# PLANNING COMMISSION MEETING THURSDAY, APRIL 8, 2021

#### **PRESENTATIONS**

#### **STAFF PRESENTATION**

#### ITEM #1 PH 21-032

Proposed Establishment of a Drive Thru Coffee Shop and Convenience Store, Application No. 201800093

Located at 28590 Mission Boulevard





#### **DEVELOPMENT SERVICES**

Convenience Store & Drive-Thru Coffee Shop 28590 Mission Boulevard 201800093







<u>Location:</u> 28590 Mission Blvd

Zoning:
Mission Blvd –
Corridor Center
(MB-CC)

Land Use
Designation:
Sustainable
Mixed-Use
(SMU)

## **Project Summary**



- Demolish Existing Building and Replace with 2 buildings and Landscaping
- Phasing of ProjectRequires approval of:
- Conditional Use Permit Drive Thru Coffee Shop
- Site Plan Review New Buildings and Landscaping
- Variance Allow building to be setback greater than 12 feet from front and side street setback.



## **Existing Site**



## Perspective – Proposed Improvements





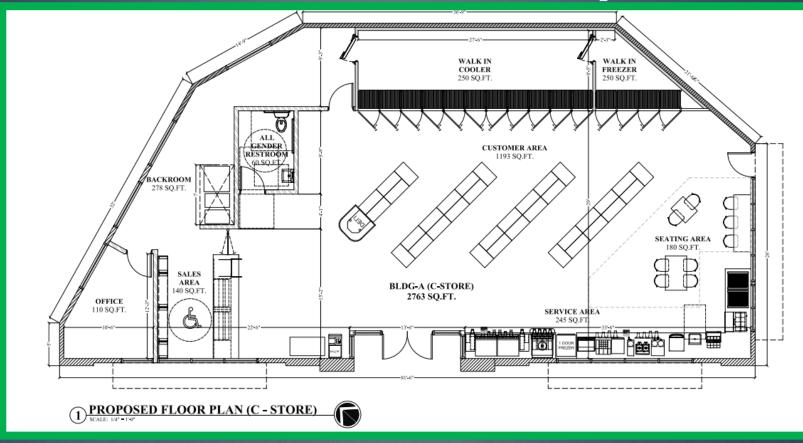


## Proposed Convenience Store



# Proposed Convenience Store Layout

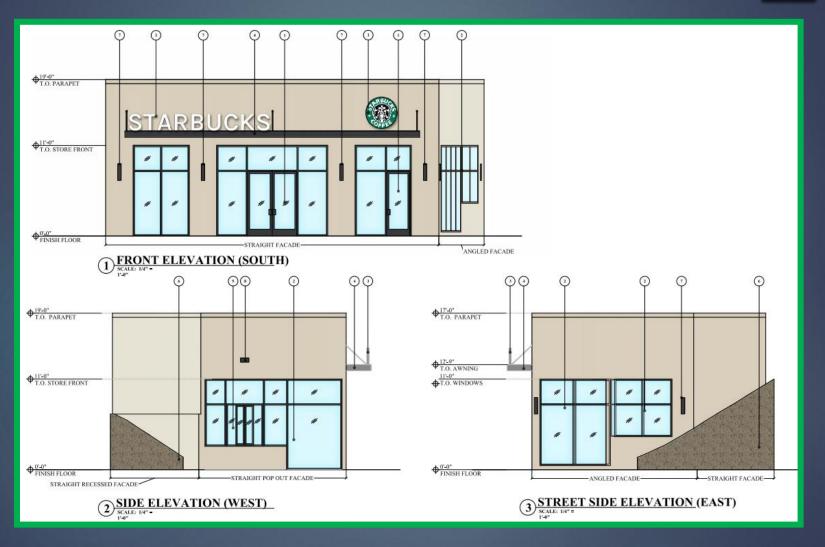




2,763 sf Building/1193 sf Sales Floor Bathroom Provide within store

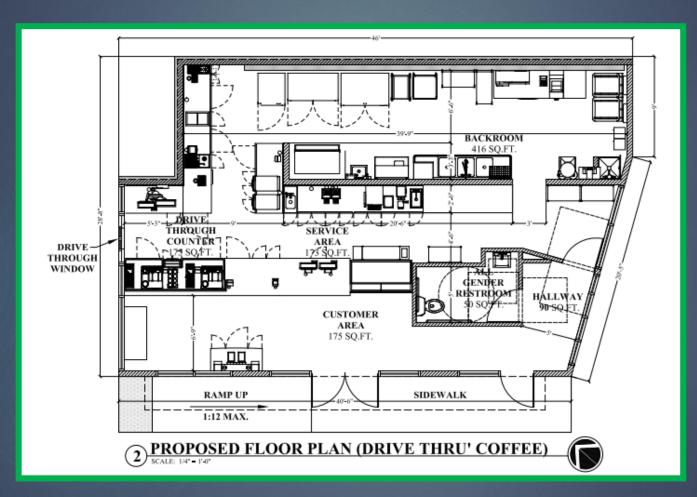
## **Drive Thru Coffee Shop**





# Drive Thru Coffee Shop Floor Plan

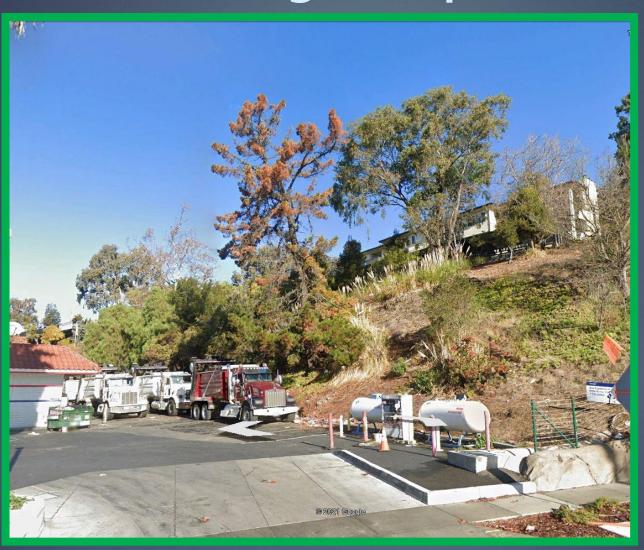




1210 sf Take out only

## Mission Heights Apartment



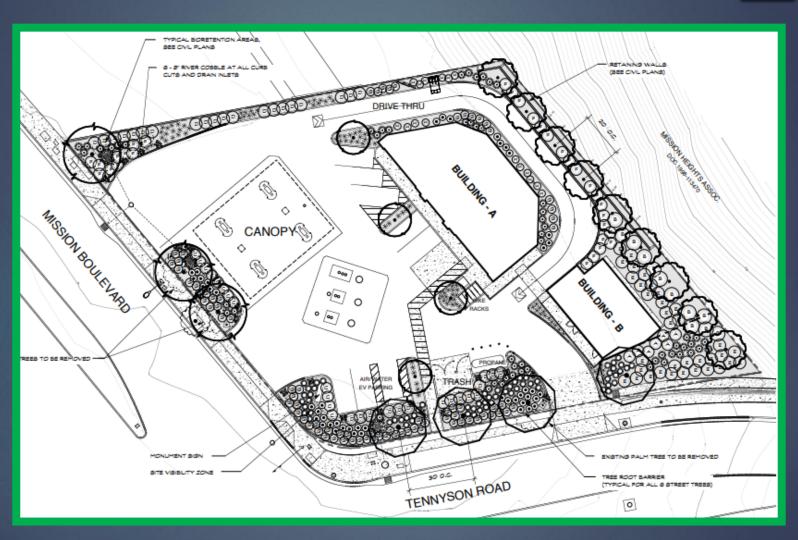


