

DUTCH BROS COFFEE

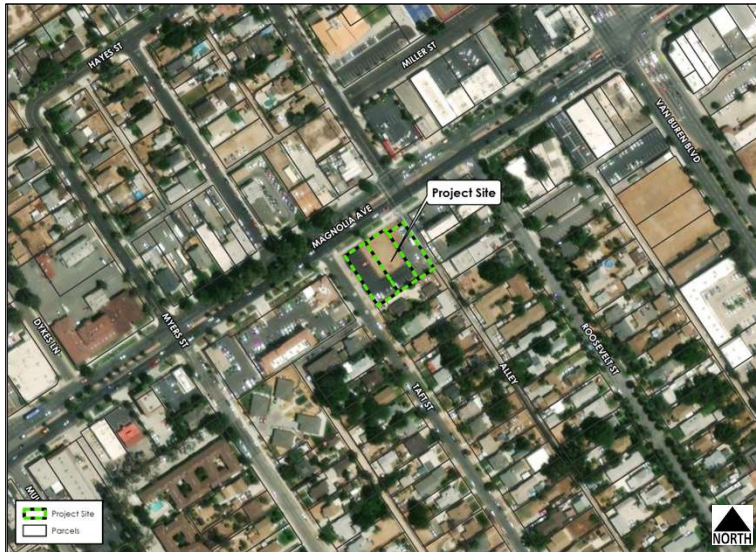
PR-2024-001679
(Conditional Use Permit and Design Review)

Community & Economic Development Department

Planning Commission
Agenda Item: 3
August 15, 2024



LOCATION MAP



EXISTING SITE PHOTOS



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ZONING MAP



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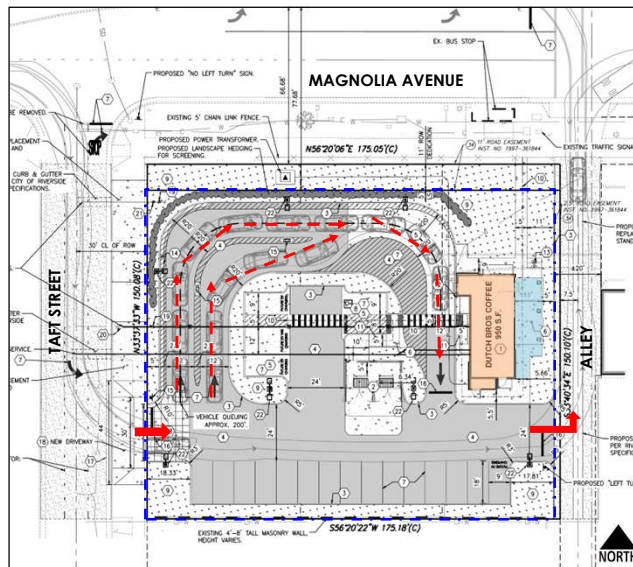
SPECIFIC PLAN MAP



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OVERALL SHOPPING CENTER SITE PLAN



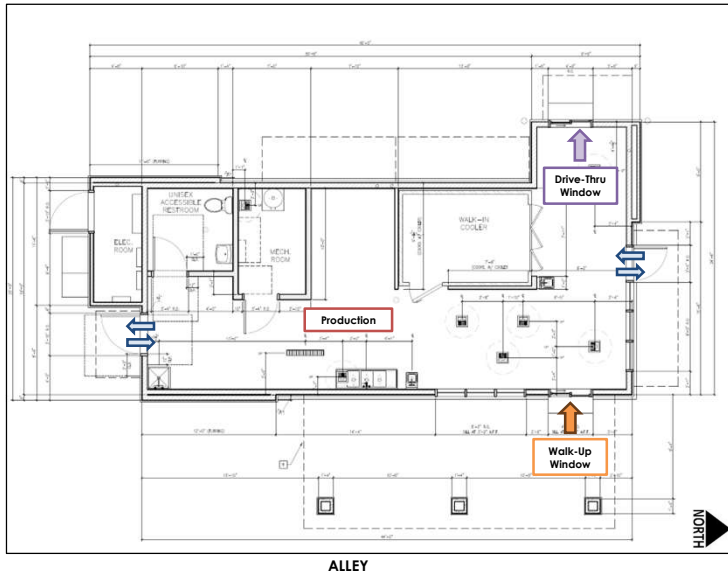
KEY	
	Property Boundary
	Drive-thru Path
	Proposed Building
	Covered Walk-up Window

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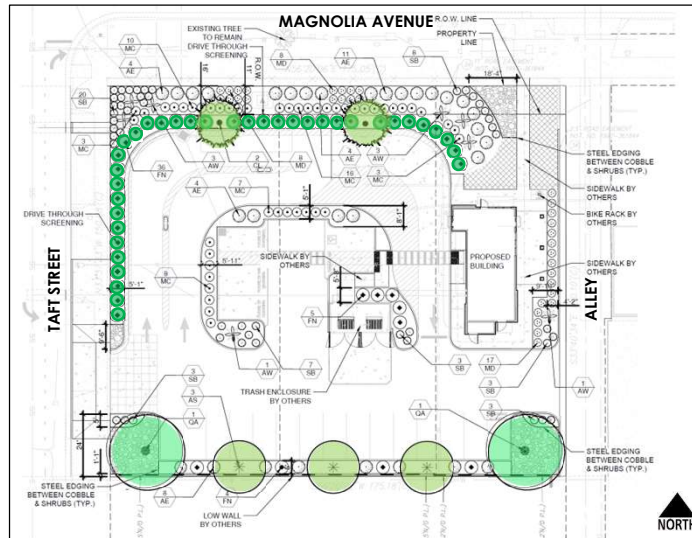
FLOOR PLAN



BUILDING ELEVATIONS



CONCEPTUAL LANDSCAPE PLAN



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MODIFICATION

REQUIRED LOT SIZE	MODIFICATION
30,000 SQUARE FEET	26,285 SQUARE FEET

- Adequate circulation and parking is provided.
- Existing parcel pattern along Magnolia Avenue consists of small lots consistent with project parcel size and shape.
- The building size of Dutch Bros Coffee is 950 square feet – allows for required parking and queuing as it relates to Zoning Code development standards.

NORTH 10



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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

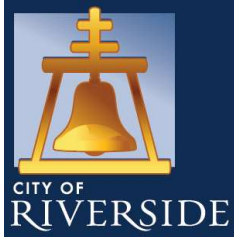
Staff recommends that the Planning Commission:

1. **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-2024-001679 (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)

