

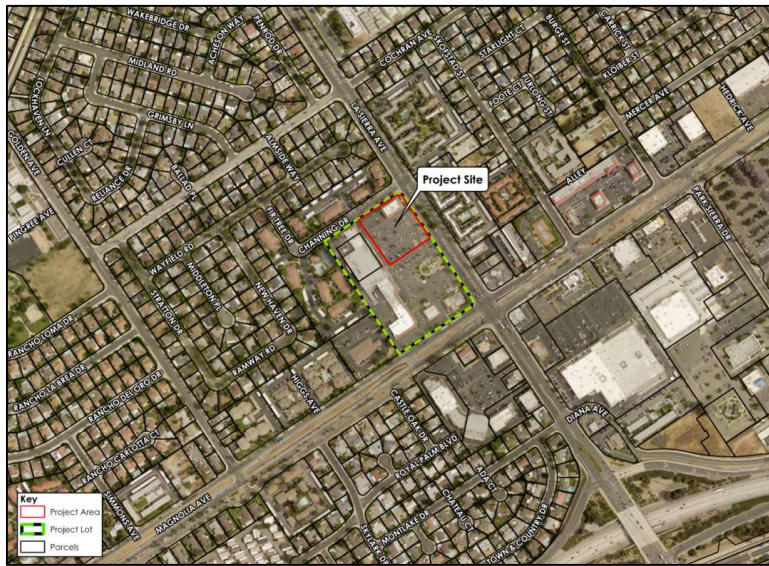
STARBUCKS DRIVE-THRU RESTAURANT PR-2023-001476 (Conditional Use Permit and Design Review)

Community & Economic Development Department

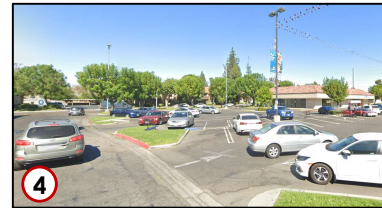
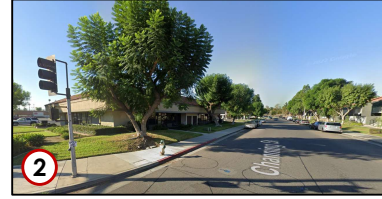
Planning Commission
Agenda Item: 3
December 21, 2023



LOCATION MAP



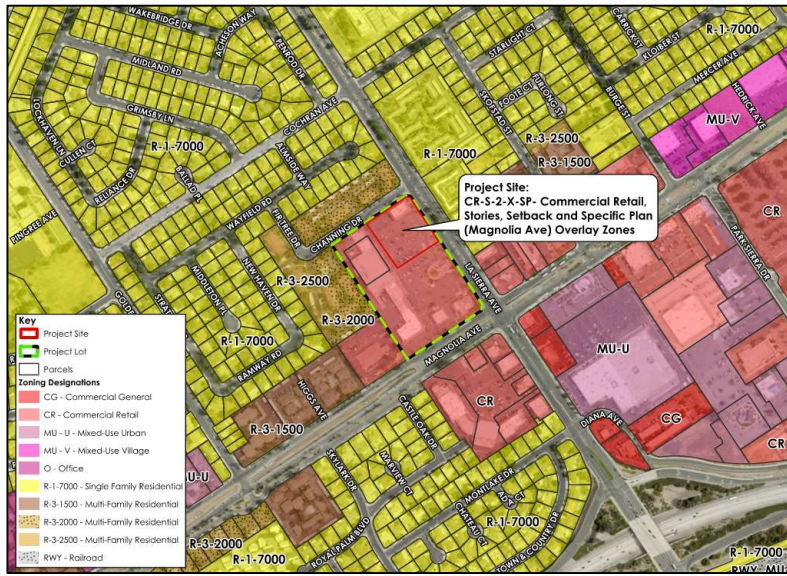
EXISTING SITE PHOTOS



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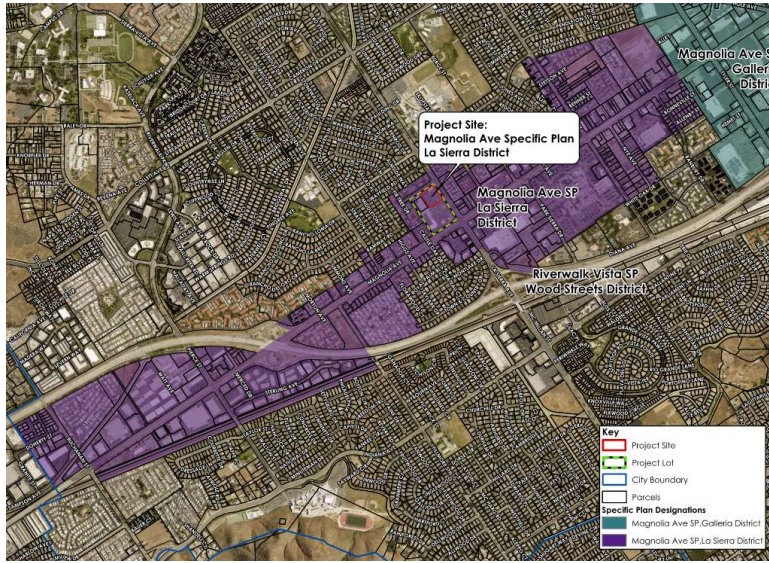
ZONING MAP



