



## PLANNING COMMISSION

June 1, 2020

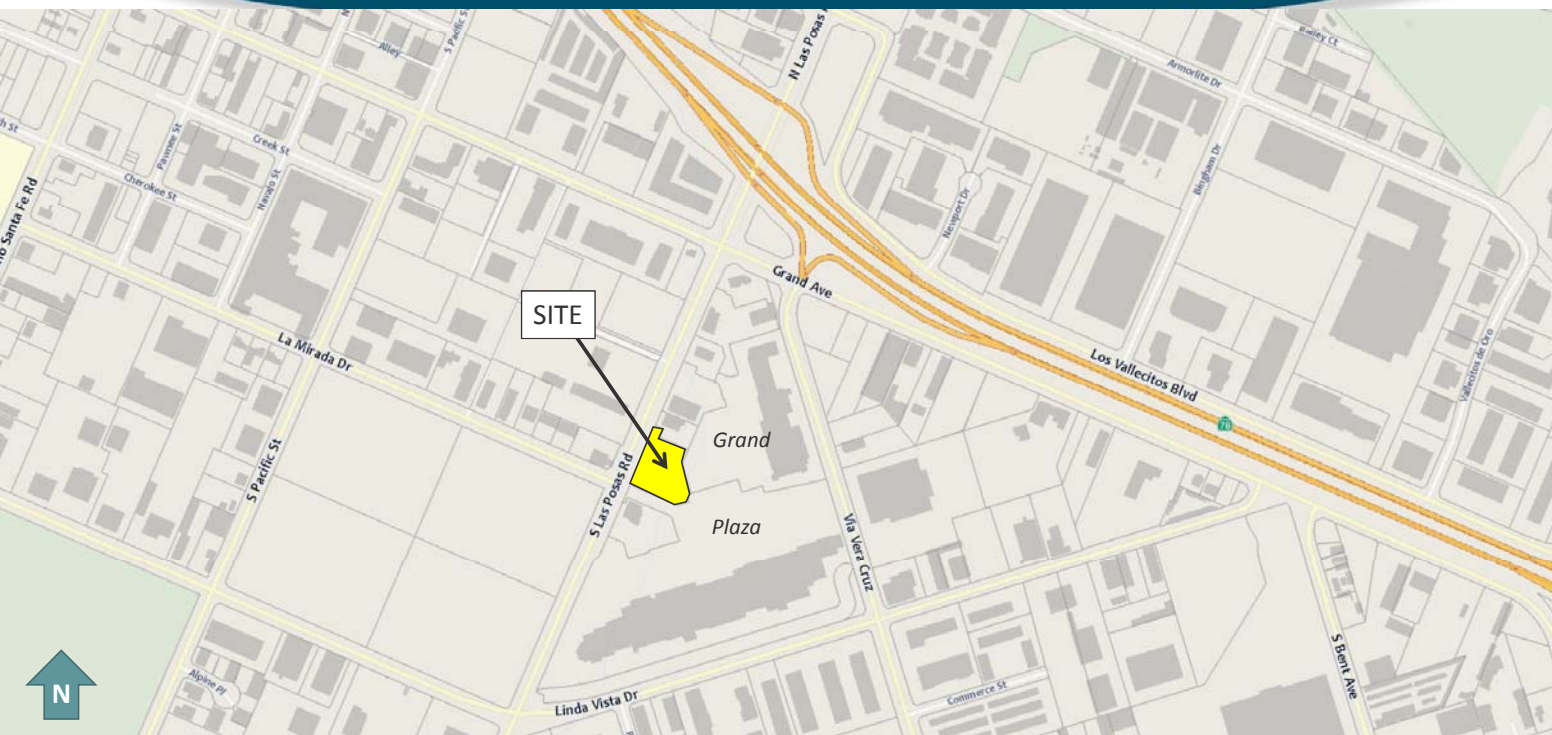


## Proposed Project

### CUP19-0008 Raising Cane's Restaurant

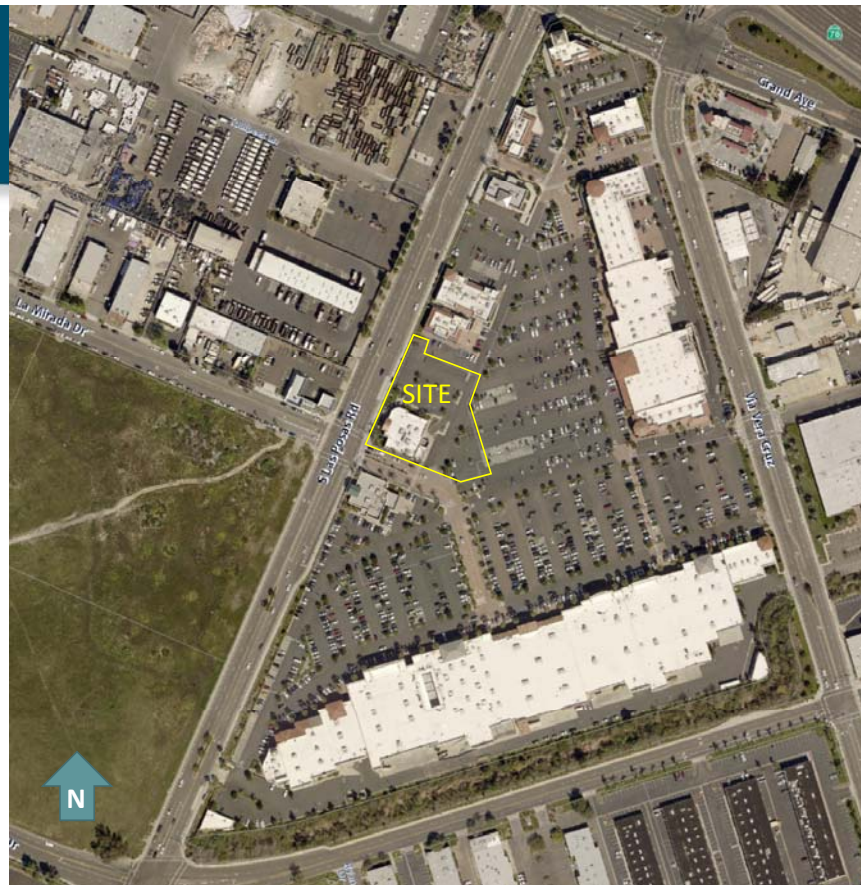
- Conditional Use Permit for the construction of a drive-thru restaurant