Residential Units Approximately 130 Feet from Drive Thru Lane

Top of Bank
Approximately
50 feet high
Above Drive
Thru Lane

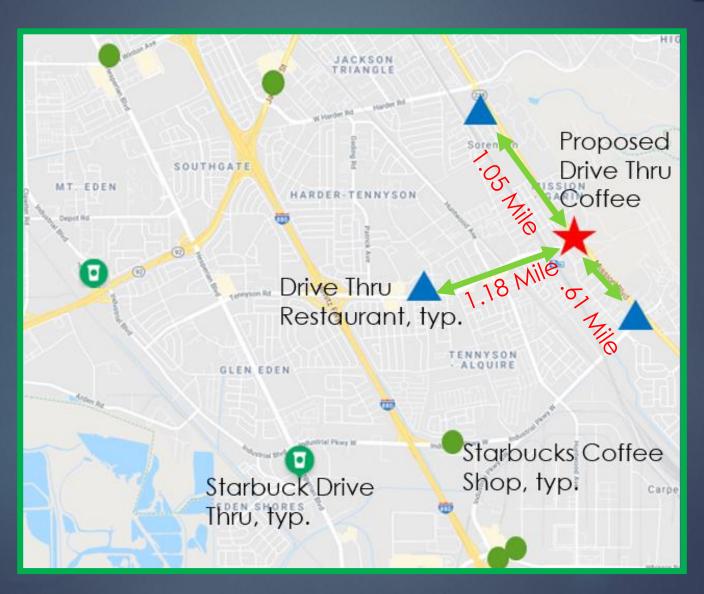
## Landscaping





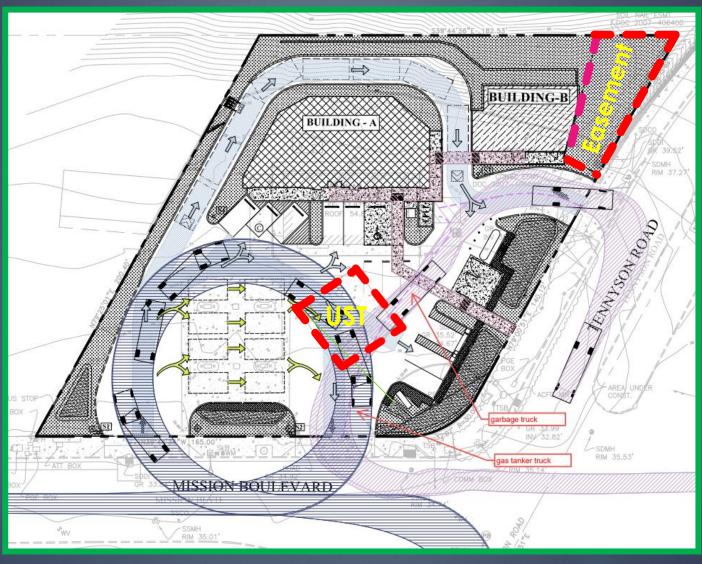
### **Drive Thru Restaurant Locations**





## **Physical Constraints**





# 28517 Hesperian Starbuck's Drive Thru Coffee Shop





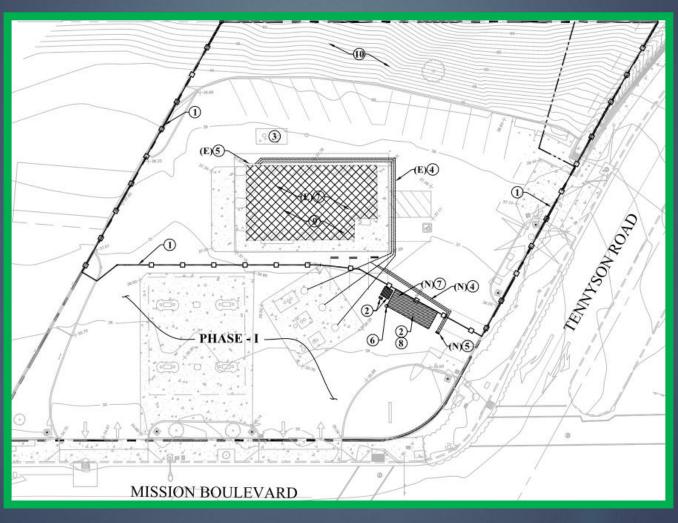
## Perspective – Proposed Improvements





## Project Phasing – Phase I Demolition

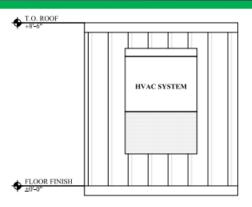




## **Temporary Sale Kiosk**

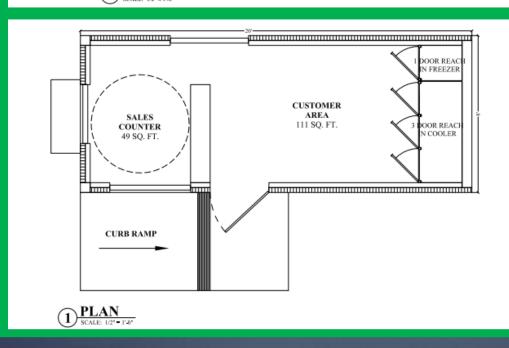






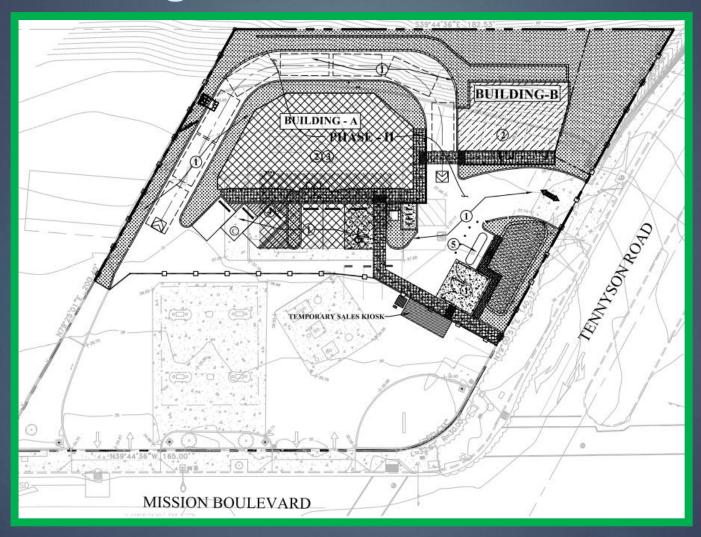
PRONT ELEVATION (FACING MISSION BLVD.)

3 SIDE ELEVATION (INTERIOR)



