

DUTCH BROS COFFEE
PLANNING CASE PR-2023-001569
(Rezone, Conditional Use Permit, and Design Review)

Community & Economic Development Department

City Council
November 19, 2024

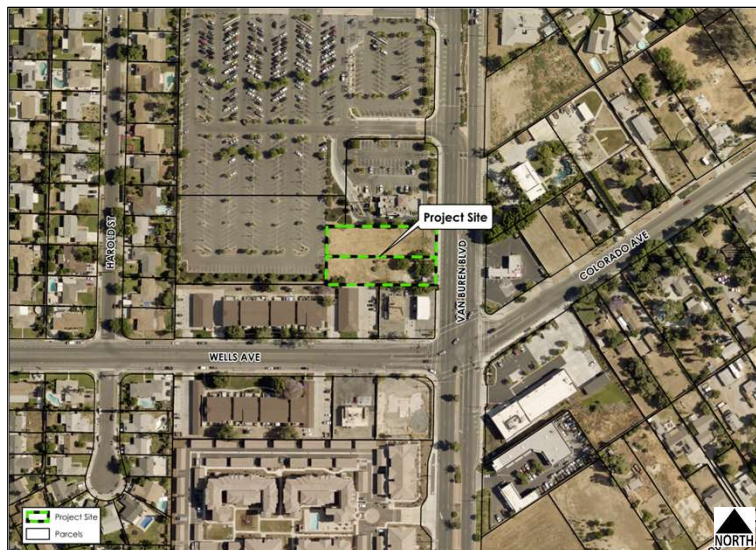


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LOCATION MAP



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EXISTING SITE PHOTOS



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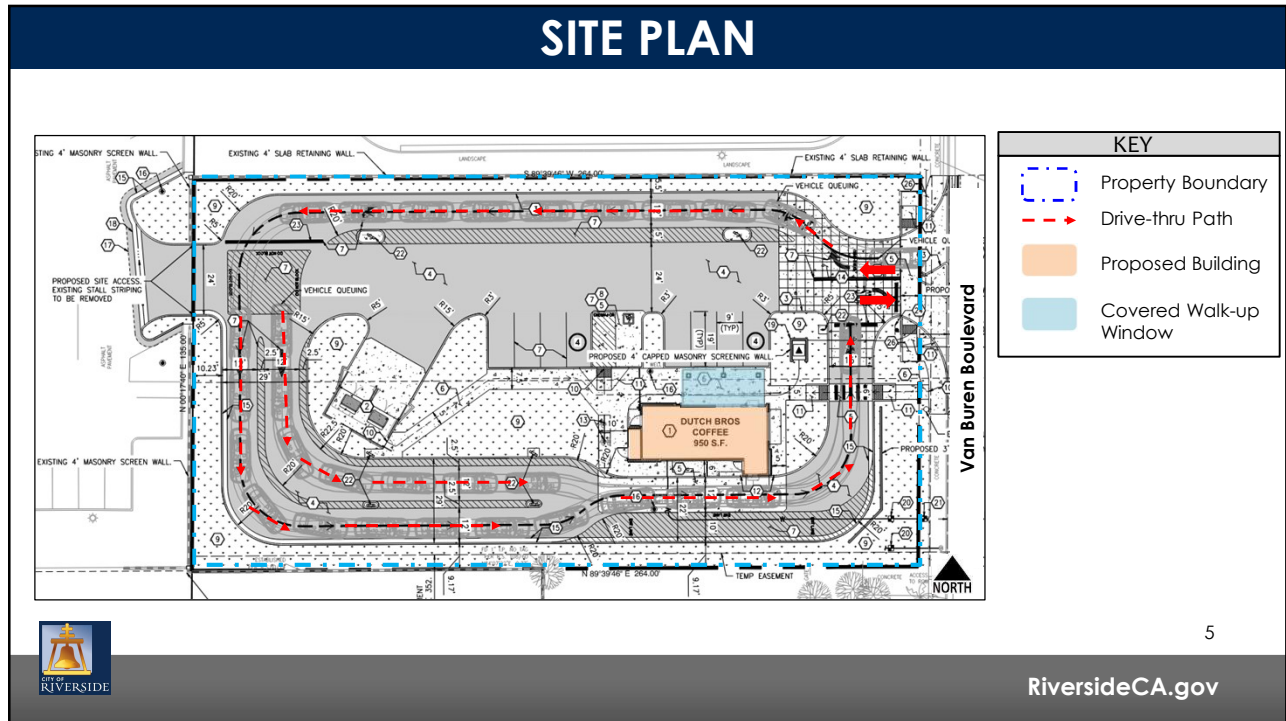
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ZONING MAP (EXISTING AND PROPOSED)

