

Starbucks Drive-through Conditional Use Permit

Planning Commission

March 22, 2018

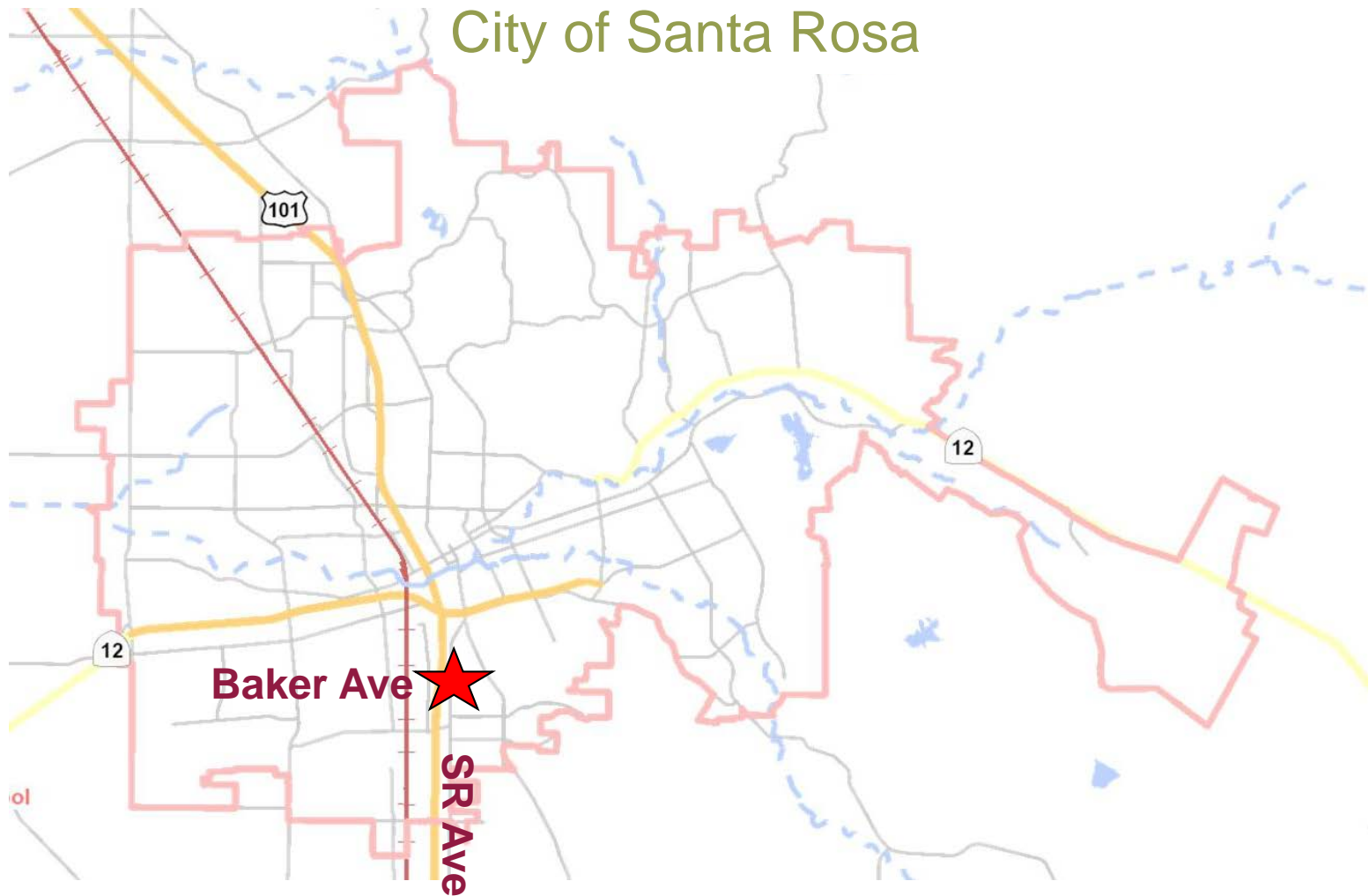
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Planning and Economic Development

New café restaurant on a 0.75-acre site:

- Permitted by right:
 - 2,500 square foot counter-ordering cafe with outdoor seating (Starbucks)
 - On-site and off-site improvements, 25 parking stalls
- CUP required for drive-through land use

