



Starbucks Restaurant

P17-0420 and P17-0421

Community & Economic Development Department

Planning Commission

Agenda Item: 3

March 08, 2018

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Starbucks



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LOCATION MAP

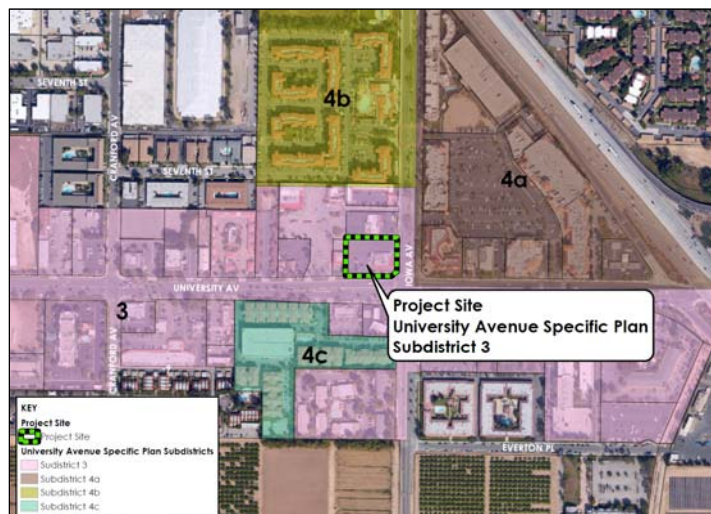


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UNIVERSITY AVENUE SPECIFIC PLAN



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SITE PHOTOS



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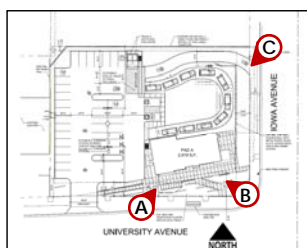
SITE PLAN



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BUILDING ELEVATIONS



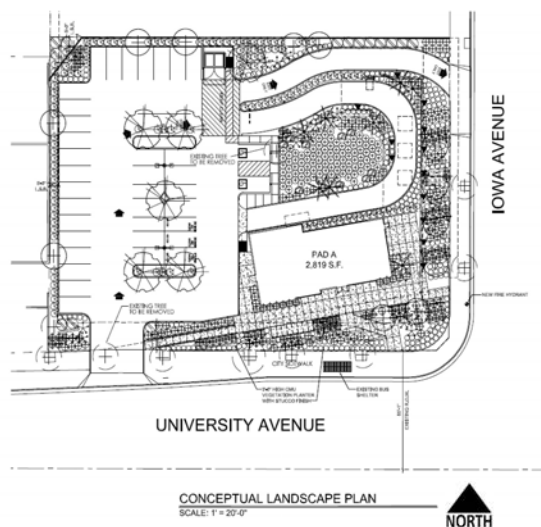
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CONCEPTUAL LANDSCAPE



- [illegible]



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RECOMMENDATIONS

That the Planning Commission:

- **DETERMINE** that the project is exempt from California Environmental Quality Act review subject to Sections 15303 (New Construction or Conversion of Small Structures) and 15332 (Infill Development Projects), as this project will not have a significant effect on the environment; and
- **APPROVE** Planning Cases P17-0420 (Conditional Use Permit), and P17-0421 (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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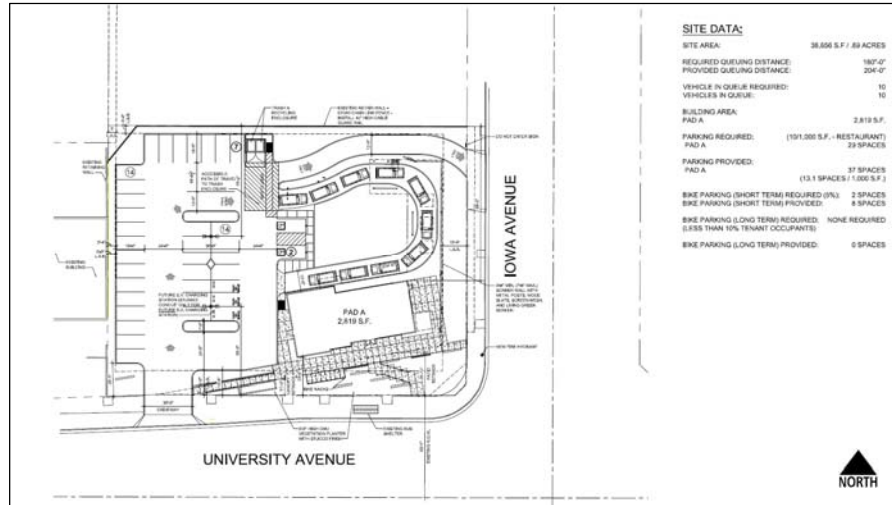


