

Starbucks Drive-Through with Extended Hours of Operation

Conditional Use Permit PRJ23-013

131 College Avenue

August 13, 2026

Suzanne Hartman, City Planner
Planning and Economic Development

Project Description

- Construct an approximately 1,280-square-foot building with a drive-through and exterior walk-up ordering and pickup service
- Applicant proposes to operate from 4:00 a.m. – 11:00 p.m., seven days a week
- Nine vehicle parking spaces and one bicycle parking space
- On-site queuing for 21 vehicles
- Landscaping, lighting, stormwater, utility, and frontage improvements
- Six-foot-high precast concrete panel sound wall along the northern property boundary
- Preserve six heritage coast redwood trees

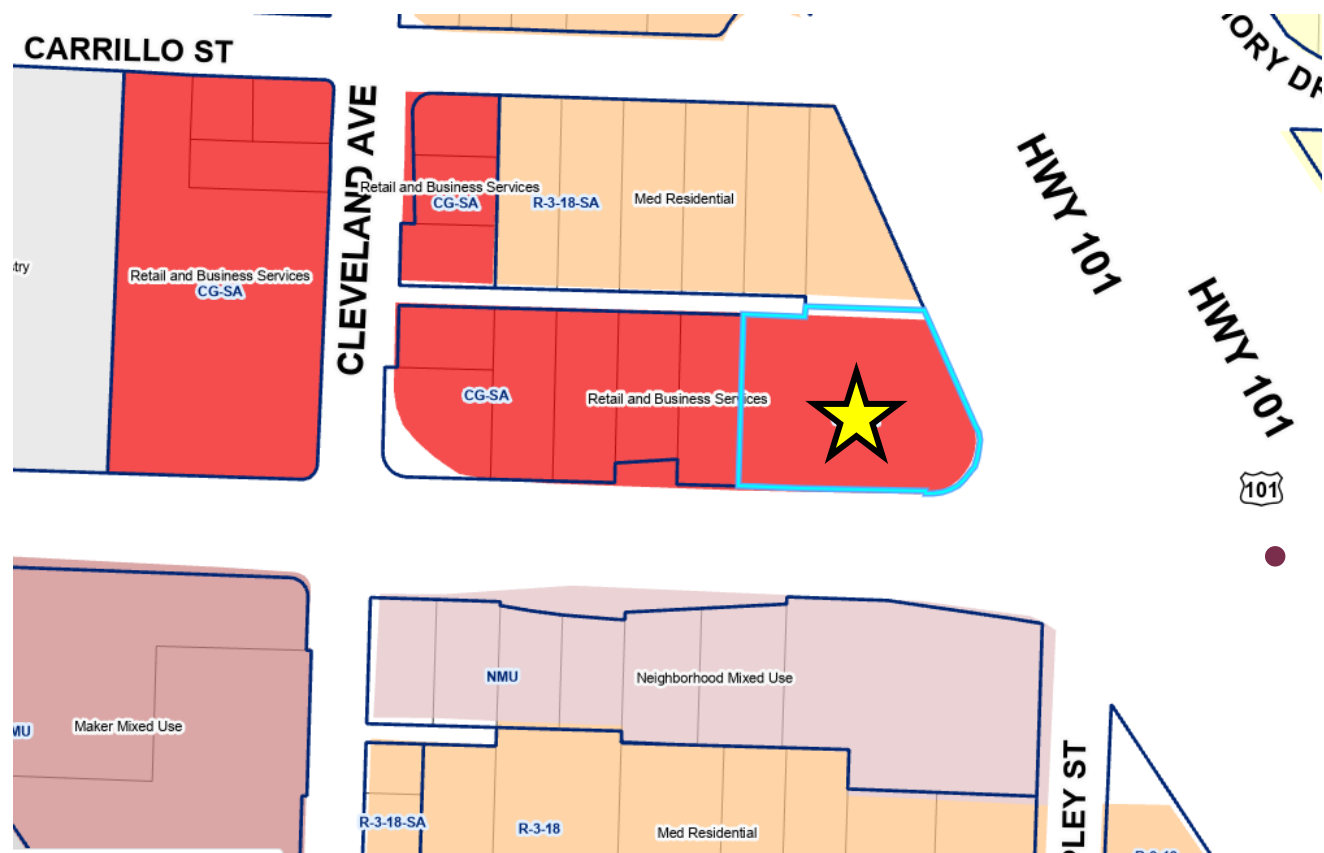
Project History

- June 14, 2023 — Neighborhood meeting
- July 26, 2023 — Application submitted
- September 10, 2023 — Notice of Application distributed
- March 30, 2026 — Air Quality and Greenhouse Gas Analysis completed
- August 3, 2026 — Acoustical Analysis completed
- July 31, 2026 — Notice of Public Hearing distributed
- August 13, 2026 — Planning Commission hearing 3

