

College Station

6 & 80 College Avenue

April 13, 2017

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Planning and Economic Development

- Redevelopment of a 0.95-acre site with two commercial buildings, comprising a total of 9,147-square feet of building area
- 4,155-square-foot building, proposes a drive-through service area, providing egress to Cleveland Avenue through a one-way drive isle
- Conditional Use Permit required to approve the drive-through use

Project Location 6 & 80 College Avenue

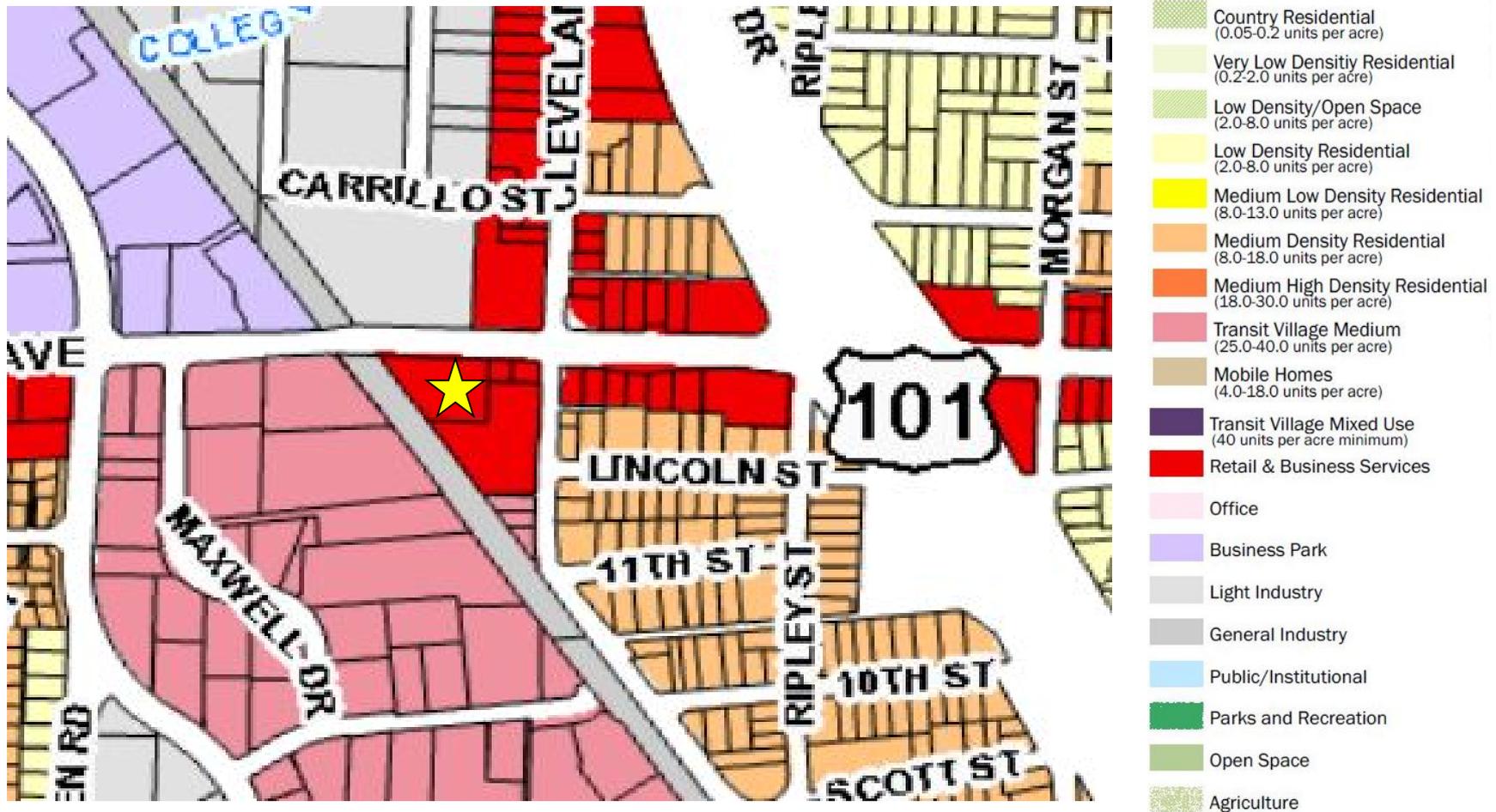


Aerial View 6 & 80 College Avenue



- December 8, 2015 - Pre-Application meeting with City staff
- May 10, 2016 - application for Design Review submitted
- June 9, 2016 - application for a Conditional Use Permit submitted
- June 13, 2016 - Notice of Application sent
- March 2, 2017 - Design Review Board approved Preliminary Design Review, and delegated Final Design Review to Staff

General Plan Retail & Business Services



- LUL-I Maintain vibrant, convenient, and attractive commercial centers.