Project Location

1385 Santa Rosa Avenue



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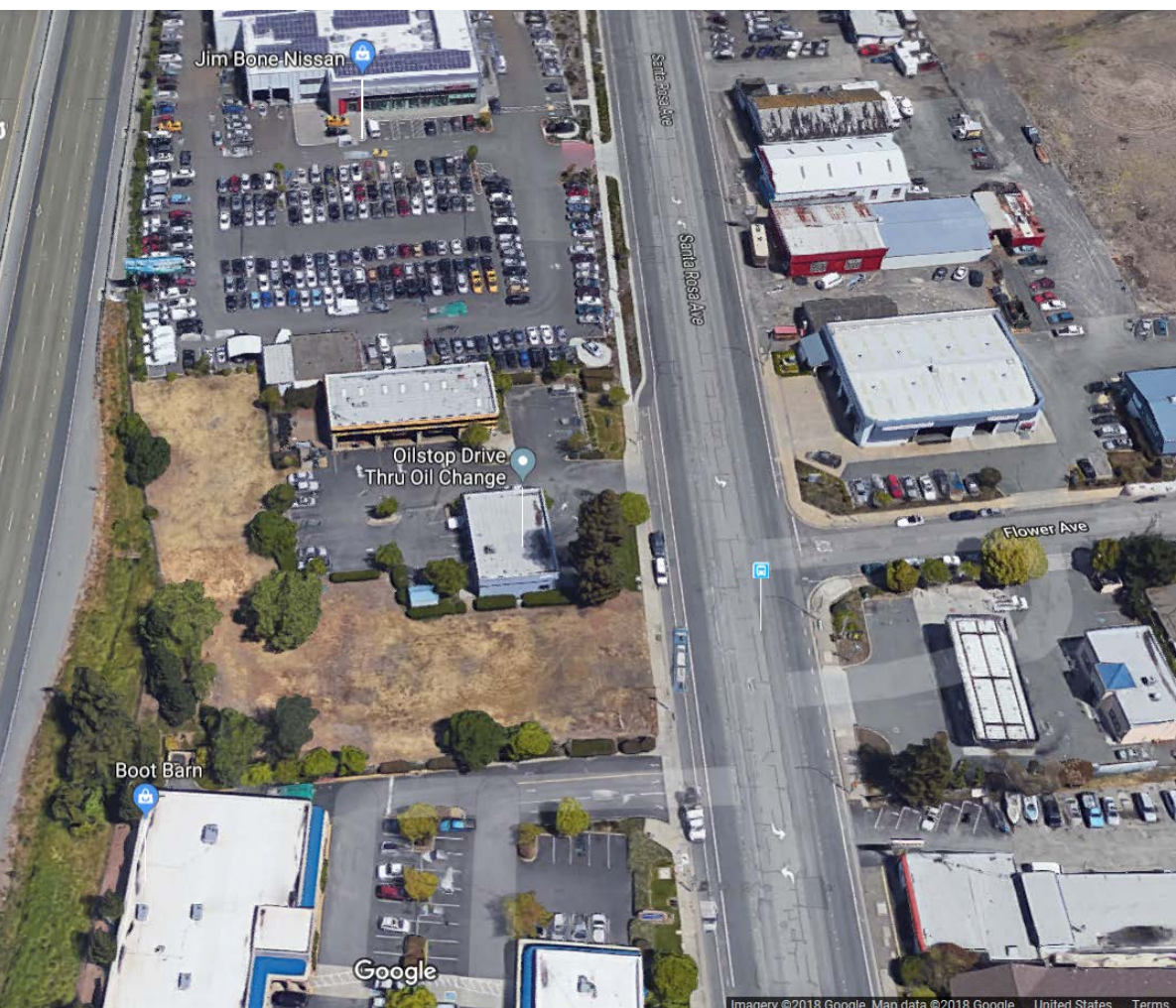


Project History

- August 15, 2017 – Pre-application with City staff
- November 21, 2017 – CUP and Design Review Applications submitted
- February 27, 2018 – Final stamped and signed traffic study and revised drawings submitted to PED



Zoning



CG (General Commercial):