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SPECIFIC PLAN MAP



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OVERALL SHOPPING CENTER SITE PLAN

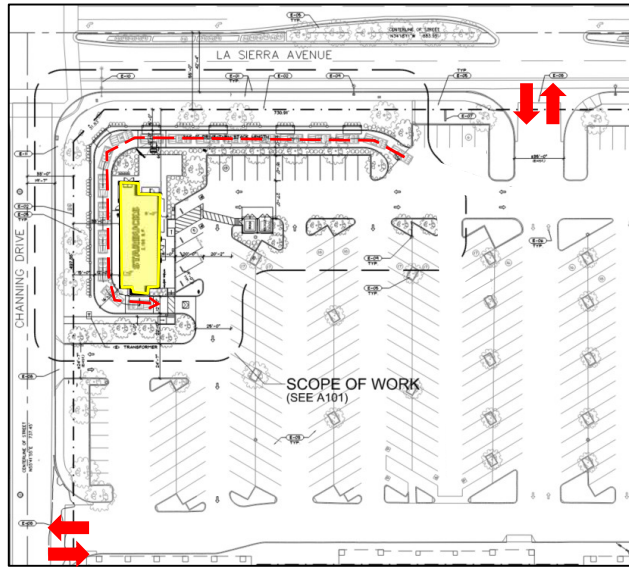


Development Area



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PROPOSED DRIVE-THRU SITE PLAN



- Drive-thru Path
- Proposed building

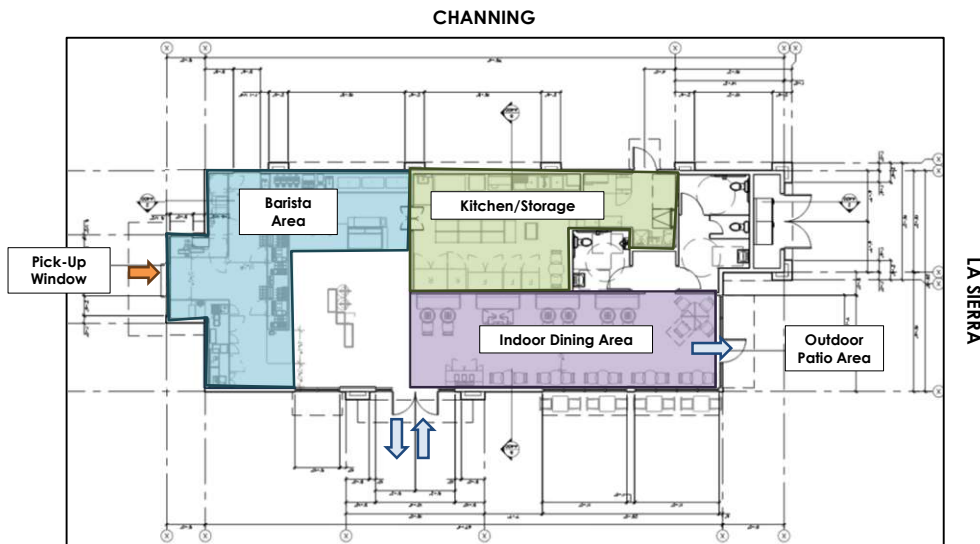


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FLOOR PLAN



8 NORTH



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BUILDING ELEVATIONS



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CONCEPTUAL LANDSCAPE PLAN



PLANT PALETTE	PLANT	SIZE	CONT.
TREES	WESTRING FERN - Prunus integrifolia	10'x10'	15 Gal
	CALLISTEMON SP. - Prunus integrifolia	10'x10'	15 Gal
SHRUBS AND GROUNDCOVERS	ANACARDIUM SP. - Blue Lemon	10'x10'	15 Gal
	CALLISTEMON SP. - Blue Lemon	10'x10'	15 Gal
	CALLISTEMON SP. - Blue Lemon	10'x10'	15 Gal
	CALLISTEMON SP. - Blue Lemon	10'x10'	15 Gal
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	CALLISTEMON SP. - Blue Lemon	10'x10'	15 Gal



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STRATEGIC PLAN ALIGNMENT



Strategic Priority No. 3 – Economic Opportunity

Goal 3.3 – Cultivate a business climate that welcomes innovation, entrepreneurship and investment; and

Goal 3.4 - Collaborate with key partners to implement policies and programs that promote local business growth and ensure equitable opportunities for all

Cross-Cutting Threads



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RECOMMENDATIONS

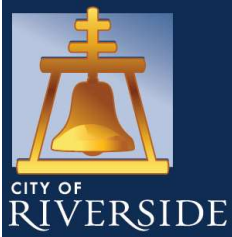
Staff recommends that the Planning Commission:

1. **DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303 (New Construction or Conversion of Small Structures) and Section 15302 (Replacement and Reconstruction) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
- **APPROVE** Planning Case PR-2023-001476 (Conditional Use Permit and Design Review) based on the findings outlined in the staff report and summarized in the attached findings and subject to the recommended conditions.