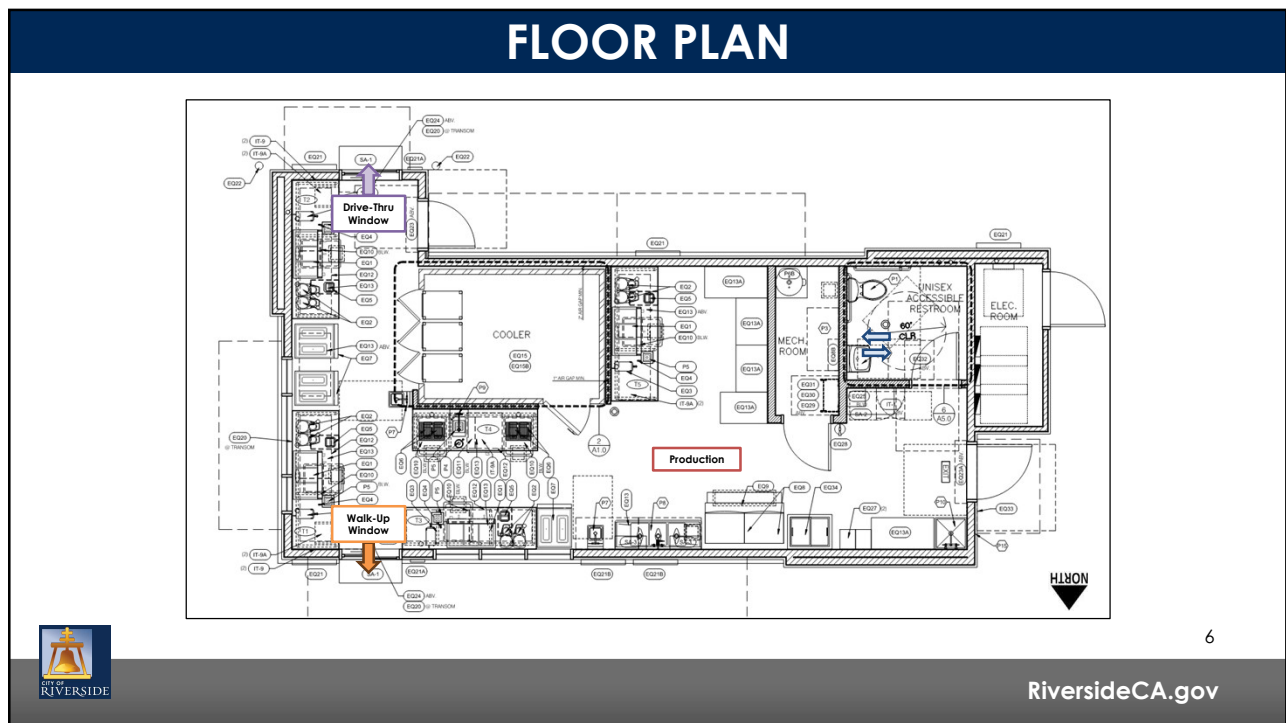


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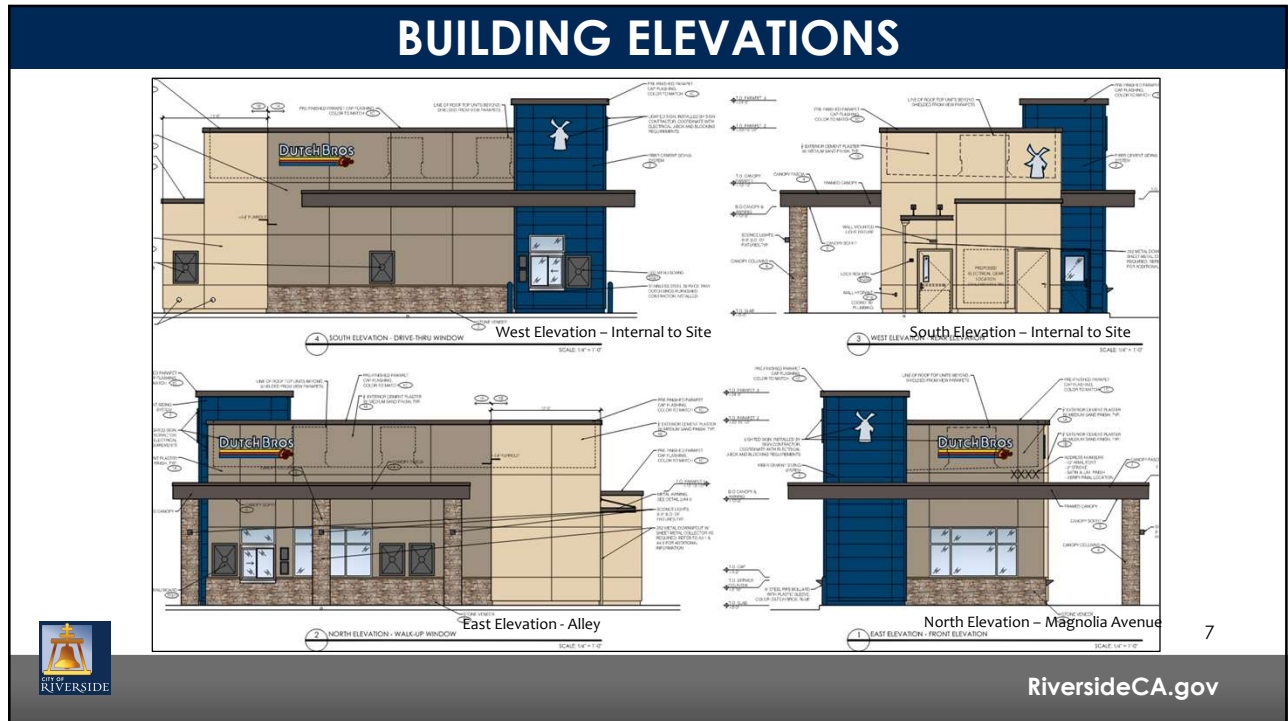
