



PLANNING COMMISSION
June 1, 2020

SAN MARCOS
DISCOVER LIFE'S POSSIBILITIES

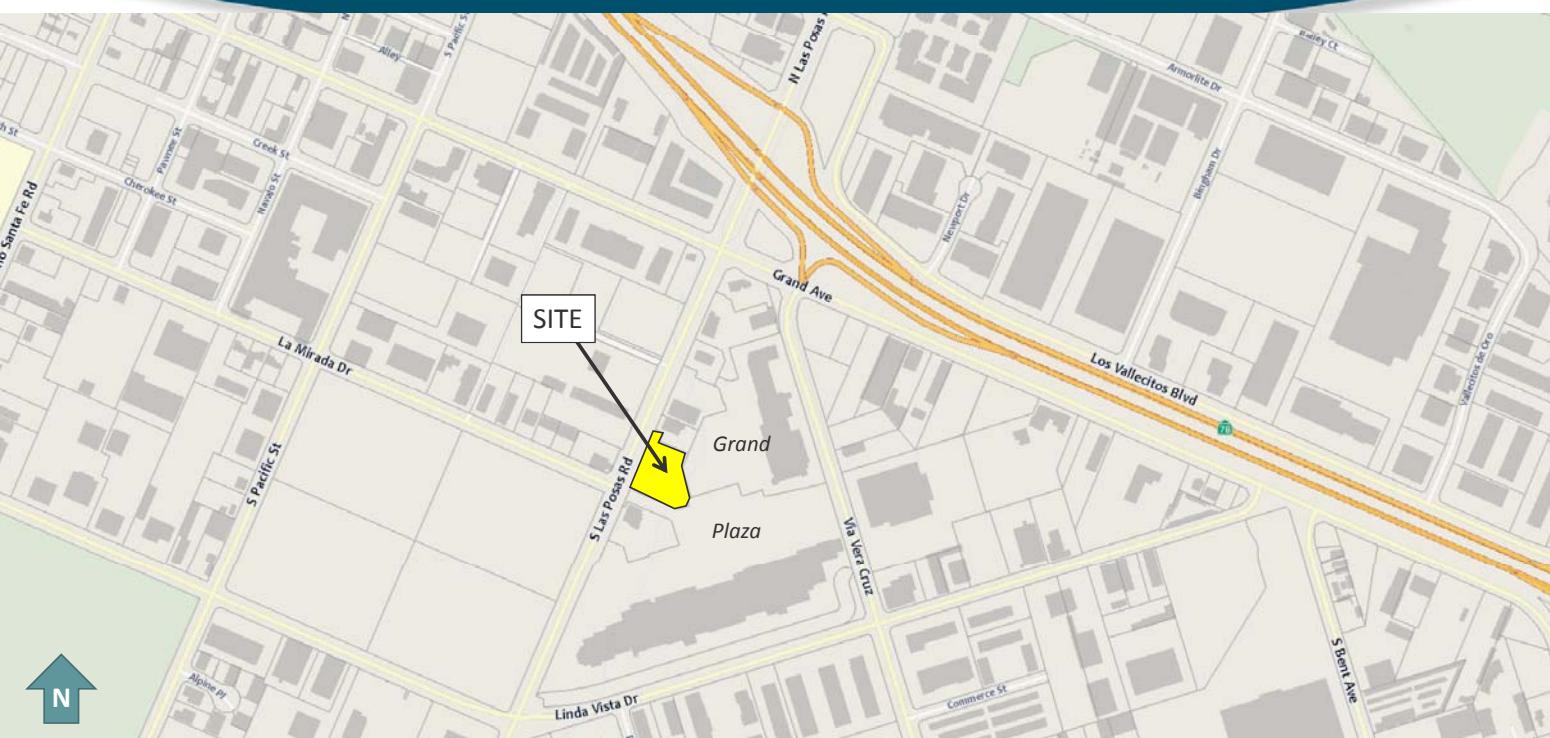
Proposed Project

CUP19-0008 Raising Cane's Restaurant

- Conditional Use Permit for the construction of a drive-thru restaurant

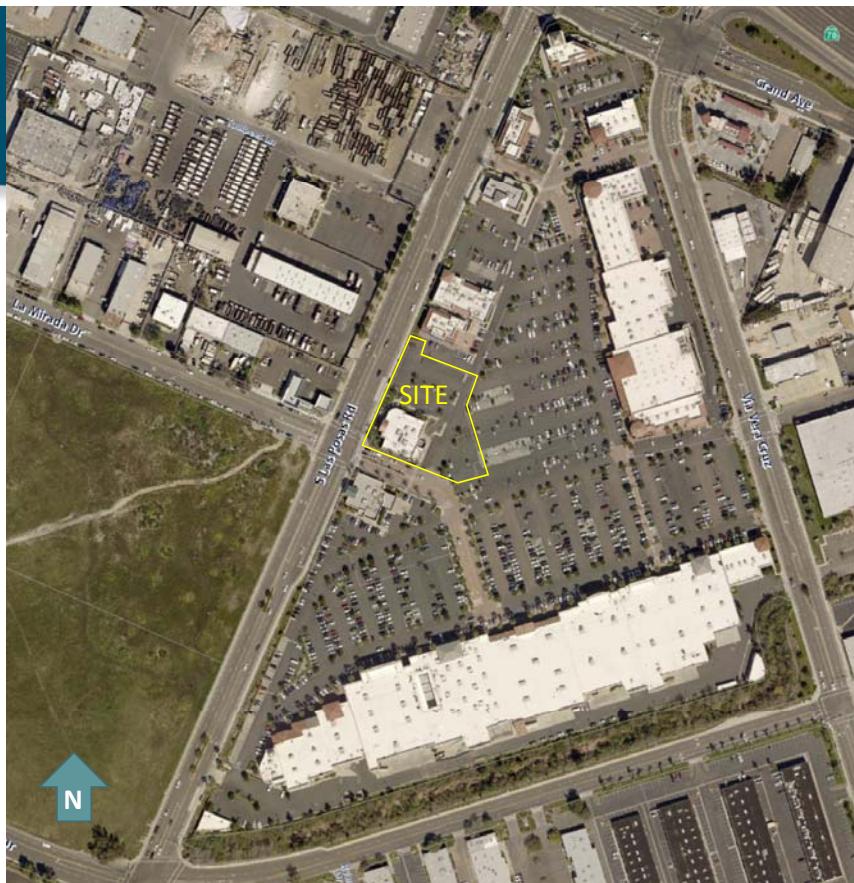


Vicinity Map



Aerial Photo

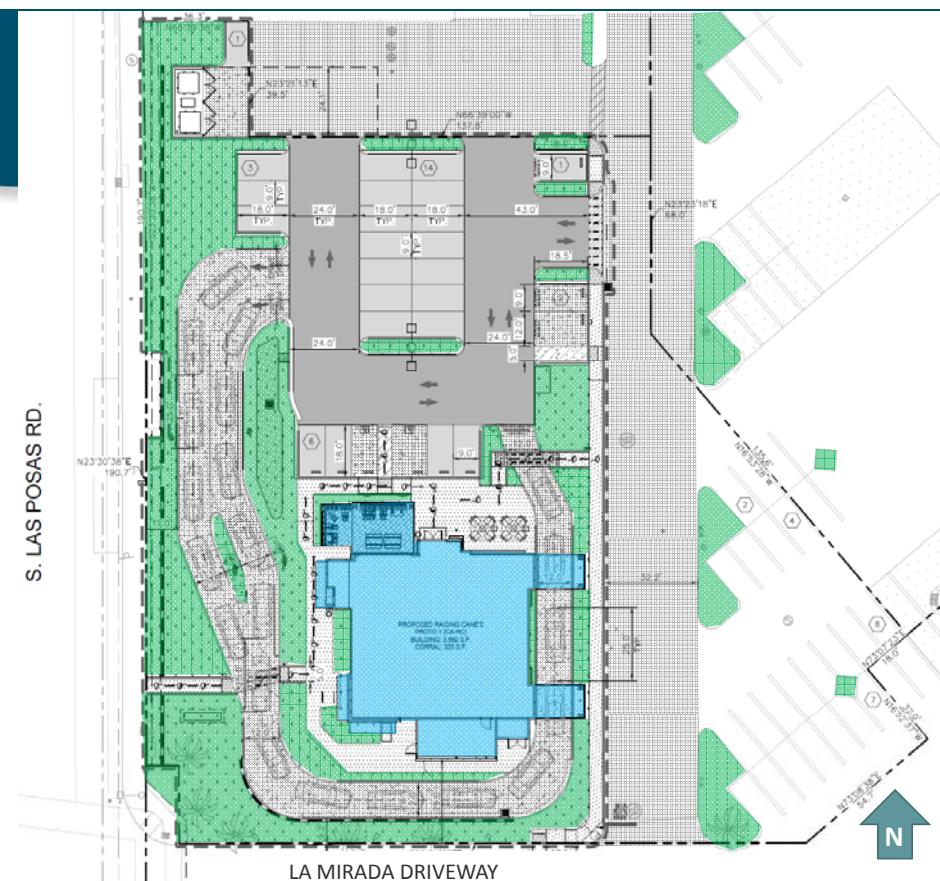
- 1.22-acre property
- 33-acre Grand Plaza
- NE corner of Las Posas Road & La Mirada Drive
- Surrounding land uses:
 - North: Retail
 - South: Restaurant
 - East: Retail
 - West: Car Rental



Project Description

Drive-thru Restaurant:

- Demo existing 7,897 sf building
- New 4,185 sf building
- Dual drive-thru
- 559 sf outdoor dining
- Landscaping
- 48 parking spaces



Architecture

- Contemporary style
- Height: 24 ft.
- Stone veneer
- Metal canopies
- Covered drive-thru windows
- Screened roof equipment
- Sign program required