# Vicinity Map



## Aerial Photo

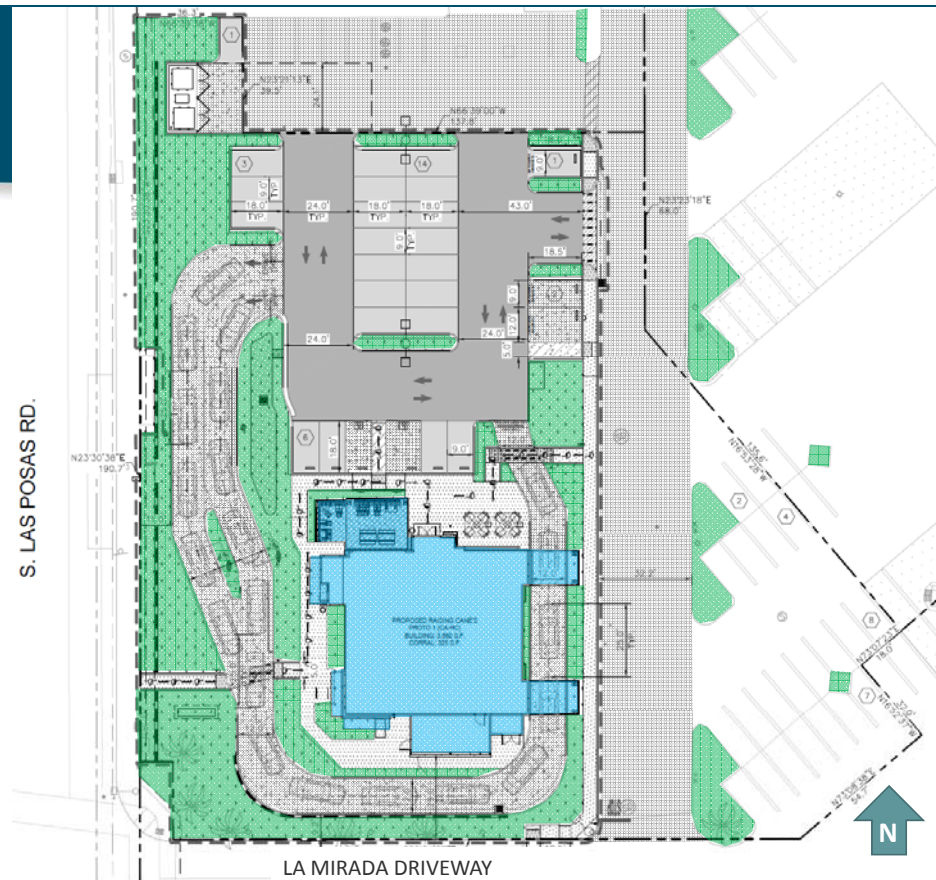
- 1.22-acre property
- 33-acre Grand Plaza
- NE corner of Las Posas Road & La Mirada Drive
- Surrounding land uses:
  - North: Retail
  - South: Restaurant
  - East: Retail
  - West: Car Rental