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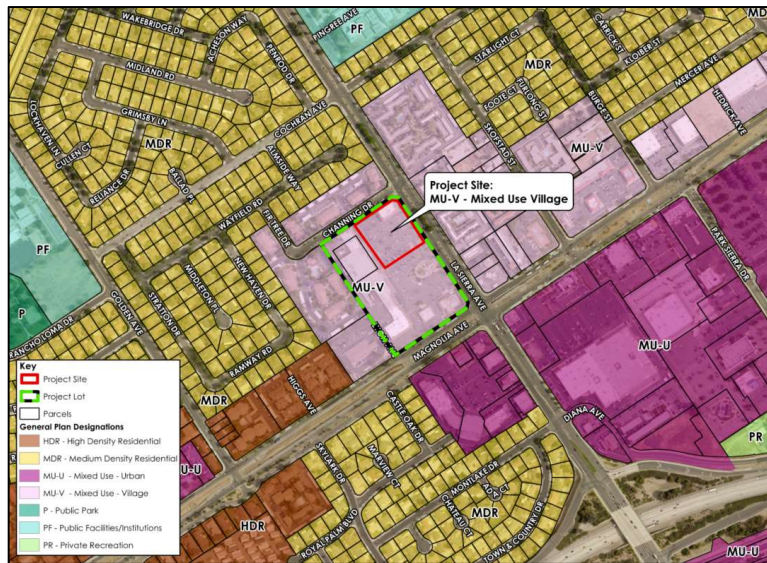
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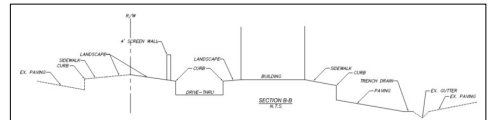
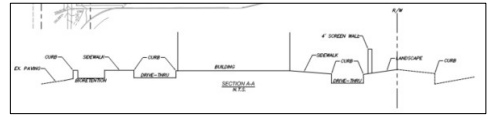
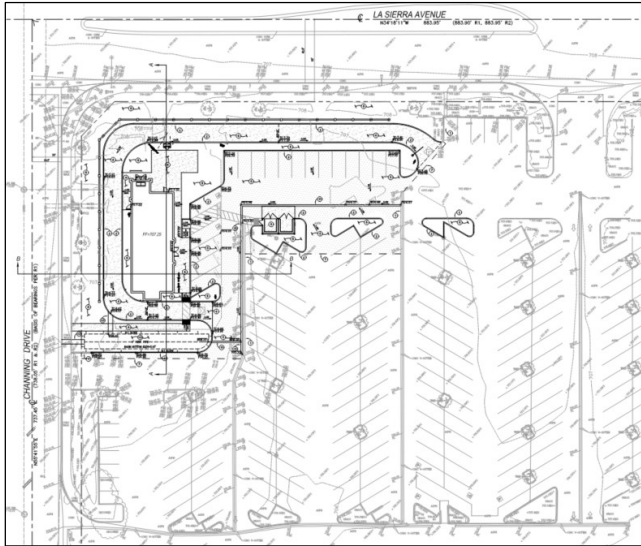
Planning Commission
Agenda Item: **X**
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GENERAL PLAN MAP (Reference Only)



GRADING PLAN (REFERENCE ONLY)

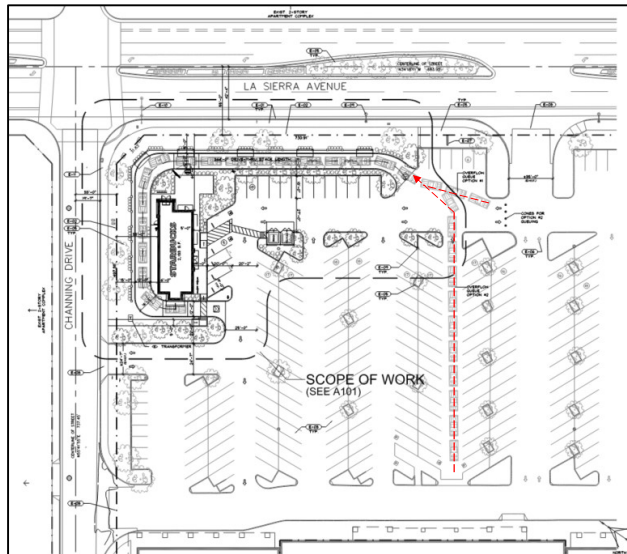


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OVERFLOW QUEUING (REFERENCE ONLY)



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