



Report to Planning Commission

TO: The Planning Commission

FROM: Grace Espino-Salcedo, Associate Planner

AGENDA DATE: July 10, 2025

TITLE: **CONDITIONAL USE PERMIT (PEN24-0013) (DISTRICT 3)**

TITLE SUMMARY: Conditional Use Permit for the development of a 950-square foot commercial building (Dutch Bros Coffee) with a drive-through, associated parking and landscape improvements.

DISTRICT: District 3

Recommendation(s)

That the Planning Commission:

1. ADOPT Resolution No. 2025-10;

a) DETERMINING that Conditional Use Permit PEN24-0013 is Categorically Exempt from the provisions of the California Environmental Quality Act (CEQA) and CEQA Guidelines as a Class 32 Exemption (In-Fill Development), in accordance with CEQA Guidelines Section 15332; and

b) APPROVING Conditional Use Permit PEN24-0013, subject to the attached conditions of approval included as Exhibit A of Resolution No. 2025-10 and as shown on the approved plan.

SUMMARY

Sabrina Rushing of Barghausen Consulting Engineers, Inc. (“Applicant”) is requesting approval of a Conditional Use Permit (PEN24-0013), for the development of a 950-square foot commercial building (Dutch Bros Coffee) with a drive-through, associated parking, and landscape improvements on a 0.51-acre parcel (“Proposed Project”), situated on the

north side of Alessandro Boulevard, east of Perris Boulevard at 25040 Alessandro Boulevard (APN: 479-220-017)(“Project Site”), within the Neighborhood Commercial (NC) zone.

DISCUSSION

Project Description

The Applicant is requesting approval of a Conditional Use Permit (PEN24-0013), for the development of a 950-square foot commercial building (Dutch Bros Coffee) with a drive-through, associated parking and landscape improvements on a 0.51-acre vacant parcel, situated on the north side of Alessandro Boulevard, east of Perris Boulevard at 25040 Alessandro Boulevard (APN: 479-220-017), within the Neighborhood Commercial (NC) zone.

An eating and drinking establishment with a drive-through, located within 300 feet of a residential zone or use, is permitted in the Neighborhood Commercial zone, subject to the approval of a Conditional Use Permit. The Conditional Use Permit is required to ensure the drive-through/fast food restaurant does not result in an adverse impact on the surrounding neighborhood.

The Proposed Project will have a vehicle drive-through with a single service window. The drive-through will consist of two (2) lanes merging at the service window, including the capacity to accommodate a queue of up to 15 vehicles and an escape lane. All customer orders will be taken in person, at the window, or by a runner using a handheld device, as no drive-through speaker boxes are proposed. The proposed ordering process has been designed to minimize noise impacts and decrease the amount of vehicle idling at menu boards.

Site and Surrounding Area

The 0.51-acre Project Site is located within an established commercial shopping center. The Project Site is currently vacant and was previously developed with a commercial building that was demolished in late 2022 due to fire damage. The Project Site is surrounded by commercial retail development to the north, east and south, and a service station immediately to the west.

Access/Parking

The Project Site is located within a commercial shopping center that has five existing driveways, providing shared vehicular access to the Project Site from both Perris Boulevard and Alessandro Boulevard. The access will lead to the vehicle drive-through lane to the north, wrapping around the west and southern property lines, and then to the drive-through service window located along the southern side of the building. Pedestrian walkways are provided throughout the Project Site to ensure adequate pedestrian circulation. A clearly marked ADA-compliant path will direct customers to the walk-up window on the northern side of the building. Pedestrian access to the Project Site includes

new walkways and ramps, including a new walkway along the Proposed Project's storefront to the existing sidewalk along Alessandro Boulevard.

To optimize the layout and circulation of the Proposed Site, the project anticipates removing approximately 25 shared parking spaces from within the commercial shopping center and adding one (1) accessible parking space on the Project Site. The proposed parking lot layout features one-way aisles around the site, facilitating orderly movement throughout the plaza. The removal of shared parking spaces will not affect the parking required for the existing tenants of the shopping center. The remaining parking will continue to serve the shopping center's needs and meet the City's parking requirements for eating and drinking establishments. The Proposed Project requires a total of 10 vehicle parking spaces. The Proposed Project, as designed, satisfies the City's parking requirements of the Municipal Code.

