

**Item #1: DR 2023-0004  
Architectural Design/Site  
Development Review for**

**Starbucks Drive Through**

**Planning Commission Meeting  
April 10, 2024**



# Project Description

- Architectural Design/Site Development Review for a new 1,200 square foot Starbucks drive-through and walk-up window (no indoor seating)
- In the Planned Commercial Development (PCD) and the H Street Overlay (HSO) Zoning Districts

# Project Location



# Existing Conditions



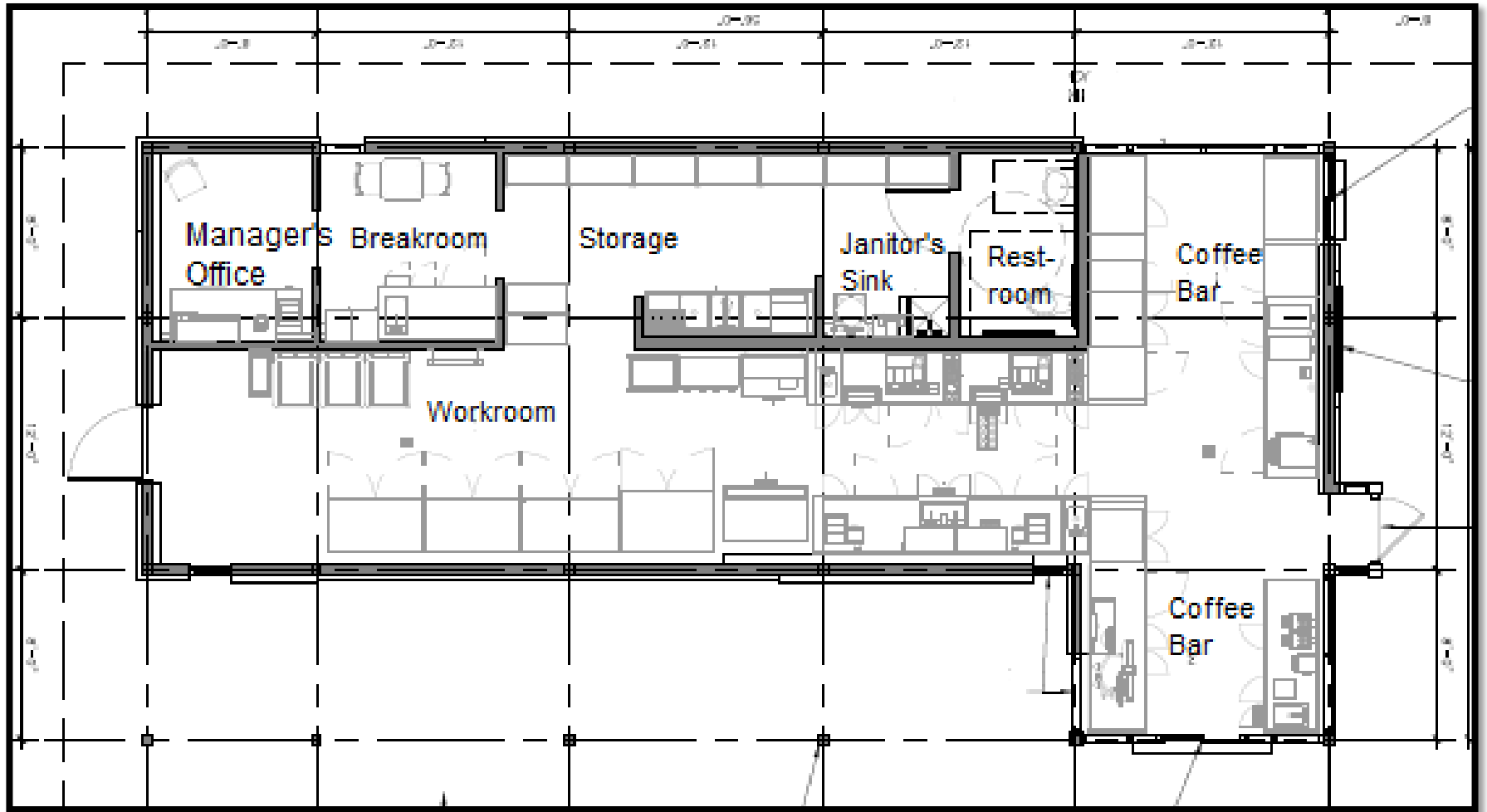
# Existing Conditions







# Proposed Floor Plan





# Proposed Elevations





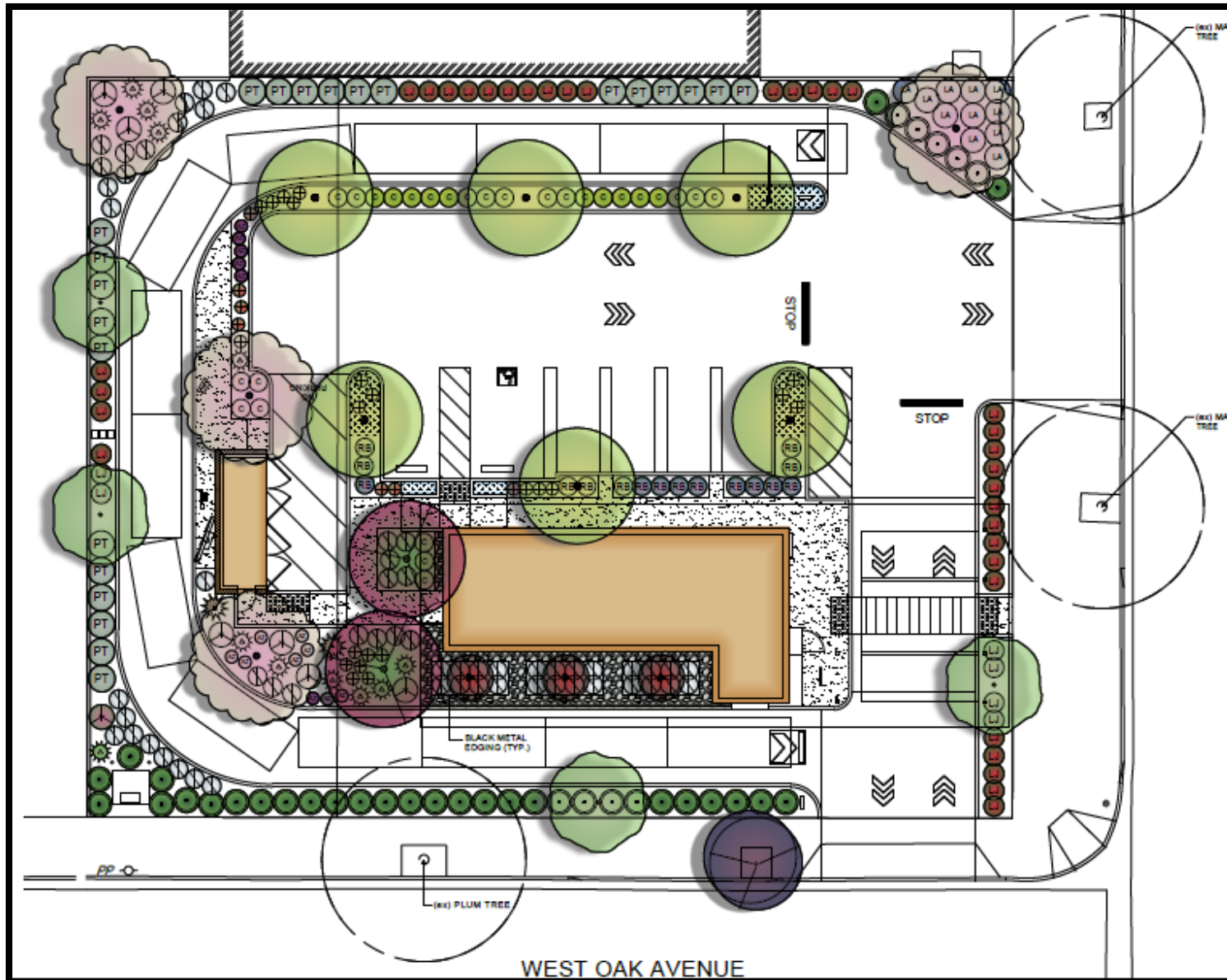
# Proposed Elevations



# Proposed Rendering



# Proposed Landscaping





# Environmental Review

- An Environmental Initial Study – Negative Declaration (IS-ND) was prepared for the proposed project.
- No potentially significant impacts were identified for the project.
- No proposed Mitigation Measures.
- Public review period from February 7, 2024, to March 7, 2024.
- One Comment from Caltrans.



# Staff Recommendation

- Adopt Resolution No. 1002 (24) Certifying the Negative Declaration and approving DR 2023-0004;

OR

- Provide other direction

**End of Presentation**