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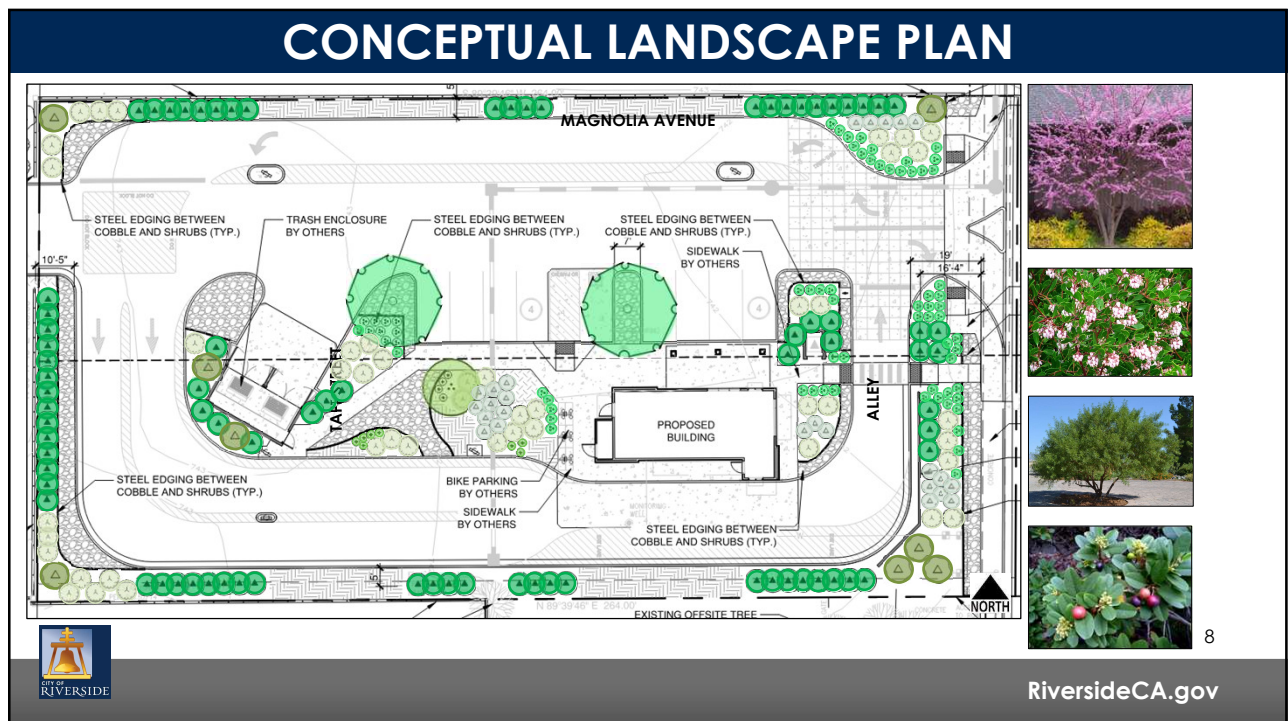
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RECOMMENDATIONS

