

Pollo Campero – 2520 S Orange Ave.

Project Description

The project involves renovation of an existing restaurant building and upgrades to the parking lot to facilitate re-opening of the drive through window lane that was closed off by the previous tenant.

The 2,968 SF building will not be expanded at all, nor will the existing patio seating area. The building will be renovated to incorporate changes to the both the interior and exterior. Exterior improvements will include changes to update the formal language of the entry tower and integrate colors and materials that reflect a more modern look and promote the Pollo Campero concept. New signage will be included as allowed per City code. The low wall surrounding the patio area will be repaired as needed, painted to match the building, and new furniture for outdoor seating will be provided.

Changes to the site will be limited, but will address what is needed to reopen the drive through window lane and provide safe access for patrons both, dine in and drive through. Per discussions with City Staff, the access point to the parcel will be moved west along Jersey Street and the existing access point will be closed. The existing grass bed that was added to close the drive through lane by the prior tenant will be reworked to allow reinstalling the needed southerly portion of the drive way. As part of that construction, the handicap accessible parking stall will be relocated to the south side of the site to provide access without crossing any active drive lanes. Queuing for the drive through will run along the north side of the parcel allowing stacking room for cars placing orders.

When the site was initially constructed many years ago an oak tree was planted very close to the drive through lane. In order to install the new portion of the drive through lane that tree will need to be removed. All other significant existing trees on site will remain. The applicant is proposing the addition of three new oak trees in newly created or enlarged landscape islands. The site already has numerous hedged areas and plant material. These areas will be evaluated for plant condition and upgraded as needed.

The applicant will also construct a new concrete trash enclosure to replace the existing chain link fence that does not provide adequate screening, extend the existing low screening wall on Jersey Street across the area of the removed easterly access point, and replace or repair any site items that may be damaged or in poor condition such as broken curbing, pavement wear areas, etc.