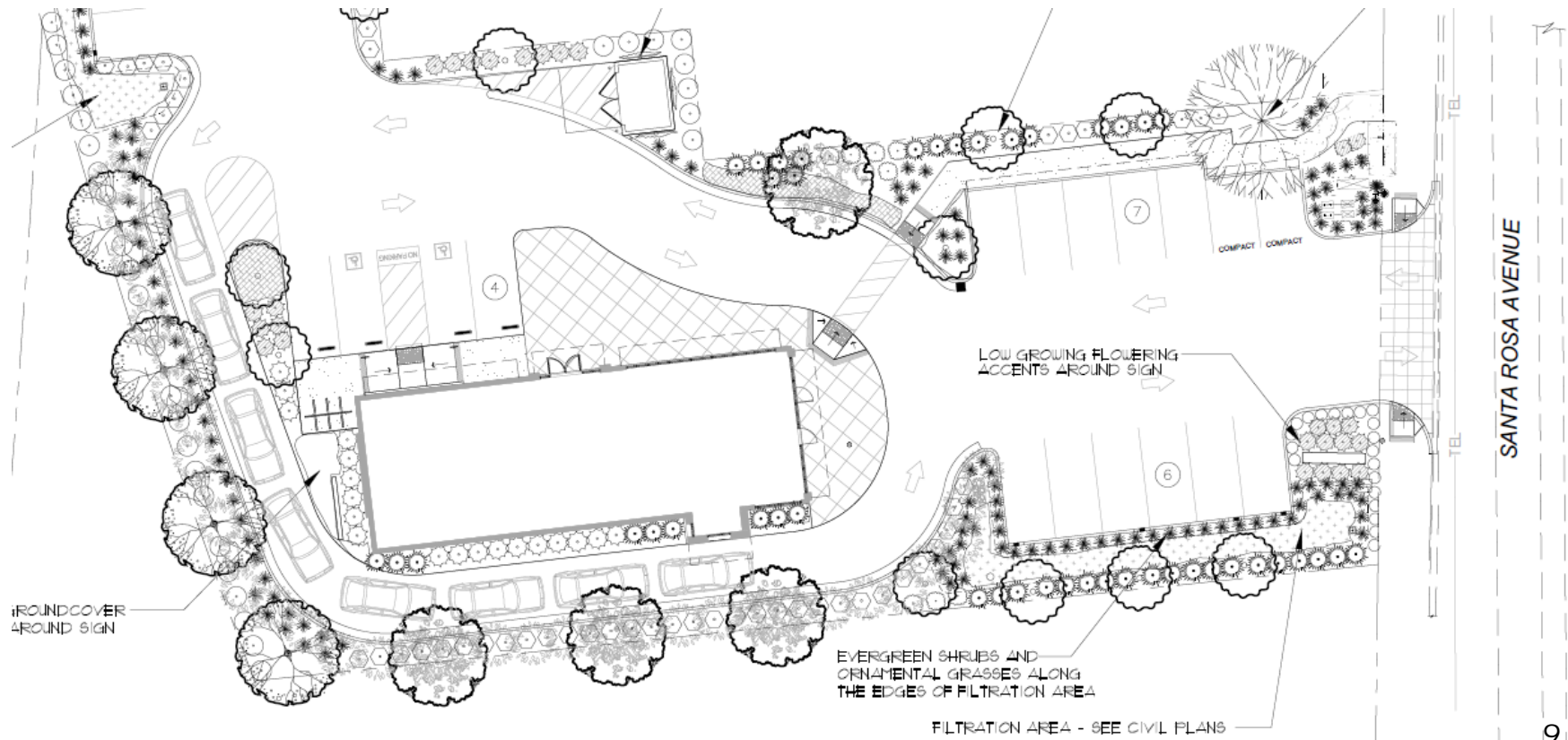
Intended to accommodate a range of retail and service land uses that primarily serve residents and businesses throughout the City

Implements and is consistent with the Retail and Business Services designation in the General Plan

Conditional Use Permit required for drive-through

Drive-through retail and service facilities

- Conditioned to code standards
- Setbacks and screening required



Parking

- 33 spaces prescribed per Table 3-4 of Zoning Code
- 25 spaces proposed



ZC Section 20-36.050(C)(1)

- Due to special circumstances associated with the operation of the use at its location, the proposed use will generate a parking demand different from the standards specified in Table 3-4
- The number of parking spaces approved will be sufficient for its safe, convenient, and efficient operation of the use

Design Guidelines



NORTH ELEVATION (FRONT ENTRY)

SCALE: 1/8" = 1'-0"



WEST ELEVATION (REDWOOD HWY. 101)

SCALE: 1/8" = 1'-0"

EAST ELEVATION (PATIO AT SANTA ROSA AVE.)

SCALE: 1/8" = 1'-0"



SOUTH ELEVATION (DRIVE-THRU)

SCALE: 1/8" = 1'-0"

Environmental Review

California Environmental Quality Act (CEQA)

- CEQA Guidelines Sec 15183 statutory exemption
 - Consistent with Zoning and General Plan
- Class 3 Categorical Exemption
 - New construction <10,000 square feet
- Class 32 Categorical Exemption
 - Infill development



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Public Comments



Recommendation

It is recommended by the Planning and Economic Development Department that the Planning Commission, by resolution, approve a Conditional Use Permit for drive-through sales and a parking reduction for the proposed Starbucks café at 1385 Santa Rosa Avenue.

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