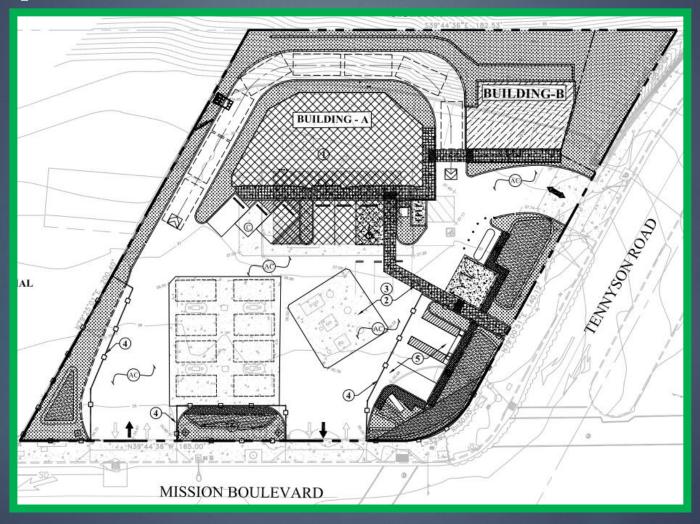
# Phase II – Construction of Buildings





## Phase III – Front Landscape Improvements





### Staff Recommendation

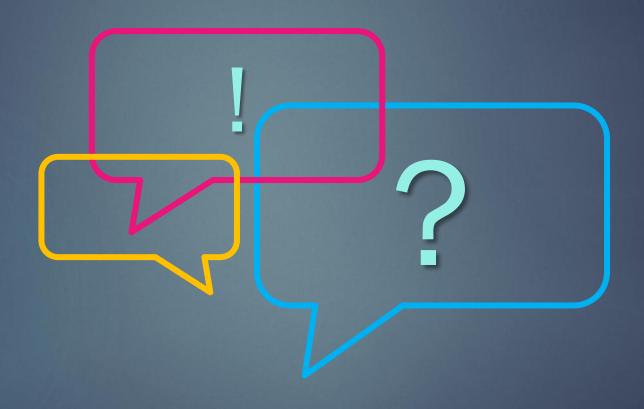


### That the Planning Commission

- ✓ **Approve** the Conditional Use Permit for the Drive Thru Coffee Shop, Site Plan Review for the new building and landscaping and Variance on the setback based on the required Findings and subject to the Conditions of Approval; and
- ✓ **Find** that the project is categorically exempt from the provisions of CEQA pursuant to Section 15332 Infill

## Questions & Discussion









#### **DEVELOPMENT SERVICES**

Convenience Store & Drive-Thru Coffee Shop 28590 Mission Boulevard 201800093