



City Council Memorandum

City of Arts & Innovation

TO: HONORABLE MAYOR AND CITY COUNCIL **DATE: JUNE 7, 2016**

FROM: COMMUNITY & ECONOMIC DEVELOPMENT **WARD: 1**
DEPARTMENT

SUBJECT: PLANNING CASES P15-0189 (SPECIFIC PLAN AMENDMENT), P15-0188 (CONDITIONAL USE PERMIT), AND P14-1078 (DESIGN REVIEW) – CONSTRUCTION OF A DRIVE-THRU FAST FOOD RESTAURANT – 2246 IOWA AVENUE

ISSUE:

The issue for City Council consideration is a proposal by Scott Wilkeson, on behalf of McDonald's Corporation, for consideration of a Specific Plan Text Amendment to amend the Business and Manufacturing Park-Business Support Retail-Specific Plan (Hunter Business Park) Overlay Zones to permit drive-thru restaurants, subject to a Conditional Use Permit; and a Conditional Use Permit and Design Review to permit a 4,336 square foot drive-thru fast food restaurant on 3.13 acres.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project will not have a significant effect on the environment based upon the findings and mitigation measures set forth in the case record and adopt a Mitigated Negative Declaration;
2. Adopt the Mitigation Monitoring and Reporting Program (MMRP) found in the attached staff report, pursuant to Section 21081.6 of CEQA;
3. Approve Planning Cases P14-1078, P15-0188 and P15-0189 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report; and
4. Adopt the Resolution (Attachment 1) amending the Hunter Business Park Specific Plan.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval to the Planning Commission, subject to recommended conditions of approval. On April 21, 2016, the City Planning Commission recommended approval of Planning Cases P14-1078, P15-0188 and P15-0189 by a vote of 8 ayes, 0 noes and 0 abstentions, with a modification to staff recommended conditions requiring perimeter fencing or guards for the water quality control basins when the ponding depth exceeds 24 inches and the

side slope exceeds a ratio of 4:1, or when a vertical drop of more than 30 inches is located within 36 inches of an adjacent walkway.

BACKGROUND:

The applicant is requesting approval to conditionally permit drive-thru restaurants in the BSR – Business Support Retail Overlay Zone of the Hunter Business Park Specific Plan in order to permit the construction of a 4,336 square foot fast food drive-thru restaurant with a 900 square foot outdoor dining patio and 53 parking spaces. The drive-thru restaurant will employ approximately 70 employees, with a maximum of 17 employees per shift. The restaurant and drive-thru will tentatively operate 24 hours per day.

The drive-thru restaurant building is proposed at the southwest corner of the site. A split lane drive-thru with stacking for 12 vehicles is proposed to start east of the building and terminate north of the building. Access to the site will be provided via two, two-way driveways from Spruce Street and Iowa Avenue. Conceptual landscape and preliminary grading plans include fully landscaped on-site water treatment areas, within the setbacks along Iowa Avenue and Spruce Street. Multiple species of shade and accent trees, shrubs, vines and ground covers are proposed throughout the site.

The project is consistent with the purpose and goals of the Business Support Retail Overlay, in that it provides a service and convenience for the workforce within the Hunter Business Park. The proposed drive-thru business is consistent with all development standards and facilitates in-fill development within an established commercial, industrial and residential area in the Hunter Business Park area. The use is proposed at a location where it can be operated in a manner that will not be detrimental to surrounding land uses nor conflict with existing traffic.

For additional information, please see the April 21, 2016, City Planning Commission staff report (Attachment 2), recommended conditions (Attachment 3) and draft minutes (Attachment 4).

FISCAL IMPACT:

There is no impact to the General Fund, since all project costs are borne by the applicant.

Prepared by: Rafael Guzman, Community & Economic Development Director
Certified as to
availability of funds: Scott Miller, Interim Finance Director/Treasurer
Approved by: Al Zelinka, FAICP Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. Resolution to amend the Hunter Business Park Specific Plan
2. City Planning Commission Recommended Conditions
3. City Planning Commission Report – April 21, 2016
4. City Planning Commission Report Exhibits – April 21, 2016
5. City Planning Commission Draft Minutes
6. Presentation