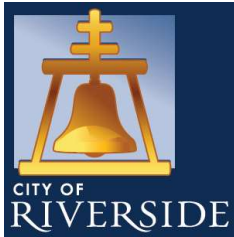
Staff recommends that the City Council:

- 1. DETERMINE** that the project is exempt from the California Environmental Quality Act (CEQA) pursuant to Sections 15061 (Common Sense) and 15303 (New Construction or Conversion of Small Structures) of the CEQA Guidelines, as the project will not have a significant effect on the environment; and
- 2. APPROVE** Planning Case PR-2023-001569 (Rezone, 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.
- 3. INTRODUCE AND SUBSEQUENTLY ADOPT** the attached Ordinance amending the Zoning of approximately 0.75-acres from R-1-7000 – Single-Family Residential to CR – Commercial Retail.

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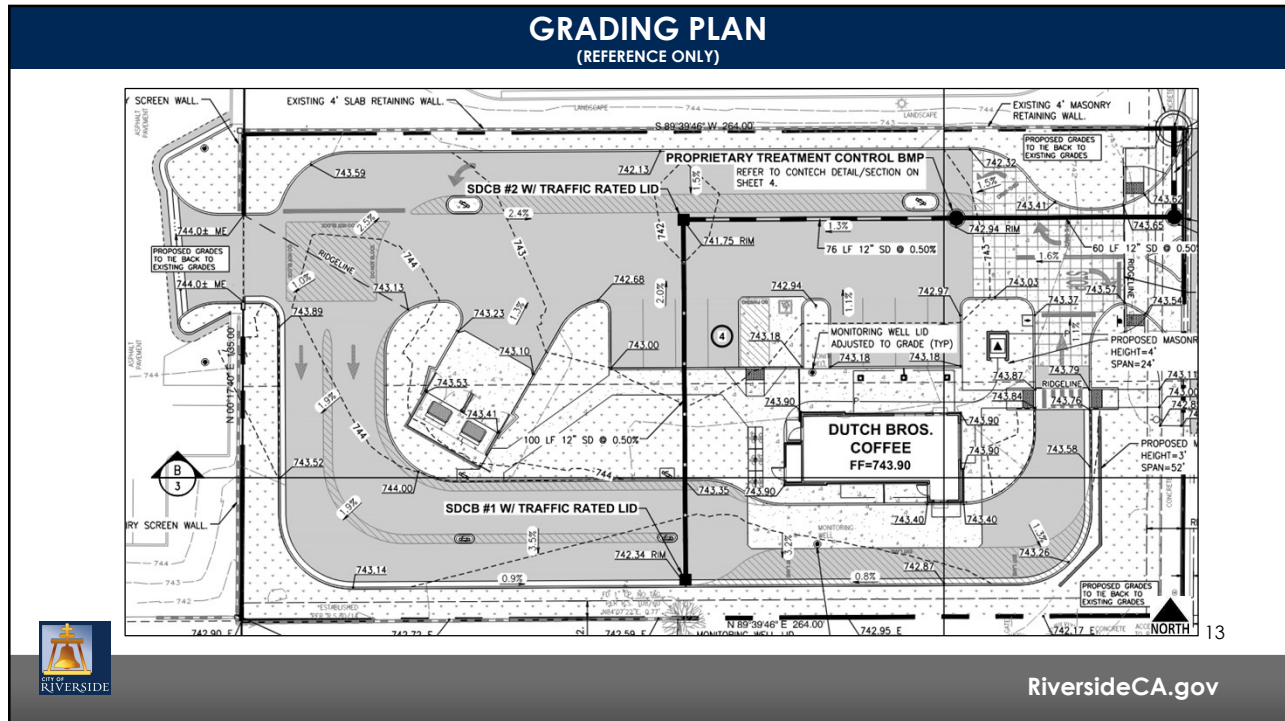
GENERAL PLAN MAP
(Reference Only)