# 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

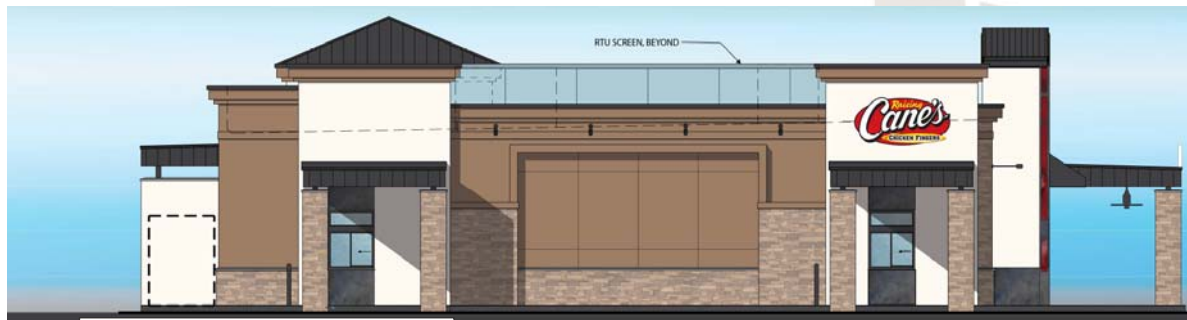


# Architecture

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

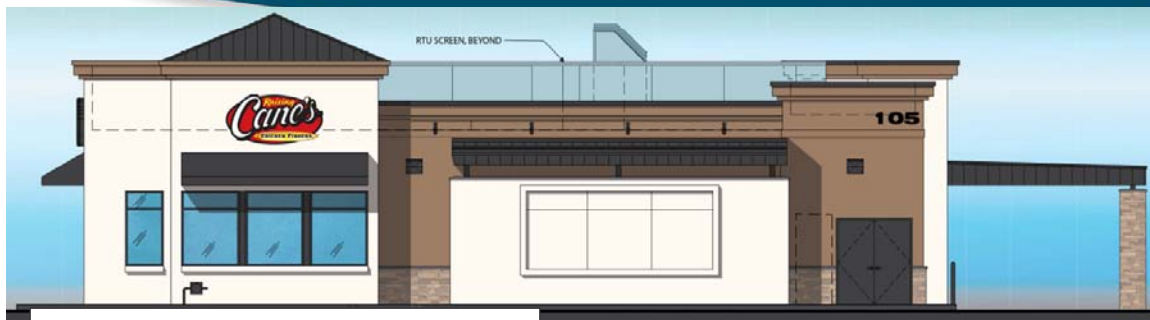


North Elevation: Front entrance



East Elevation: Drive-thru windows

## Architecture (cont.)



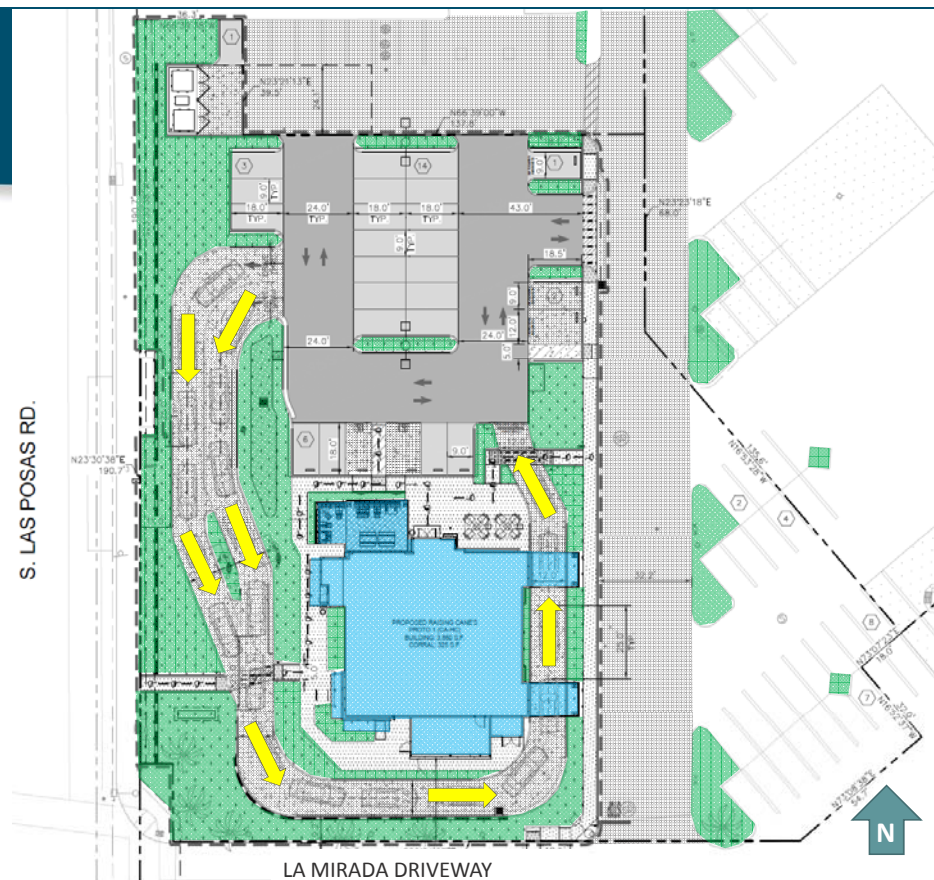
South Elevation: Facing La Mirada driveway entry



