

Developer:
CARKEL SAN MARCOS, LLC

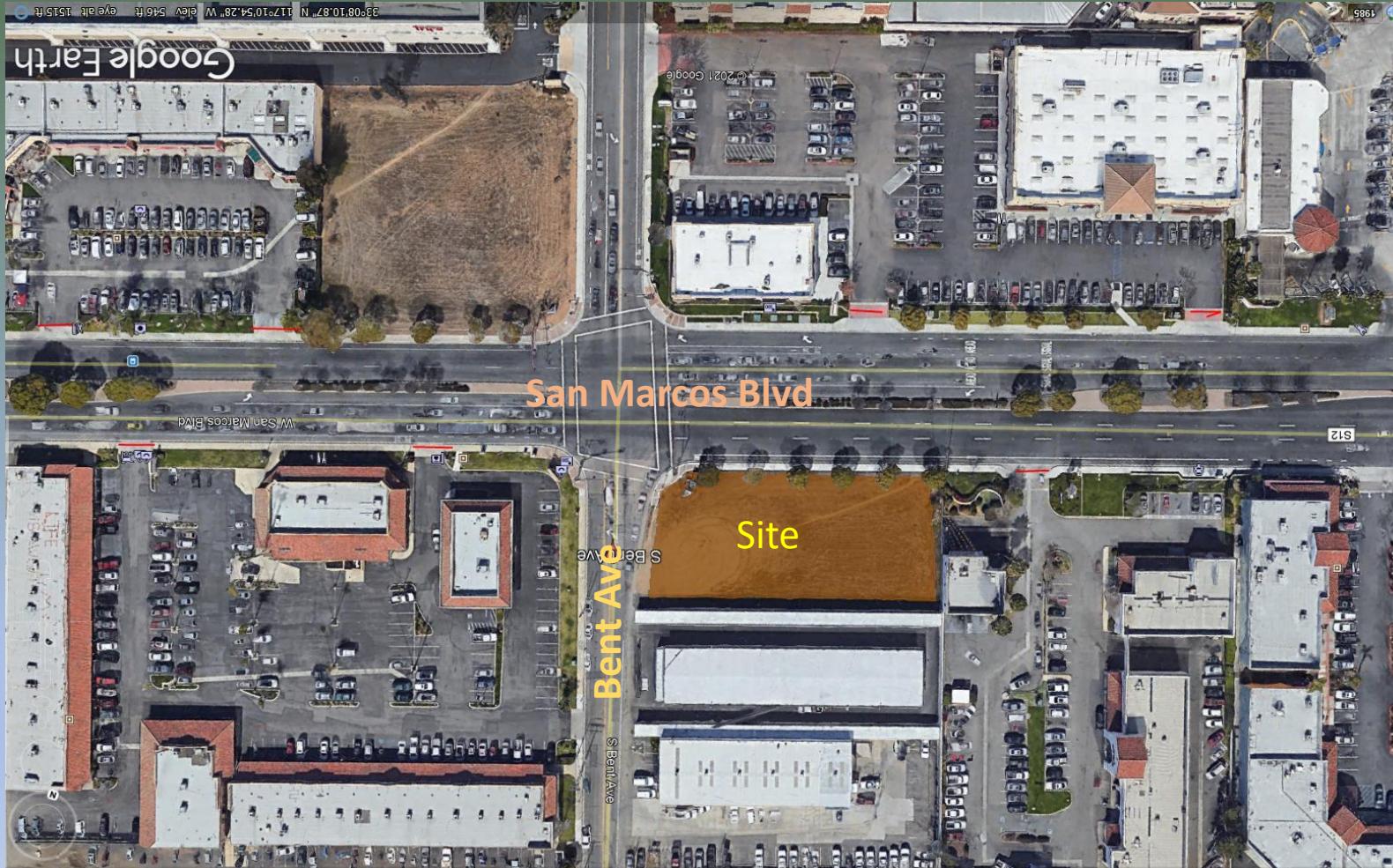


Presented by:

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 acre/.55 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