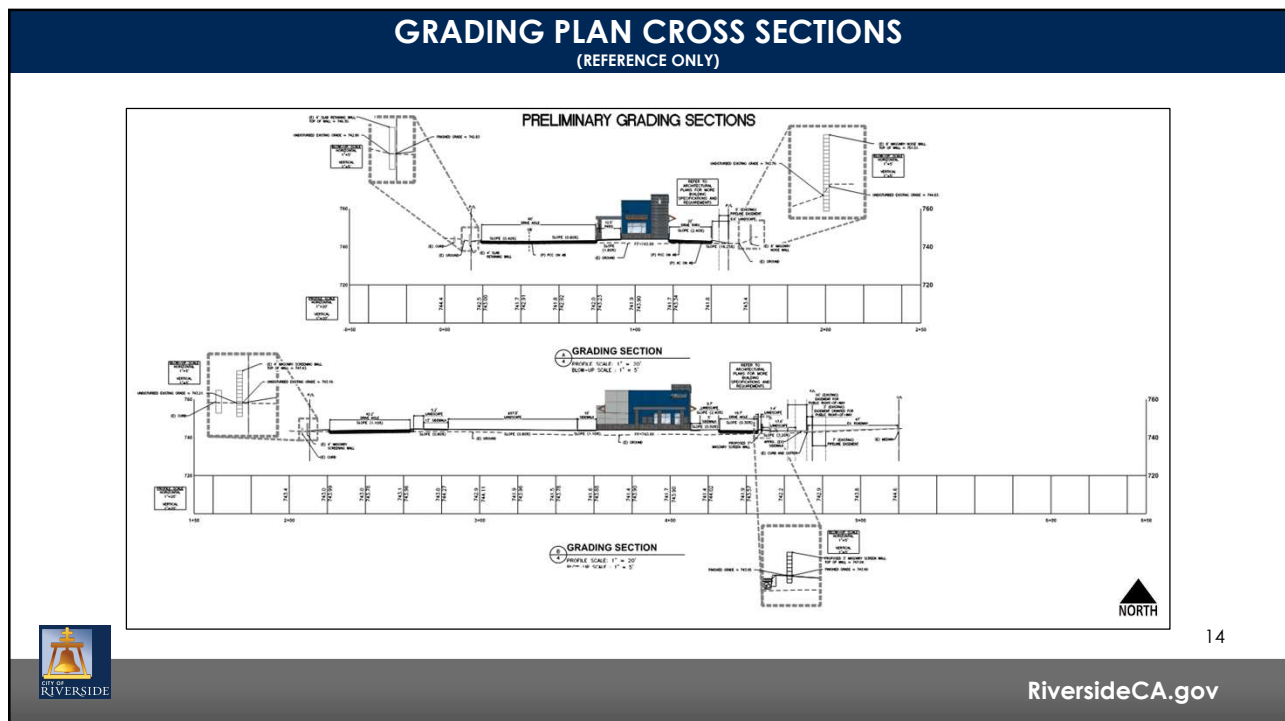
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