

Developer:
CARTEL SAN MARCOS, LLC



Presented by:



Consultants Collaborative

.55-acre vacant site

SE corner of San Marcos Blvd and Bent Ave



Site Details:

- **Parcel size:** .55 acres or 23,958 sf
- **Zoning:** MU (Mixed Use) allows for multi-story commercial and residential
- **Re-zone:** Commercial - Specific Plan Amendment to remove from Creek District Specific Plan will have negligible impact $214 \text{ acre} / .55 \text{ acre} = .26\%$ of SP area
- **Building:** 1,797 sf with 331 sf outdoor patio
- **Drive-thru:** Queuing for 10 vehicles
- **Parking:** 23 spaces 2 EV charging spaces and 1 delivery
- **Landscape:** 8,396 sf or 35% of project

anning Area

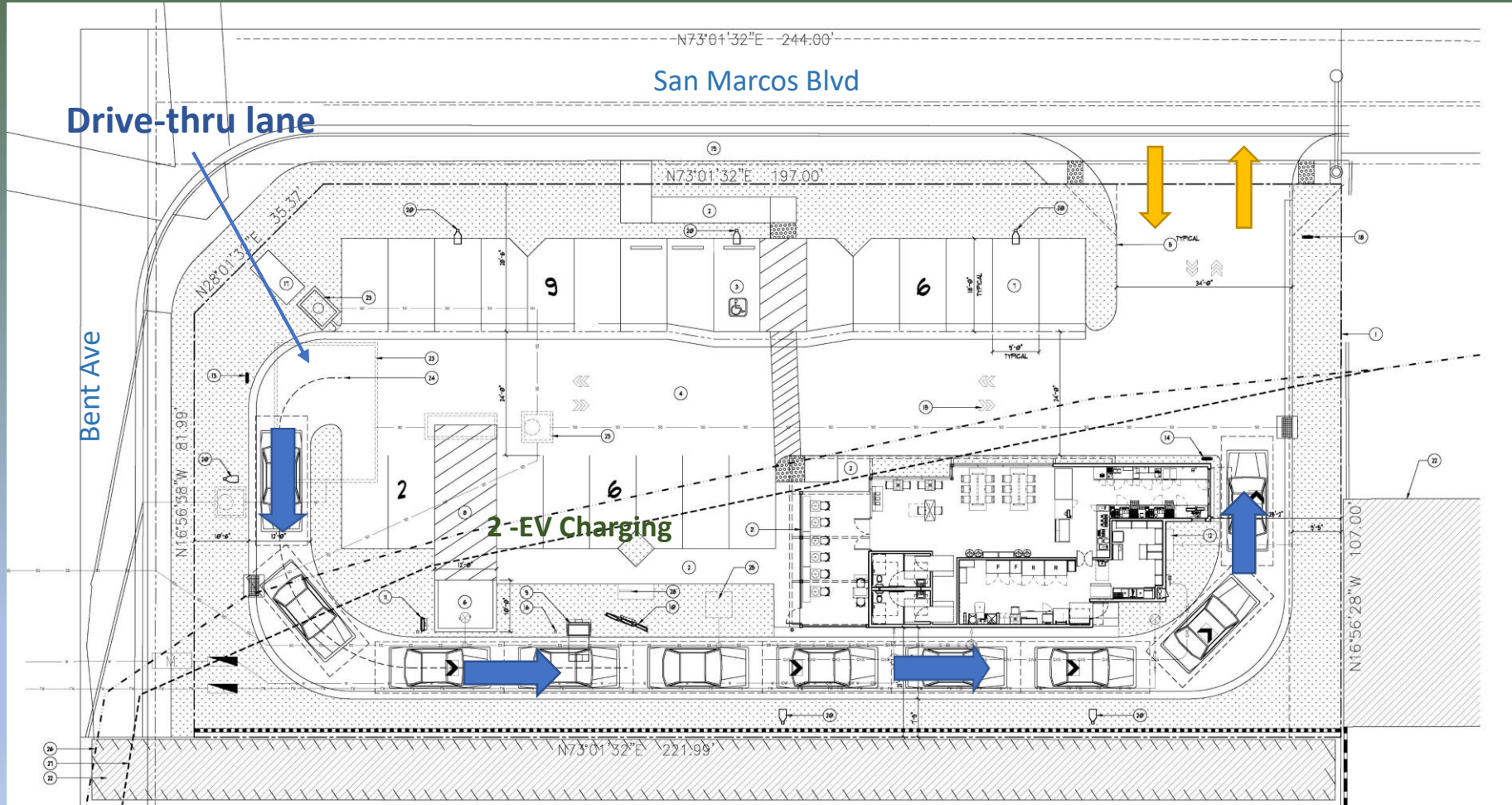
Figure 2-3: Planning Area

Removed from
Creek District
Specific Plan
Amendment 1



Project area
removed
from Specific
Plan

Current Site Plan with Drive-thru



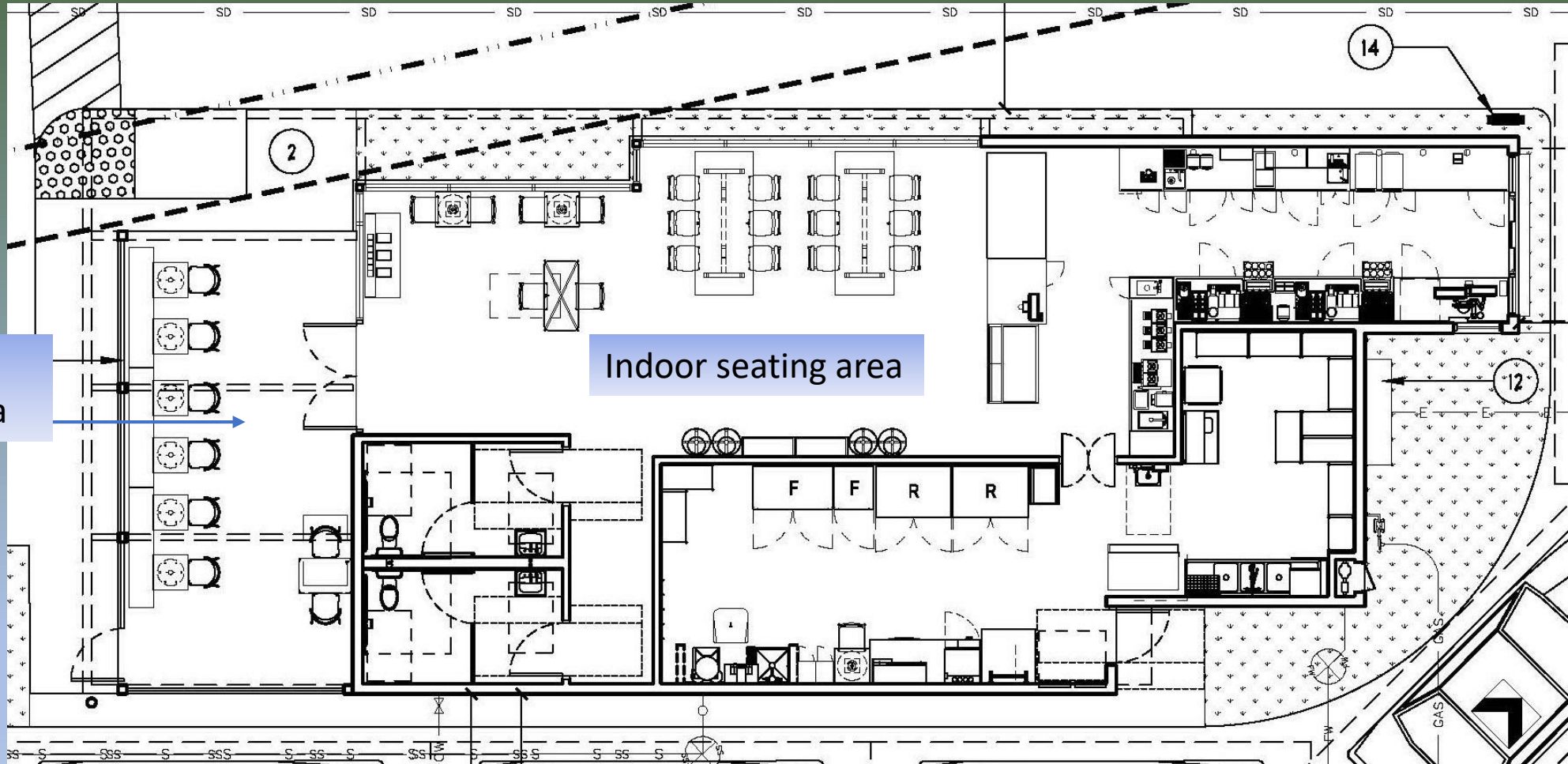
Branding: Starbucks



Indoor and Outdoor Seating

Outdoor
seating area

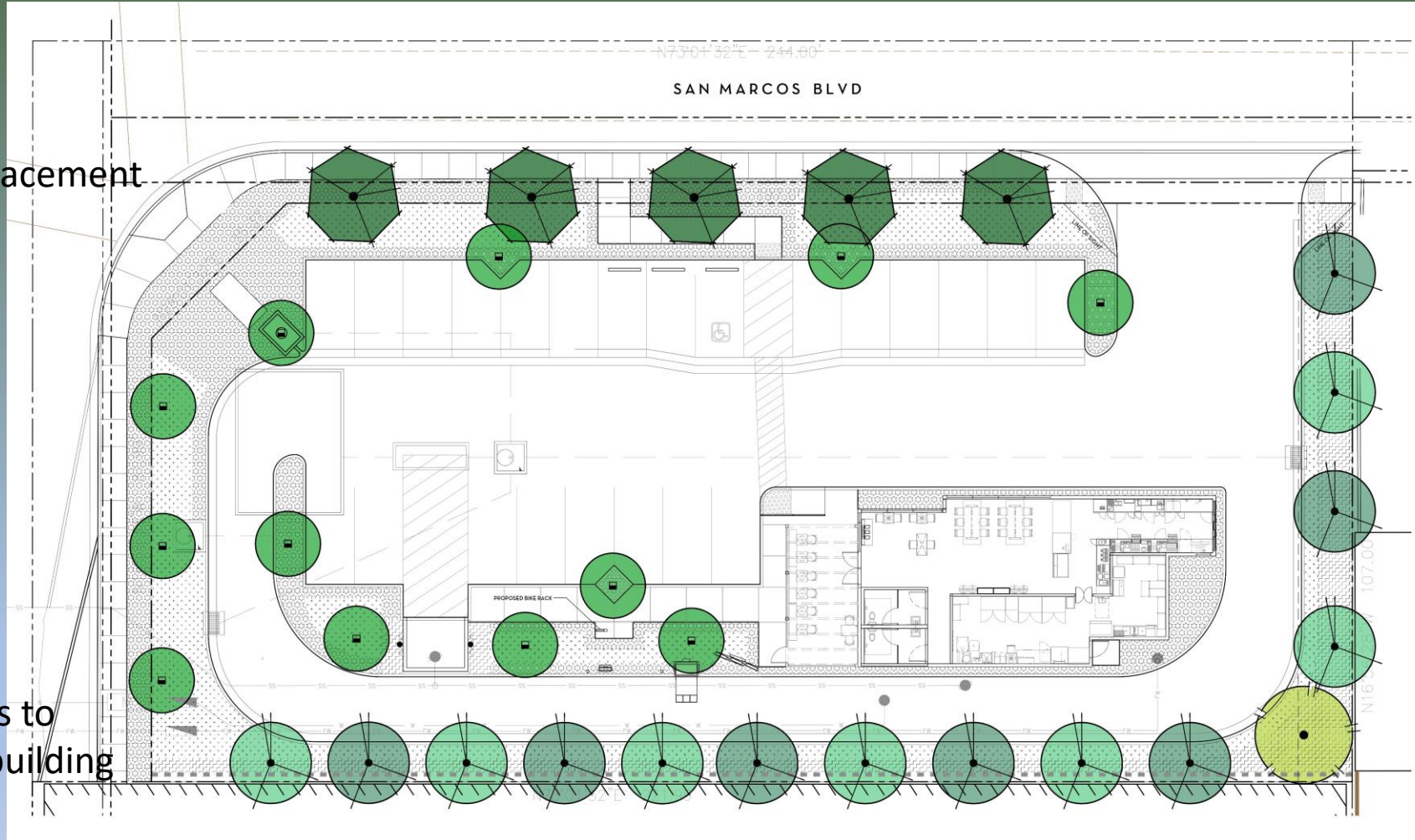
Indoor seating area



Landscape mixture of trees and shrubs to enhance site

Street tree replacement

Trees and shrubs to
screen storage building



Benefits to the City

- Job creation within the City
- No traffic impact - 50% of ADT will be pass-by from those already traveling east on San Marcos Blvd, north or south on Bent Avenue
- Project falls below minimum threshold for City's Greenhouse Gas Climate Action Plan
- Consistent with existing commercial uses along San Marcos Blvd
- Increase tax revenue to City
- Contribution to CFD's – fire, police, congestion management, landscape