

PROJECT DESCRIPTION

The proposed site is located at 131 College Ave, which was previously used as an auto shop. The plan is to demolish the existing building and construct a new Starbucks drive-through and walk-up window restaurant, and associated site improvements, covering a building area of approximately 1,280 square feet. The site, which is accessed via an existing entrance at College Ave, will feature a drive-through lane that runs parallel to abutting Highway 101 and wraps around the building to the north and east, exiting to College Ave. The proposed hours of operation are 4:00 a.m. - 11:00 p.m., seven days a week.

The design concept of the project is focused on creating a high-quality, functional space, generate employment opportunities and promote compatible infill development, in alignment with the goals outlined in General Plan. The proposed project will provide a convenient and easily accessible location for customers, while maintaining high standards of quality that are expected from the brand- Starbucks' renowned coffee and exceptional service will bring added accessibility to the neighborhood.

To ensure that the project is compatible with the surrounding area, the proposed development will comply with specific Zoning Ordinance regulations and the City's Design Guidelines, including guidelines for architecture, site improvements, landscaping, and lighting. With these measures in place, the project is not expected to cause any economic, physical, or visual decline in the area.

Overall, the proposed Starbucks store appears to align with the City's development goals and should contribute positively to the local community.