

**COUNTY OF EL DORADO PLANNING AND BUILDING
DEPARTMENT
PLANNING COMMISSION
STAFF REPORT**



Agenda of:

May 9, 2019

Staff:

Emma Carrico

DESIGN REVIEW REVISION

FILE NUMBER: DR-R18-0004/Starbucks Revision

AGENT: McCandless & Associates Architects-Deborah Woodbury

PROPERTY OWNER: Mark Engstrom

REQUEST: Revision to the approved Cameron Park East shopping center Design Review permit DR01-0014 for the proposed exterior remodel of Suite A of an existing retail store into a Starbucks coffee shop including conversion of the drive aisle to the south of the building into a drive-through lane, the addition of a window in the southern facing wall to serve the drive-through, and new drive-through signs and wall signs.

LOCATION: North side of Coach Lane, at the intersection with Rodeo Road, in the Cameron Park Community Region, Supervisorial District 2 (Exhibit A).

APN: 109-201-15 (Exhibit B)

ACREAGE: 0.906 acre

GENERAL PLAN: Commercial (C) (Exhibit C)

ZONING: Community Commercial-Design Control (CC-DC) (Exhibit D)

ENVIRONMENTAL DOCUMENT: Categorically Exempt pursuant to Section 15301, Existing Facilities, of the California Environmental Quality Act (CEQA) Guidelines.

RECOMMENDATION: Staff recommends the Planning Commission take the following actions:

1. Find that the project to be Categorically Exempt pursuant to Section 15301 (Existing Facilities) of the California Environmental Quality Act Guidelines; and
2. Approve Design Review Revision DR-R18-0004, based on the Findings and subject to the Conditions of Approval.

EXECUTIVE SUMMARY

Revision to the approved Cameron Park East shopping center Design Review permit DR01-0014 for the proposed exterior remodel of Suite A of an existing retail store into a Starbucks coffee shop including conversion of the drive aisle to the south of the building into a drive-through lane, the addition of a window in the southern facing wall to serve the drive-through, and new drive-through signs and wall signs. The project has been analyzed for consistency with parking and loading standards, sign ordinance 130.36, and landscaping standards. The proposed changes were reviewed by the Cameron Park Design Review Committee which provided comments on landscaping but otherwise approved of the revision.

ANALYSIS

Background: The Starbucks coffee shop is currently located in suite 500 of the existing commercial building on adjacent parcel 109-201-10 in the Cameron Park East shopping center (Exhibit E). The shop would be relocated to the adjacent existing commercial building to the west (Suite A) with a new drive-through lane.

The Cameron Park East commercial development was approved by the Planning Commission under design review permit DR01-0014 on June 13, 2002. The parcel was later split into individual parcels for each building under tentative parcel map P03-0012 which was approved by the Zoning Administrator on January 21, 2004. Several revisions to DR01-0014 have been processed for individual buildings; including one in 2005 to combine two fast food drive-through restaurants approved under the original proposal into one retail building, one in 2012 to update the exterior design of the Applebee's Restaurant, and one in 2014 to convert the Food 4 Less into the current Fork Lift by Nugget.

Site Description: The .906 acre site is part of the 10 acre Cameron Park East shopping center. It is located on the north side of Coach Lane at the intersection with Rodeo Road, in the Cameron Park Community Region. The site is completely developed with buildings and shared parking (Exhibit E). Site access would be from Rodeo Road with the drive-through lane exiting onto Coach Lane. Surrounding land uses include the Cameron Park East shopping center, Community Commercial zoning designation, to the north and east; vacant Residential Estate-5 acre (RE-5) lots to the west; and the Light of the Hills Lutheran church on an RE-5 parcel to the south.

Project Description: The applicant is requesting a revision to the original Design Review permit DR01-0014 for the proposed exterior remodel of Suite A of an existing retail store into a

Starbucks coffee shop. The remodel would include conversion of the drive aisle to the south of the building into a drive-through lane, the addition of a window in the southern facing wall to serve the drive-through, and new drive through signs and wall signs. The proposed remodel would be consistent with the Cameron Park East shopping center design and materials selection. The revision would only apply to the tenant space for the Starbucks coffee shop, and is not an overall change to the Cameron Park East shopping center.

In order to convert the existing drive aisle into a designated drive-through lane the project would convert 21 of the existing 58 parking spaces into a landscaping buffer (Exhibit I). The existing commercial building is 6,300 square feet total; at 2,200sf of GFA Starbucks suite A requires 8 parking spots, at 3,656sf of AUA the furniture retailer in suit B requires 8 parking spots. Even with 21 spots being removed the parcel will have 37 parking spaces, 21 spaces in excess of the 16 that are required (Exhibit F).

Other site improvements would include striping of pedestrian paths and ADA accessible ramps and curbs, conversion of an existing patio to an outdoor seating area, and new drive through directional signs and menu board (Exhibit G).

CONSISTENCY

General Plan Consistency: The project is located within the Cameron Park Community Region. The General Plan designates the project site as Commercial. The Commercial land use designation is considered appropriate within Community Regions. General Plan Policy 2.2.1.2 identifies the C land use designation as the providing a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.

Zoning Ordinance Consistency: The project site is zoned Community Commercial–Design Control (CC-DC). Section 130.22.020 identifies that the CC Zone is intended to provide for the retail sales, office, and service needs of the residents residing within the surrounding community and accommodates the commercial and service needs of visitors to the County. The use as a restaurant is permitted by right within the CC Zone.

Section 130.22.300 of the Zoning Ordinance establishes development standards for projects within the Commercial, Community (CC) Zone, including setbacks, maximum building height, and floor area ratio. As proposed, the project would be consistent with the development standards of the (CC) Zone District.

Environmental Review: This project has been found to be Categorically Exempt from the requirements of CEQA pursuant to Section 15301 of the CEQA Guidelines stating that Class 1 exemptions consist “of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency’s determination.” The Starbucks coffee shop is an existing use in the Cameron Park East shopping center, and would re-locate to the remodeled suite. Thus no intensification of use is proposed as a part of this project, and it is consistent with this exemption classification under CEQA.

Pursuant to Resolution No. 240-93, a \$50.⁰⁰ processing fee is required by the County Recorder to file the Notice of Exemption. The filing of the Notice of Exemption is optional; however, not filing the Notice extends the statute of limitations for legal challenges to the project from 35 days to 180 days.

SUPPORT INFORMATION

Attachments to Staff Report:

Findings

Conditions of Approval

Exhibit A.....Location Map
Exhibit B.....Assessor's Parcel Map
Exhibit C.....Land Use Designation Map
Exhibit D.....Zoning Map
Exhibit E.....Aerial Map
Exhibit F.....Site Plan
Exhibit G.....Elevations
Exhibit H.....Materials Board
Exhibit I.....Landscape Plan