West Elevation: Facing Las Posas Road

# 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

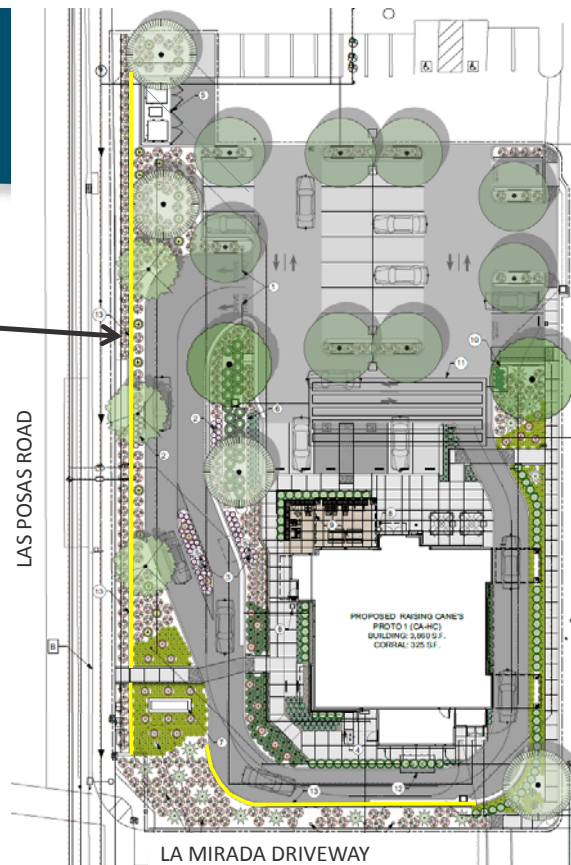
## Conditional Use Permit:

- 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



**SAN MARCOS**  
DISCOVER LIFE'S POSSIBILITIES

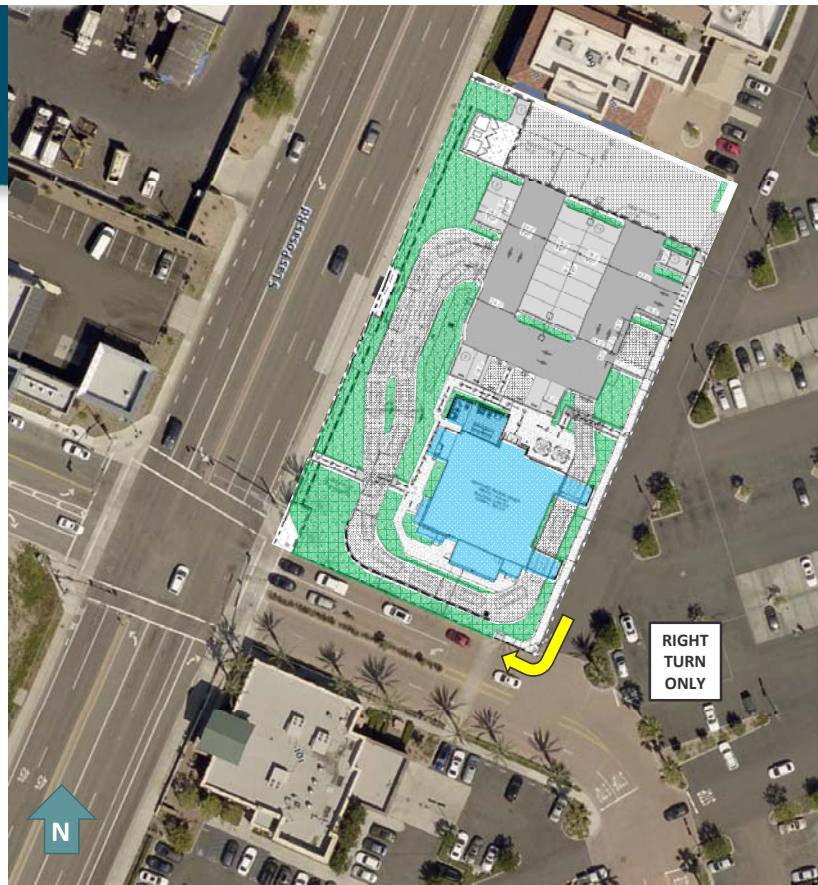
# Traffic

- 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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