Project Location



General Plan & Zoning



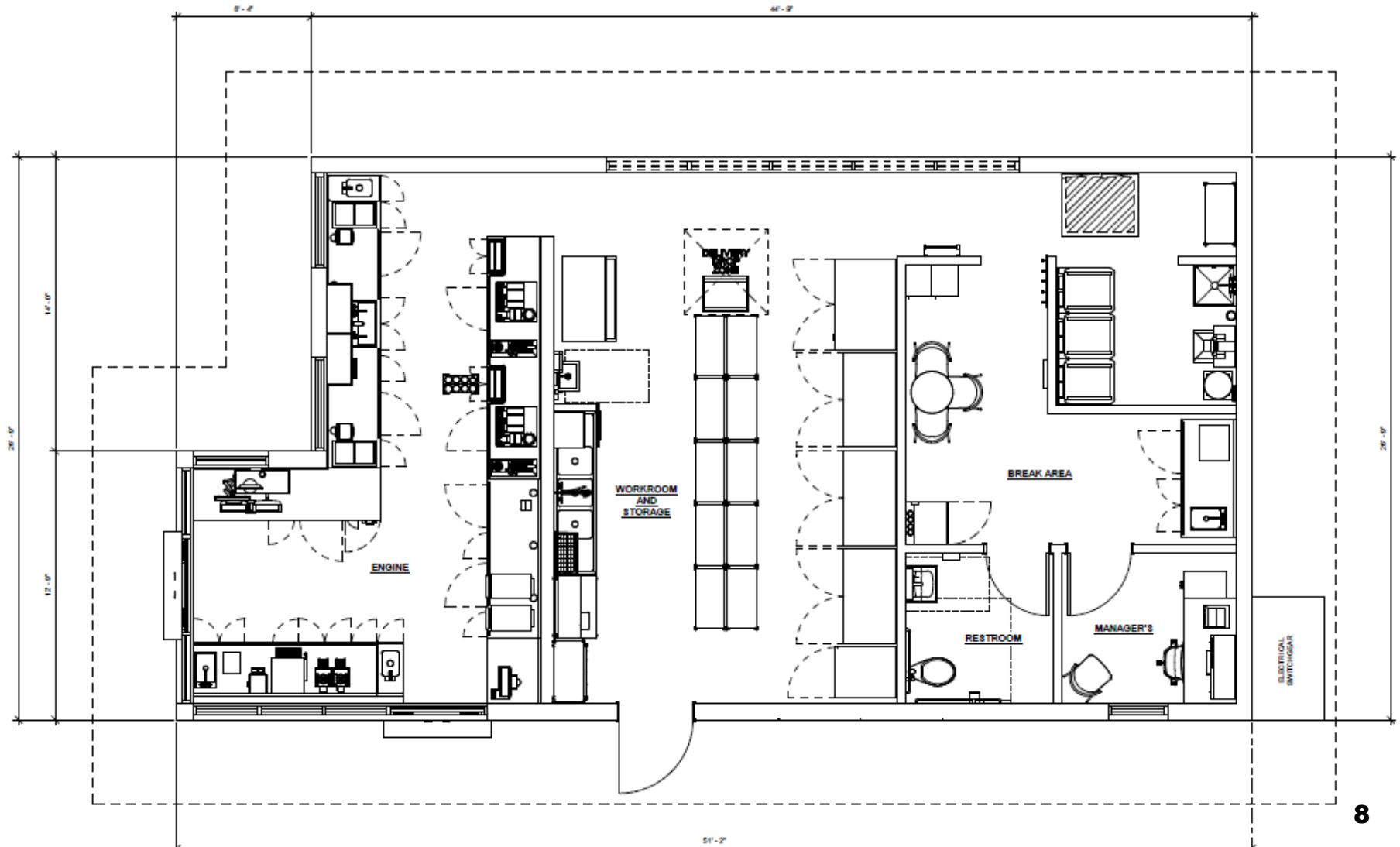
- **Zoning District :**
General Commercial with North Station Area Combining District (CG-SA)
- **General Plan:**
Retail and Business Services

Criteria for Review

- Conditional Use Permit findings
- General Plan and Specific Plan consistency
- Drive-through standards under Zoning Code Section 20-42.064
- Compatibility with adjacent residential uses
- On-site queuing and circulation
- Noise, lighting, deliveries, and hours of operation
- Landscaping and screening
- CEQA compliance
- Subsequent Minor Design Review



Floor Plan



Elevations



1 SOUTH ELEVATION
 SCALE: 1/4" = 1'-0"



3 EAST ELEVATION
 SCALE: 1/4" = 1'-0"



2 NORTH ELEVATION
 SCALE: 1/4" = 1'-0"



4 WEST ELEVATION
 SCALE: 1/4" = 1'-0"

California Environmental Quality Act (CEQA)

- The Project has been found in compliance with the California Environmental Quality Act (CEQA) under the following CEQA Guidelines sections:
 - CEQA Guidelines Section 15303 (c) - Small commercial structure in an urbanized area
 - CEQA Guidelines Section 15332 - Class 32 Infill Exemption
 - CEQA Guidelines Section 15183 - General Plan EIR Streamlining

- No members of the public attended the June 14, 2023, Neighborhood Meeting
- One comment requested indoor seating or dining
- Adjacent residential property owners supported the proposed sound wall, but preferred that existing property-line fences remain
- Concern over traffic and hours of operation

Issues/Findings

- There are no unresolved issues as a result of staff review.
- Staff analysis has concluded findings can be met.
- The applicant has reviewed and accepted all conditions of approval.

Recommendation

The Planning and Economic Development Department recommends that the Planning Commission, by resolution, approve a Conditional Use Permit to allow a restaurant with drive-through and walk-up service, with extended hours of operation, at 131 College Avenue.

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