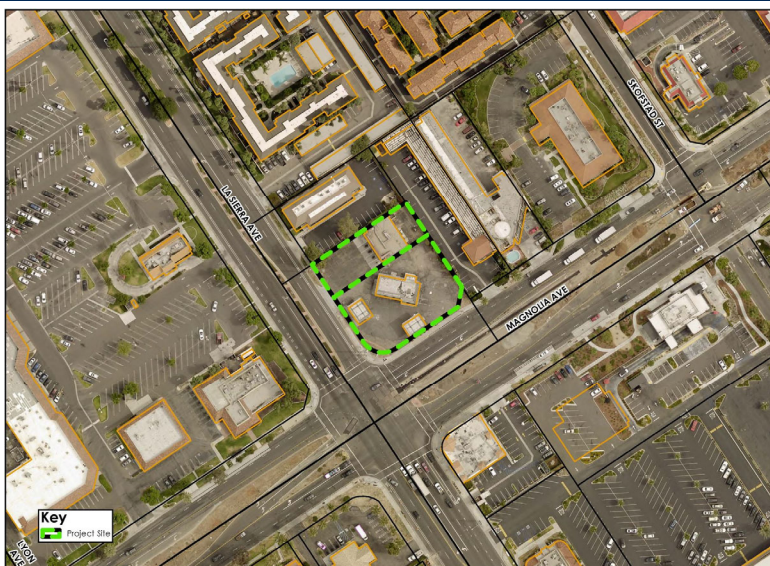


1

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1

LOCATION MAP



2

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2

EXISTING SITE PHOTOS

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3

ZONING MAP

Key

Project Site

Zoning Designations

- CG - Commercial General
- CR - Commercial Retail
- MU - U - Mixed-Use Urban
- R-1-7000 - Single Family Residential
- R-3-1500 - Multi-Family Residential
- R-3-2000 - Multi-Family Residential

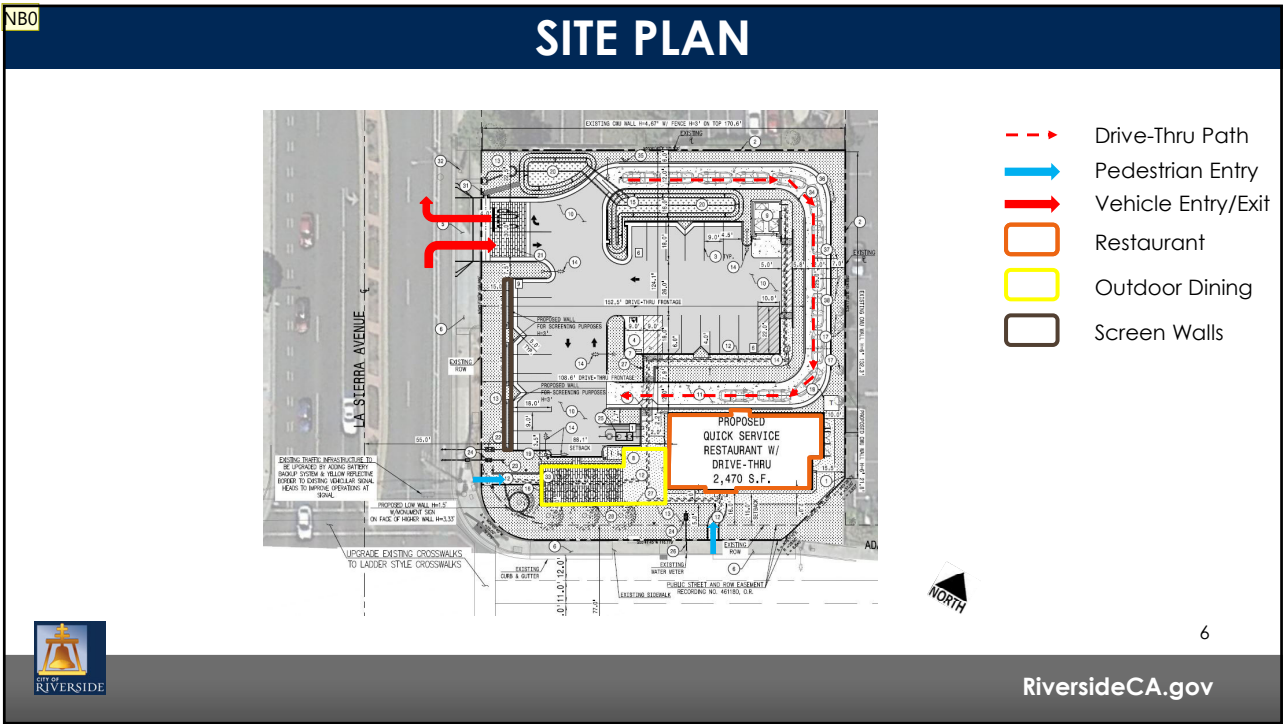
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4