Design/Landscaping

The Proposed Project is located within an existing commercial shopping center. The architecture utilizes a variety of high-quality building materials, with simple, bold colors characteristic of the Dutch Bros Coffee brand. Vertical and horizontal façade breaks, building mass, and modulation have been incorporated into the design of the building to provide visual interest. The proposed building provides canopy awnings at the building entrances and service doors, including a large 300-square-foot canopy that covers the customer walk-up service window, offering weather protection. The building features enhanced design elements including a tower, wall articulation, and materials that are compatible with the surrounding development. The Proposed Project will include a trash and recycling enclosure with a roof cover, painted to match the architecture and design of the proposed building.

The Proposed Project will include street trees, shade trees, shrubs, and drought-tolerant landscape within the two (2) on-site bioretention facilities. Landscape improvements within the shared parking lot will include new landscape planters with required shade trees and shrubs, all of which will complement the existing landscape treatments within the shopping center. The Proposed Project has been designed to meet and exceed the required design and landscape standards and objectives of the Municipal Code.

Site lighting will be provided at the Project Site for the safety and security of all customers, pedestrians, and employees. Outdoor lighting and illumination at the site will include parking lot security lighting and pedestrian-scale lighting within the patio space and along the pedestrian pathway. Exterior building lighting will also be installed on the building façade. The drive-through area will be provided with security lighting. All lights will include shields to direct light toward the project site and prevent glare from affecting adjacent land uses and rights-of-way.

REVIEW PROCESS

As part of the standard review process, all appropriate outside agencies have considered the Proposed Project. The Proposed Project's application materials were circulated and reviewed by all appropriate City Departments and Divisions. Following subsequent revisions and staff review, the Project was deemed complete.

Pursuant to Section 9.02.020 (Conditional Use Permits) of Chapter 9.02 (Permits and Approvals) of Title 9 (Planning and Zoning) of the Municipal Code, the Planning Commission must make the following findings before approving in whole or in part the subject CUP:

1. That the Proposed Project is consistent with the goals, objectives, policies and programs of the General Plan;
2. That the Proposed Project complies with all applicable zoning and other regulations;
3. That the Proposed Project will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity;
4. The location, design and operation of the Proposed Project will be compatible with existing and planned land uses in the vicinity.

ENVIRONMENTAL

The Proposed Project has been evaluated in compliance with the criteria set forth in the California Environmental Quality Act (CEQA) and CEQA Guidelines. The Proposed Project was found to be categorically exempt from the provisions of CEQA under CEQA Guidelines Section 15332 for In-Fill Development (Class 32 Exemption). Pursuant to the California Code of Regulations, a Class 32 Exemption can be applied to a project since: 1) the Proposed Project is consistent with the applicable General Plan designation and policies and all applicable zoning designation and regulations and applicable policies; 2) the Project Site is no more than five acres in size substantially surrounded by urban uses; 3) the Project Site has no value, as habitat for rare, threatened or endangered species; 4) the Proposed Project will not result in any significant effects related to traffic, noise, air quality, or water quality; and 5) the Project Site can be adequately served by all required utilities and public services.

NOTIFICATION

Consistent with the Moreno Valley Municipal Code provisions and exceeding the posting and distance requirement of applicable state law, a public notice was sent to all property owners of record within 600 feet of the Project Site, and notices were posted on the Project Site and published in the Press Enterprise Newspaper, at least 10 days prior to the public hearing. As of the preparation of this Staff Report, no public comment has been received regarding the Proposed Project.

PREPARATION OF STAFF REPORT

Prepared By:
Grace Espino-Salcedo
Associate Planner

Concurred By:
Danielle Harper-Scott
Principal Planner

Department Head Approval:
Angelica Frausto-Lupo
Community Development Director

Report Approval Details

Document Title:	STAFFREPORT_PC_PEN24-0013.docx
Attachments:	- RESOLUTION_PC_PEN24-0013.pdf - Project Plans.pdf - Location Map.pdf
Final Approval Date:	Jul 3, 2025

This report and all of its attachments were approved and signed as outlined below:

Danielle Harper-Scott

Angelica Frausto-Lupo

Stacy Dunning