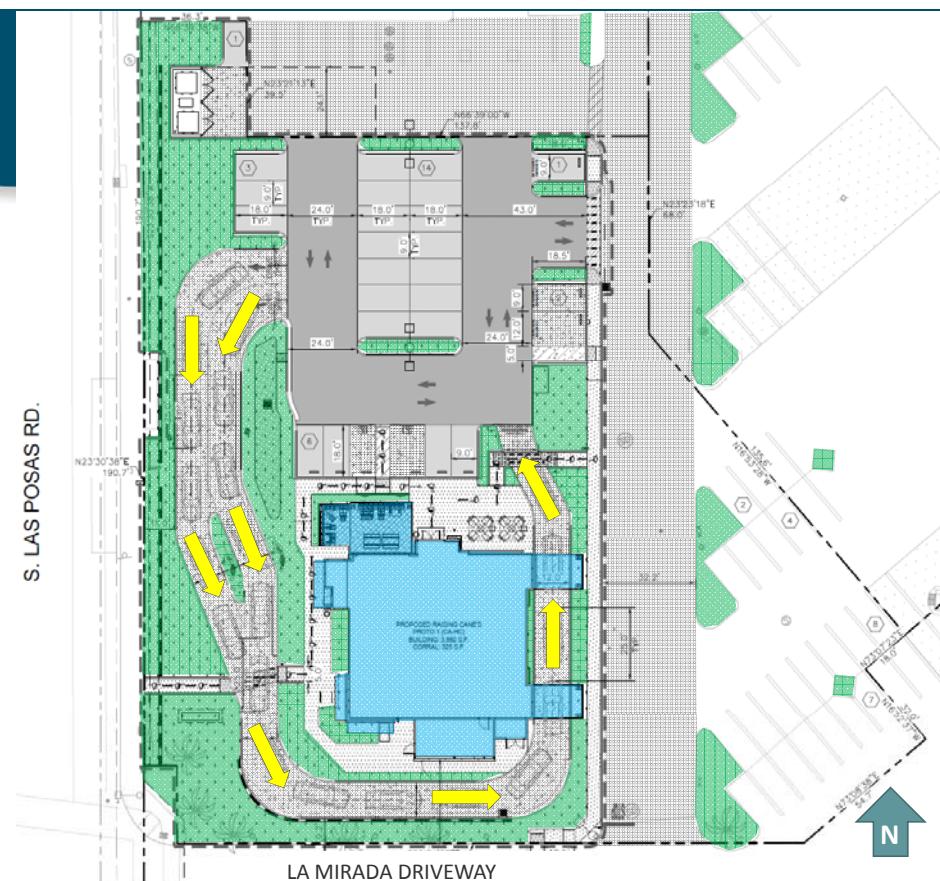


Architecture (cont.)



Parking

- 48 parking spaces proposed
 - 2 EV future charging spaces
 - 2 ADA spaces
- Drive-thru stacking for 18 vehicles
- Access through Grand Plaza
 - 3 driveway entries on Las Posas Rd.
 - 3 driveway entries on Via Vera Cruz



Requested Entitlement

Conditional Use Permit:

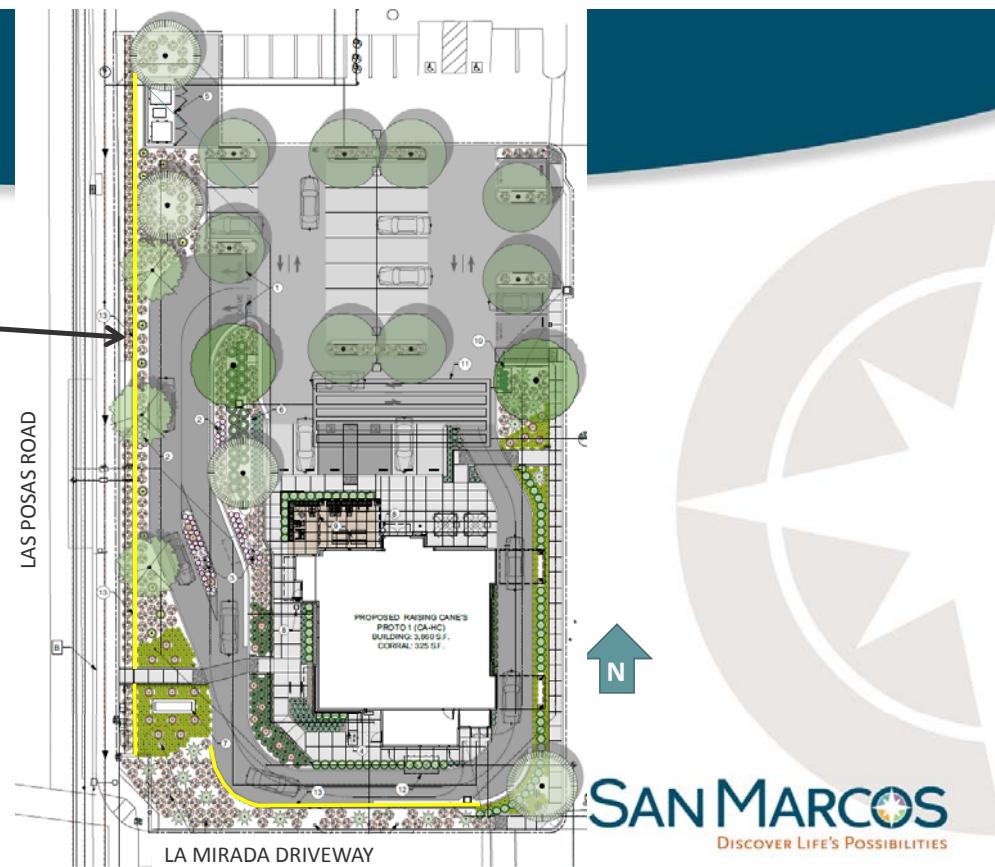
- Allows drive-thru in Commercial Zone (SMMC Section 20.220.040)
- Complies with drive-thru development standards (SMMC Section 20.400. 070)
 - Minimum 20,000 sf lot size
 - Minimum 120 ft drive-thru length
 - Drive-thru screened by 42-inch high wall and landscaping
- Complies with Commercial Zone development standards (SMMC Table 20.220-3)
 - Building setbacks, height limit, and site coverage