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PROJECT SITE PLAN

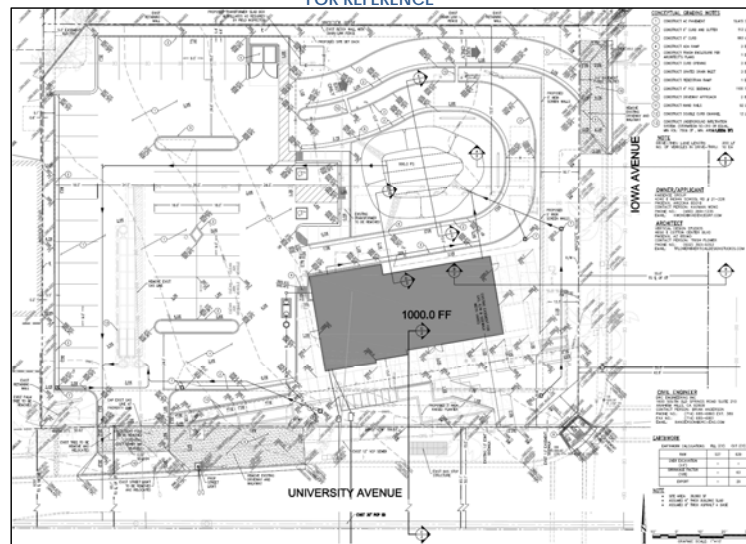


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GRADING PLAN

FOR REFERENCE

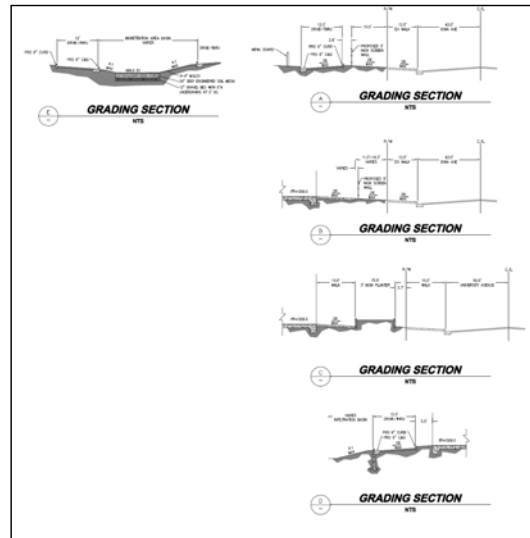


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GRADING PLAN CROSS SECTIONS

FOR REFERENCE

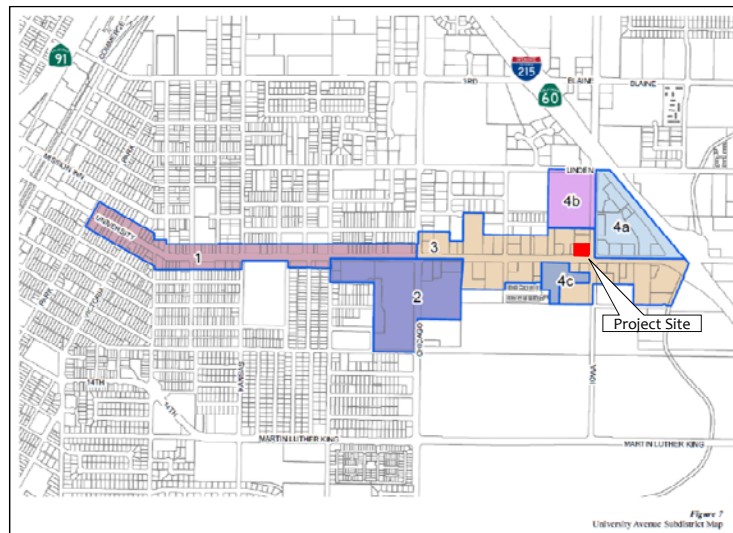


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UNIVERSITY AVENUE SPECIFIC PLAN MAP

FOR REFERENCE



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Project Site
General Plan - MU-U - Mixed Use-Urban

KEY

- Project Site
- General Plan 2025
- HDR - High Density Residential
- B/O-P - Business Office
- MU-U - Mixed Use-Urban
- PF - Public Facilities/Institutional

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