



Legislation Details (With Text)

**File #:** 20-0047      **Version:** 1      **Name:**  
**Type:** Public Hearings      **Status:** Continued  
**File created:** 1/13/2020      **In control:** Planning and Housing Commission  
**On agenda:** 2/10/2020      **Final action:**  
**Title:** CUP2019-0008 (CONTINUED): Conditional use permit to review the establishment of a 4,355 square foot restaurant with drive-through services for Panera Bread proposed on 0.98 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report

Date	Ver.	Action By	Action	Result
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**PLANNING AND HOUSING COMMISSION  
STAFF REPORT**

**DATE:** 1/21/2020  
**TO:** Honorable Chair and Commissioners  
**FROM:** Community Development Department

**APPLICATION REQUEST:**

**CUP2019-0008 (CONTINUED):** Conditional use permit to review the establishment of a 4,355 square foot restaurant with drive-through services for Panera Bread proposed on 0.98 acres located at 135 W. Parkridge Avenue on the north side of Parkridge Avenue and west of Main Street in the Commercial Retail (CR) District of the North Main Street Specific Plan. (Applicant: Chris Costanzo, Costanzo Investments, LLC, 17 Corporate Plaza Drive, Suite 250, Newport Beach, CA 92660)

**RECOMMENDED ACTION:**

That the Planning and Housing Commission **CONTINUE CUP2019-0008** to the Planning and Housing Commission meeting of February 10, 2020.

**PROJECT SITE SUMMARY**

CUP2019-0008 is for the review of a new 4,355 square foot Panera Bread restaurant with drive-through services proposed on 0.98 acres located within a new 4.49-acre commercial development proposed on the west side of Main Street, north of Parkridge Avenue. The project is associated with

three other applications including PM 37747, CUP2019-0006 and CUP2019-0007. The project was originally scheduled for review at the Planning and Housing Commission meeting of January 6, 2020 but was continued to the January 21, 2020 meeting at the request of the applicant to allow the applicant additional time to address some outstanding issues with the design of the project and make the necessary revisions to the project plans. The applicant is requesting another continuance to the February 10, 2020 meeting to allow the applicant more time to address the issues.

**REVIEWED BY:** SANDRA YANG, SENIOR PLANNER

**SUBMITTED BY:** JOANNE COLETTA, COMMUNITY DEVELOPMENT DIRECTOR

Case Planner: Sandra Yang (951) 736-2262