Landscaping

42" high Screen Wall

Adds trees along Las Posas Road and in the parking lot



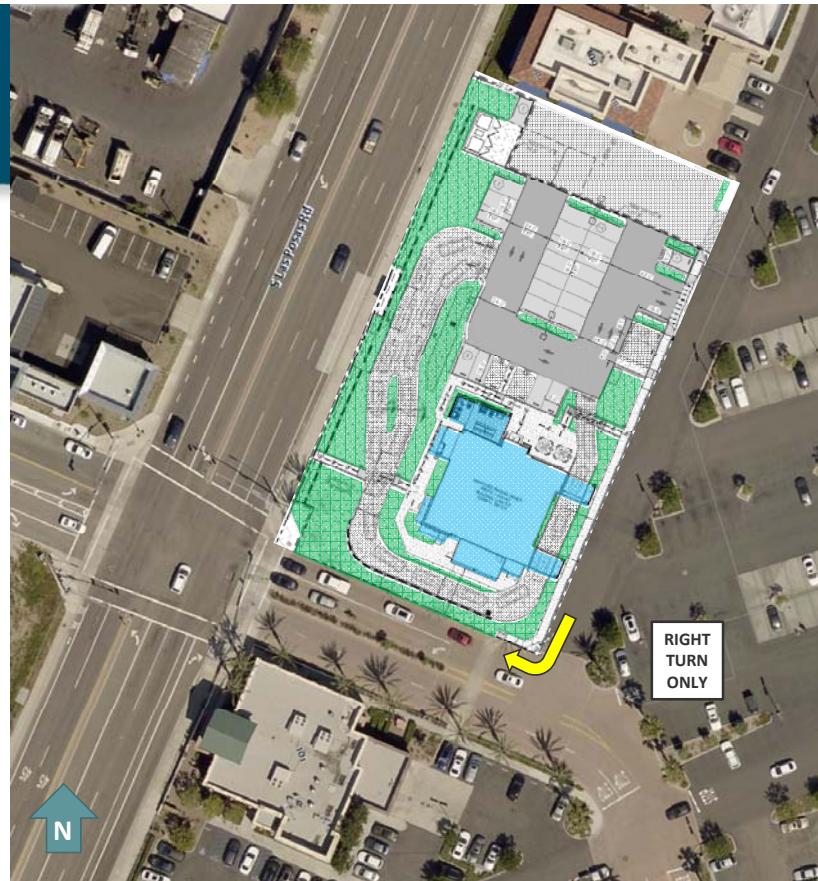
Traffic

- 2,720 Average Daily Trips (ADT)
- Analyzed 7 intersections & 4 road segments
- Existing conditions, LOS D or better except:
 - Intersection: SR-78 ramps/Via Vera Cruz/Grand Ave.- LOS F (AM peak)
 - *Project will not operate during AM Peak*
- Cumulative conditions, LOS D or better, except:
 - Road segment: Las Posas Rd, north of Grand Ave.- LOS E
 - *Volume to capacity ratio less than 0.02 V/C threshold*
 - Intersection: SR-78 ramps/Via Vera Cruz/Grand Ave.- LOS F (AM peak)
 - *Project will not operate during AM Peak*
 - Intersection: SR-78 ramps/Via Vera Cruz/Grand Ave.- LOS E (PM peak)
 - *Delay increase less than 2 second threshold*



Traffic (cont.)

- Queuing analysis:
 - Project will install “Right-turn Only” signage and striping
 - All main access points will not exceed queuing storage lengths
- Congestion Management Community Facilities District (CFD 2011-01)



Conclusion

- Categorically Exempt pursuant to Section 15332, Class 32
 - In-Fill Development Project
- No public comments received



Recommendation

- ADOPTION of Categorical Exemption (EX20-060)
- APPROVAL of Resolution PC 20-4865 for Conditional Use Permit (CUP19-0008)





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