

FINDINGS

Design Review Revision DR-R18-0004/Starbucks Revision Planning Commission/May 9, 2019

Based on the review and analysis of this project by staff and affected agencies, and supported by discussion in the staff report and evidence in the record, the following findings can be made:

1.0 CEQA FINDINGS

1.1 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.

1.2 The documents and other materials which constitute the record of proceedings upon which this decision is based are in the custody of the Planning and Building Department at 2850 Fairlane Court, Placerville, CA.

2.0 GENERAL PLAN FINDINGS

2.1 The project is consistent with General Plan Policy 2.2.1.2.

The purpose of the Commercial (C) land use designation is to provide a full range of commercial retail, office, and service uses to serve the residents, businesses, and visitors of El Dorado County.

Rationale: The El Dorado County General Plan designates the subject site as Commercial. This design review is for a commercial use of food and beverage retail sale consistent with the Commercial land use designation.

2.2 The project is consistent with General Plan Policy 2.2.5.21.

General Plan Policy 2.2.5.21 requires that development projects be located and designed in a manner that avoids incompatibility with adjoining land uses.

Rationale: Surrounding land uses include the Cameron Park East shopping center, a large church, and vacant residential land. The project does not change the uses that would be allowed on the subject parcel.

2.3 The project is consistent with General Plan Policy 5.1.2.1.

General Plan Policy 5.1.2.1 requires a determination of the adequacy of the public services and utilities to be impacted by that development.

Rationale: The use of food and beverage retail is permitted by right on this site. This project does not propose any change in the types of uses that are permitted for the site. The public services and utilities were determined to be sufficient for the Cameron Park East shopping center when it was established under DR01-0014, and when the parcels were split under P03-0012.

2.4 The project is consistent with General Plan Policy 6.2.3.2.

Policy 6.2.3.2, Adequate Access for Emergencies, requires that the applicant demonstrate that adequate access exists, or can be provided to ensure that emergency vehicles can access the site and private vehicles can evacuate the area.

Rationale: The Cameron Park Fire Department reviewed the project in cooperation with Cal Fire and provided comments and conditions regarding accessibility during emergencies. The fire department connection (FDC) and post indicator valve (PIV) are currently located at the exit of what would be the drive-through lane. The applicant will relocate the FDC to ensure emergency access without blocking the drive-through lane. The project has been conditioned to comply with all comments and proposed conditions from Cameron Park Fire.

3.0 ZONING FINDINGS

3.1 The project is consistent with Title 130.

The Commercial, Community (CC) zone provides 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.

Rationale: The Starbucks coffee shop is a commercial food and beverage retail sale use consistent with the CC zoning designation.

3.2 The project is consistent with Chapter 130.35: Off-Street Parking and Loading.

Section 130.35 of the Zoning Ordinance establishes off-street parking requirements for businesses. Restaurants with drive-through are required to provide one parking space per 300 square feet of GFA; plus 1 RV space for every 20 parking spaces.

Rationale: With 2,200 square feet of GFA eight parking spots are required for the proposed Starbucks coffee shop in Suite A. Suite B is currently occupied

by a furniture retail sales store which requires one parking space per 500 square feet of active use area (AUA). The tenant improvement building permit that was processed when the current occupant established in suite B demonstrates 3,703 square feet of AUA, thus eight parking spaces are required. The applicant has provided a site plan with parking information that demonstrates 21 of the existing 58 parking spaces would be converted to landscaping buffer for the drive-through lane, leaving a total of 20 standard parking spaces, 15 compact spaces, and 2 ADA accessible spaces. There is also shared parking throughout the Cameron Park East shopping center.

3.3 The project is consistent with Chapter 130.33: Landscaping Standards and the Community Design Standards; Landscaping and Irrigation Standards Manual.

Section 130.33 of the Zoning Ordinance identifies the use types which require the submittal of landscaping plans that must be compliant with the Community Design Standards; Landscaping and Irrigation Standards Manual.

Rationale: The applicant has provided a preliminary landscaping that staff has analyzed for compliancy with the Community Design Standards; Landscaping and Irrigation Standards Manual.

3.4 The project is consistent with Chapter 130.36: Signs.

Section 130.36 of the Zoning Ordinance establishes sign regulations that are consistent with the goals, objectives and policies of the El Dorado County General Plan and the County's visual and aesthetic goals, and provide adequate identification for establishments.

Rationale: The submitted elevations show signs in excess of the standards for building attached signs in CC zones. The applicant will submit new elevations showing the correct sign sizes when applying for a building permit. The project has been conditioned to comply with all requirements of Chapter 130.36.

3.5 The project is consistent with the Community Design Standards; Parking and Loading Standards Manual.

Section 4.4-H of the Community Design Standards; Parking and Loading Standards Manual establishes design standards for Drive-through facilities including;

1. A drive-through facility shall be located at the rear or side of a commercial structure and not within any front setback area.

Rationale: While the proposed drive-through lane is along the frontage of the individual subject parcel, this parcel is a part of the integrated Cameron Park East shopping center

which has been designed to have interior facing shared frontage. Thus the proposed placement of the drive-through facility is at the rear of the commercial structure.

2. Ingress to and egress from a drive-through facility shall be prohibited from driveway(s) directly facing a residential zone.

Rationale: Ingress to the proposed drive-through lane is within the shared parking area of the Cameron Park East shopping center.

3. A drive-through facility, including stacking areas for vehicles awaiting service, shall be a minimum of 50 feet from the nearest property line of any residentially zoned lot.

Rationale: The proposed drive-through lane would be approximately 100 feet from the vacant Residential Estate zoned parcels to the south west.

4. Stacking lane(s) shall be physically separated from other traffic circulation on the site by concrete or asphalt curbing. The stacking lane(s) shall accommodate a minimum of four cars per drive-through window in addition to the car receiving service. The lanes shall be a minimum width of ten feet.

Rationale: The proposed drive-through lane is separated by asphalt curbing with landscaping buffers, accommodates nine cars including the car receiving service, and the width is 12 feet wide throughout.

5. Signage shall be provided to indicate the entrance, exit, and one-way path of drive through lanes in compliance with Chapter 17.37 (now chapter 130.36).

Rationale: The applicant has provided a site plan demonstrating striping and directional signage for the proposed drive-through lane. The project has conditioned to comply with all of the requirements of Chapter 130.36.

6. Stacking areas shall not block access to any parking area or space required of a business. Lane striping to separate drive-through traffic from parking areas shall be provided from the nearest point of site access, as feasible, to the stacking lane(s).

Rationale: The applicant has provided a site plan demonstrating that the proposed drive-through lane complies with these regulations.