- LUL-I-2 Encourage region-serving, high volume retail outlets to locate near freeway access (generally within one-half mile of Highway 101) to minimize traffic on city streets. Do not allow regional-serving uses in residential neighborhoods.

- LUL-M Ensure new development and streetscape projects provide pedestrian and bicycle circulation improvements.

- UD-A-5 Require superior site and architectural design of new development projects, to improve visual quality in the city.

Specific Plan Downtown Station Area

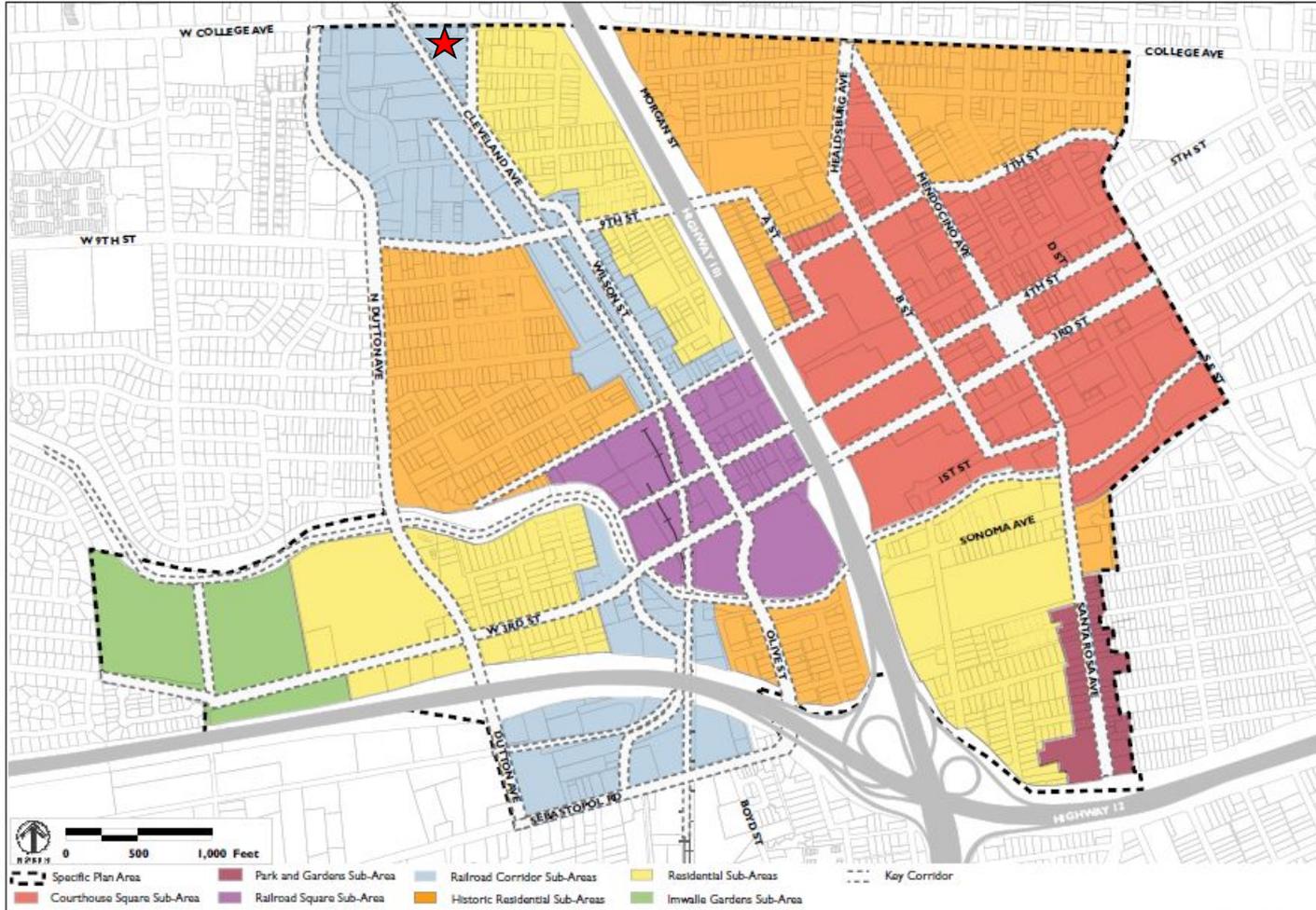
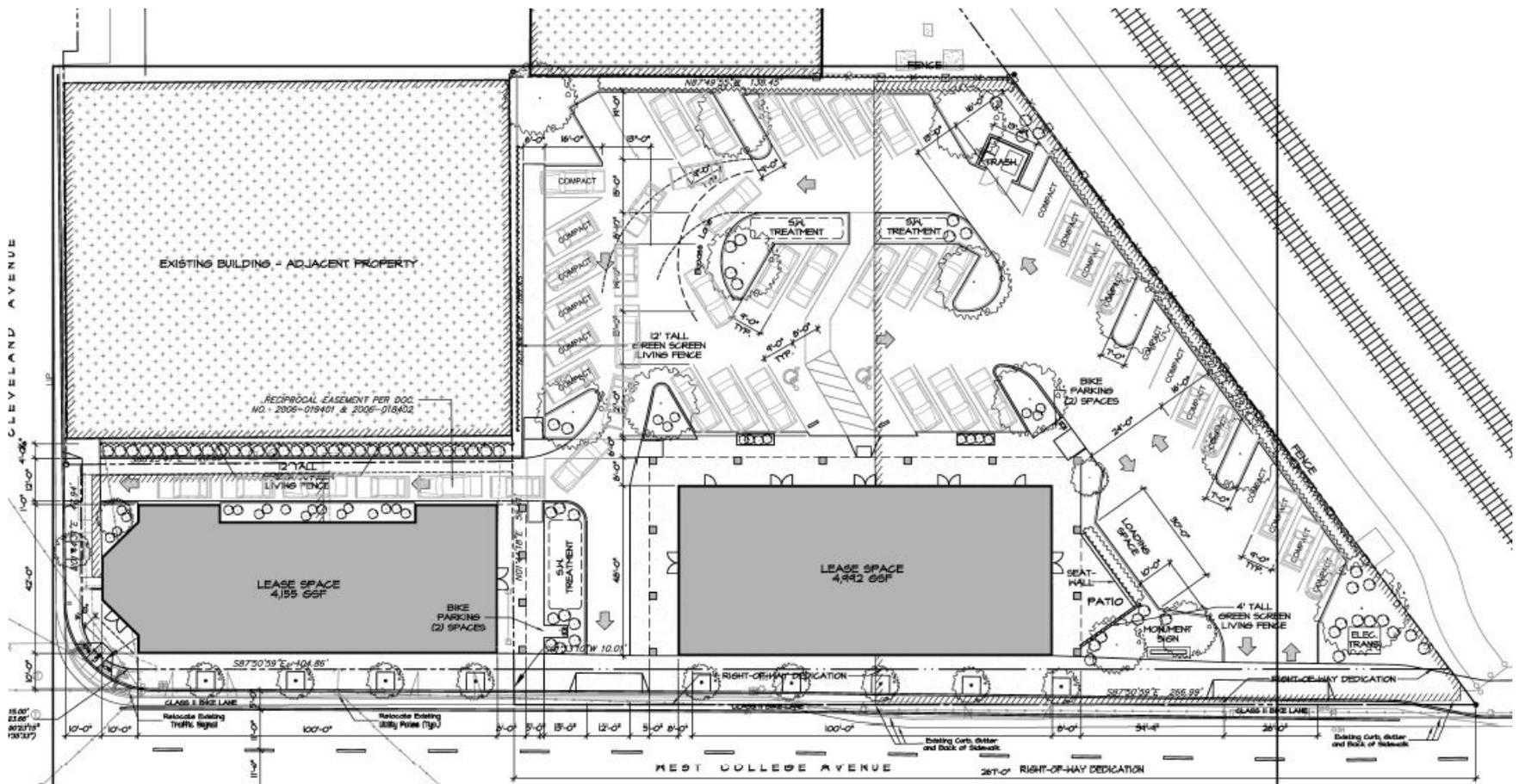


Figure 5-1: Key Streets and Corridors by Sub-Area



- CG-SA (General Commercial-Station Area)
- Consistent with development standards in Zoning Code



- Reviewed in compliance with the California Environmental Quality Act
 - Class 32 exemption pursuant to CEQA Guidelines Section 15332
 - Project meets the criteria for the Class 32 (In-fill) exemption in that it is consistent with General Plan, Zoning Code, and occurs within the City Limits on a site less than 5-acres

Environmental Review

California Environmental Quality Act (CEQA)

- Project site has no value as habitat for endangered, rare or threatened species
- Approval of project would not result in any significant effects relating to traffic, noise, air or water quality
- Two existing buildings on-site do not qualify as Historic Resources under CEQA

- Project noticed pursuant to Chapter 20-66 of the City Code
 - Mailing of notices to property owners
 - Installation of an on-site sign
 - Announcement published in the Press Democrat
- Four written comments received
 - Two - supportive of the retail use and improvement of the site
 - One related to the width of sidewalk adjacent to the abutting property
 - Traffic impacts

It is recommended by Planning and Economic Development Department that the Planning Commission:

- approve the Conditional Use Permit for the College Station drive-through located at 6 & 80 College Avenue



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