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6

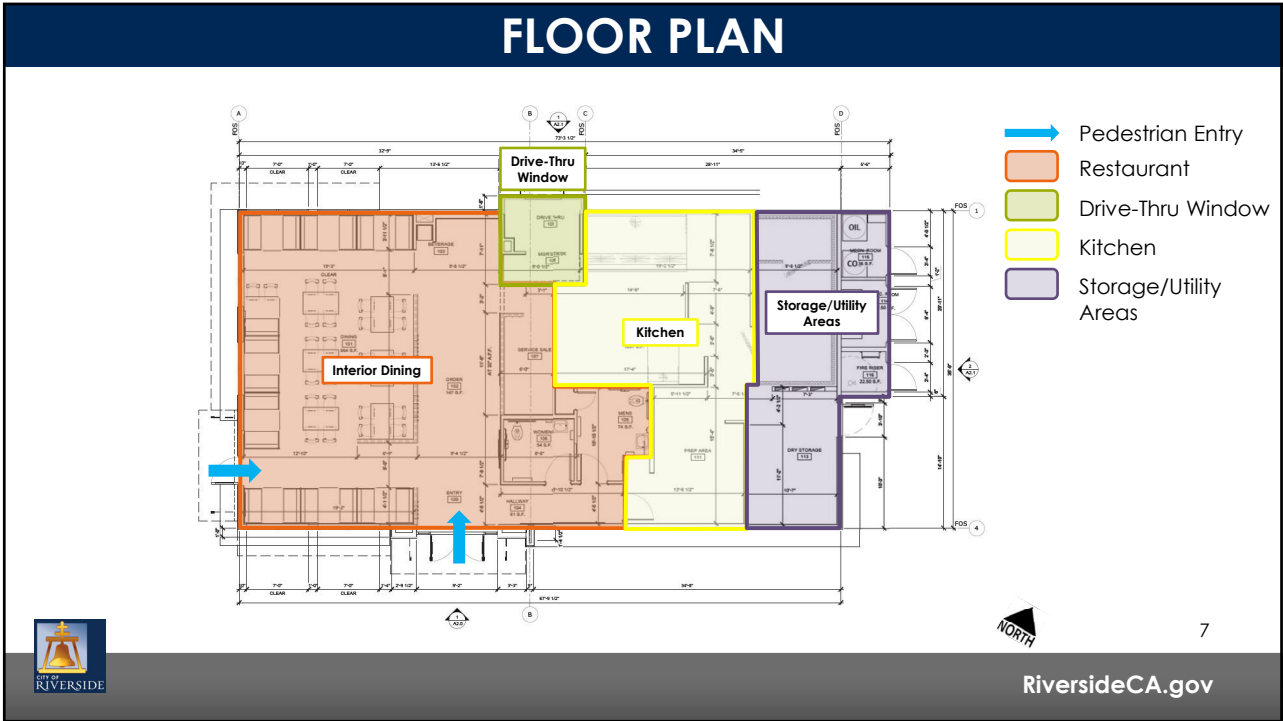
Slide 6

NB0 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

BS0 0 Modified

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

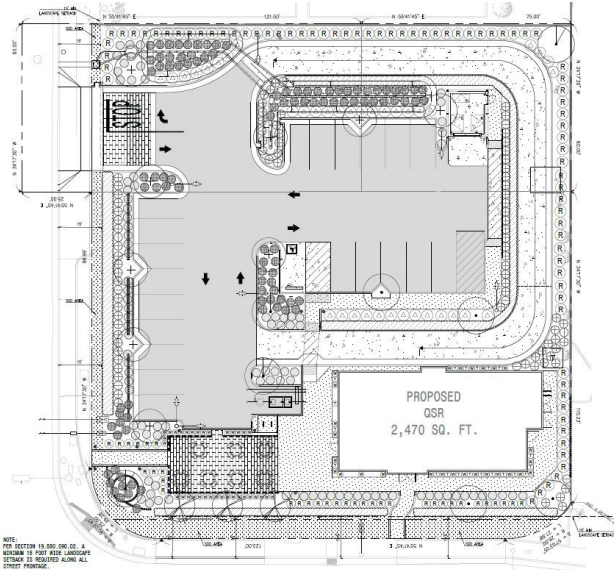
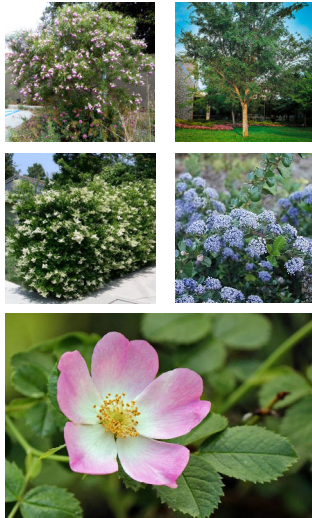


