



City of Arts & Innovation

City Council Memorandum

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

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

SUBJECT: PLANNING CASES P14-0887 (CONDITIONAL USE PERMIT), P14-0888 (DESIGN REVIEW), P14-0889 (VARIANCE), P14-0890 (VARIANCE) – CONSTRUCTION OF A DRIVE-THRU FAST FOOD RESTAURANT – 1115 WEST LA CADENA DRIVE

ISSUE:

The issue for City Council consideration is a proposal by Atman Kadakia of Greens Group for a Conditional Use Permit and Design Review of a plot plan and building elevations to allow for the construction of a 2,400 square foot drive-thru fast food restaurant and variances to allow fewer parking spaces than required by Code and to locate a drive-thru restaurant on collector streets when the Code requires drive thru businesses to be on an arterial street, on a 0.49 acre parcel in the CG – Commercial General Zone.

RECOMMENDATIONS:

That the City Council:

1. Determine the proposed project is categorically exempt from the provisions of the California Environmental Quality Act per Section 15332 (In-Fill Development Projects) of the CEQA Guidelines; and
2. Approve Planning Cases P14-0887, P14-0888, P14-0889, and P14-0890 based on and subject to the Planning Commission findings and recommended conditions found in the attached staff report.

STAFF/PLANNING COMMISSION RECOMMENDATIONS:

Staff recommended approval to the Planning Commission, subject to recommended conditions of approval. On April 7, 2016, the City Planning Commission recommended approval of Planning Cases P14-0887, P14-0888, P14-0889 and P14-0890 by a vote of 5 ayes, 0 noes and 1 abstentions, subject to staff's recommended conditions.

BACKGROUND:

The applicant proposes a 2,400 square foot drive-thru restaurant with a single drive-thru lane and 19 parking spaces. Two variances are needed for implementation of this project:

1. to allow fewer parking spaces than required by code (24 spaces required; 19 spaces proposed); and
2. to allow a drive-thru business on a collector street, where the Code requires drive thru businesses to be located on arterial streets.

A tenant for this building has not been identified by the applicant.

The proposed building consists of an indoor seating area to accommodate 52 persons. A drive-thru lane, with stacking for 10 vehicles, is proposed along the north and west sides of the building. The proposed building elevations reflect a contemporary architectural style, consisting of plank siding, reclaimed wood, stone veneer, and flat metal awnings. Access to the site will be provided via two, two-way driveways from La Cadena Drive and Interchange Street.

Conceptual landscaping and preliminary grading plans show on-site water treatment areas within the 15-foot landscape setbacks along La Cadena Drive and Interchange Street, as well as within the 5-foot wide landscape setbacks along the north and west property lines.

The proposed drive-thru business facilitates in-fill development within an established commercial and industrial area in the Northside neighborhood. 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. With the exception of the two requested variances, the development is in compliance with the City's Zoning Codes, subject to the recommended conditions of approval.

For additional detailed information, please refer to the April 7, 2016 City Planning Commission staff report, recommended conditions and draft minutes.

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 G. Miller, Interim Finance Director/Treasurer
Approved by: Al Zelinka, FAICP Assistant City Manager
Approved as to form: Gary G. Geuss, City Attorney

Attachments:

1. City Planning Commission Recommended Conditions
2. City Planning Commission Report – April 7, 2016
3. City Planning Commission Report Exhibits – April 7, 2016
4. City Planning Commission Draft Minutes