7



8

CONCEPTUAL LANDSCAPE PLAN



TREE LEGEND		SIZE	COMMENTS	WUCOLS
SYMBOL	BOTANICAL/COMMON NAME			
	PLATANUS RADIOSA CALIFORNIA Sycamore	24" BOX	0.5, STL	NEAR
	CUCUMIS MELON CROOKED MELON	24" BOX	0.5, STL	NEAR
	ORNELLATA CALIFORNIA CALIFORNIA JAY LAZEL	24" BOX	0.5, STL, WID	NEAR
	ULMUS PARAFLEXUS ORANGE ORNISH TREE	24" BOX	0.5, STL, WID	NEAR

SHRUBS (continued)				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	MUSCOLS
(A)	FOX GLOVE HONEY FOX	5 GAL	5-6" D.C.	LOW
(B)	ROSA CALIFORNICA CALIFORNIA WILD ROSE	5 GAL	5-6" D.C.	LOW
(W)	HESTERIA F. 'TULIE DENT' CENT. HESTERIA	5 GAL	5-6" D.C.	LOW
(Y)	LEUCOPHYA ANDROMEDA 'TENDRUM' TEXAS PINE	5 GAL	5-6" D.C.	LOW
(Z)	DRYMONIA GREGGII 'SANTA ANA' SANTA ANA LEOPARD	5 GAL	6-8" D.C.	LOW

GROUND COVER LEGEND				
SYMBOL	BOTANICAL/COMMON NAME	SIZE	COMMENTS	MUCCLS
	HORRUBESHA PEEDS DEERGRASS	1 GAL	3'-0" O.C.	LOW
	BACCHARIS PILLARS THORN POINT DWARF OYSTER BURN	1 GAL	4'-0" O.C.	LOW
	CEANOTHUS 'WINTER RAY' ANISE SKY CEANOTHUS	1 GAL	4'-0" O.C.	LOW

ROCK MULCH LEGEND

APPLY A 2" DEEP LAYER OF 3/4" SCREENED ROCK MULCH IN ALL PLANTING AREAS. TOP OF ROCK MULCH SHALL BE 1" BELOW FINISH SURFACE OF ADJACENT PAVING.

 ROCK MULCH ALL PLANTING AREAS

NOTES

1. USE ROOT BARRIERS FOR ALL TREES WITHIN 12' OF A CONCRETE CURB.
2. A 1 YEAR LANDSCAPE MAINTENANCE PERIOD AND 1 YEAR WARRANTY IS REQUIRED FOR ALL PLANTING AND IRRIGATION.

LEGEND:

- AC/AS PAVEMENT
- PCC/AS PAVEMENT
- CONCRETE SIDEWALK
- ODD LANDSCAPE AREA



9

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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



10

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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.

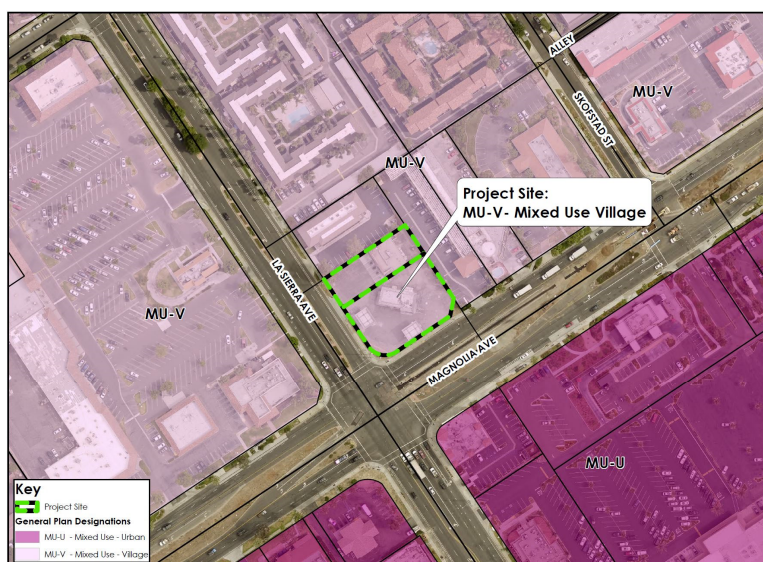


11

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11

GENERAL PLAN MAP (Reference Only)



12

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12