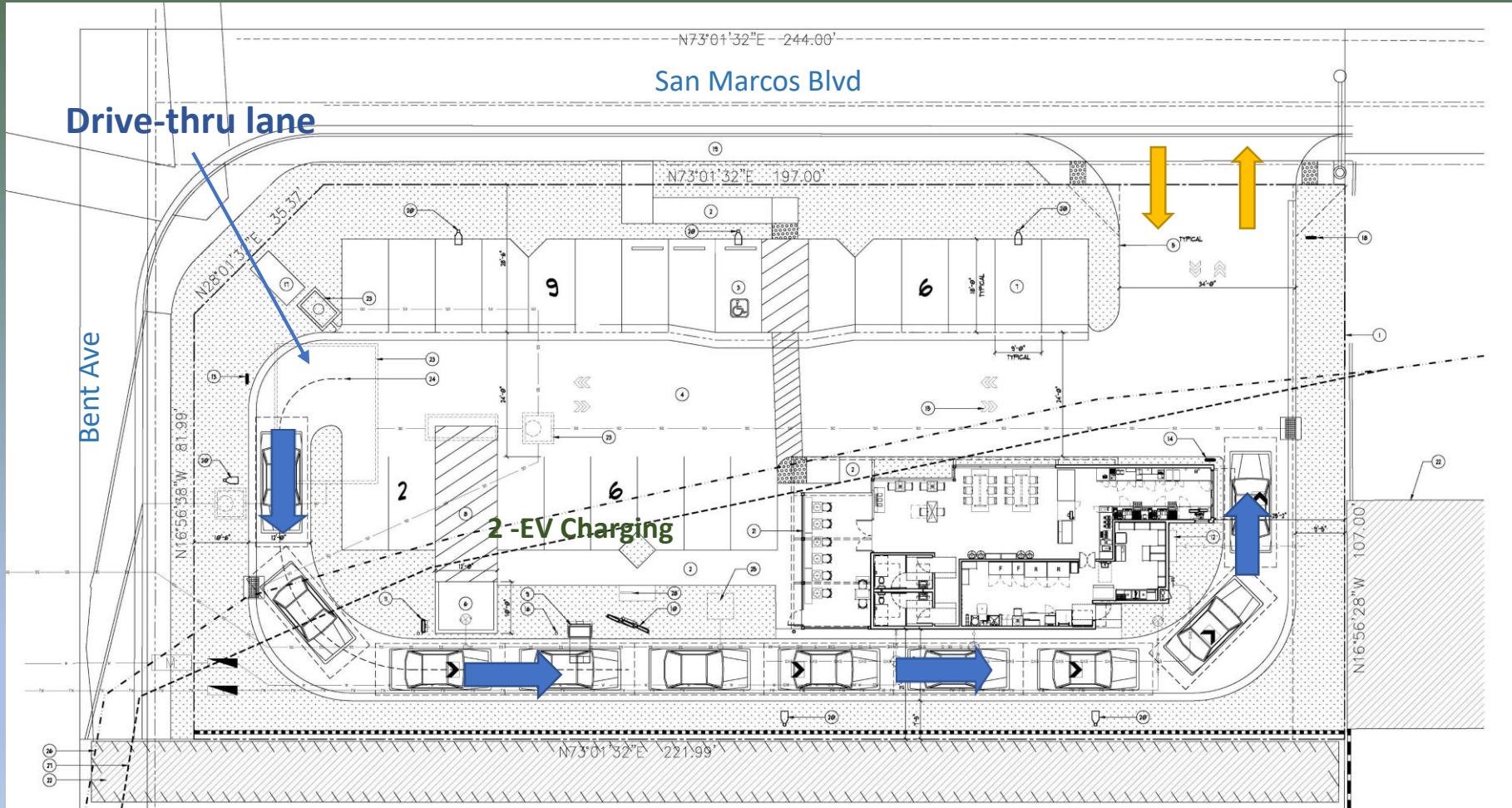
Planning Area

Figure 2-3: Planning Area



Project area removed from Specific Plan

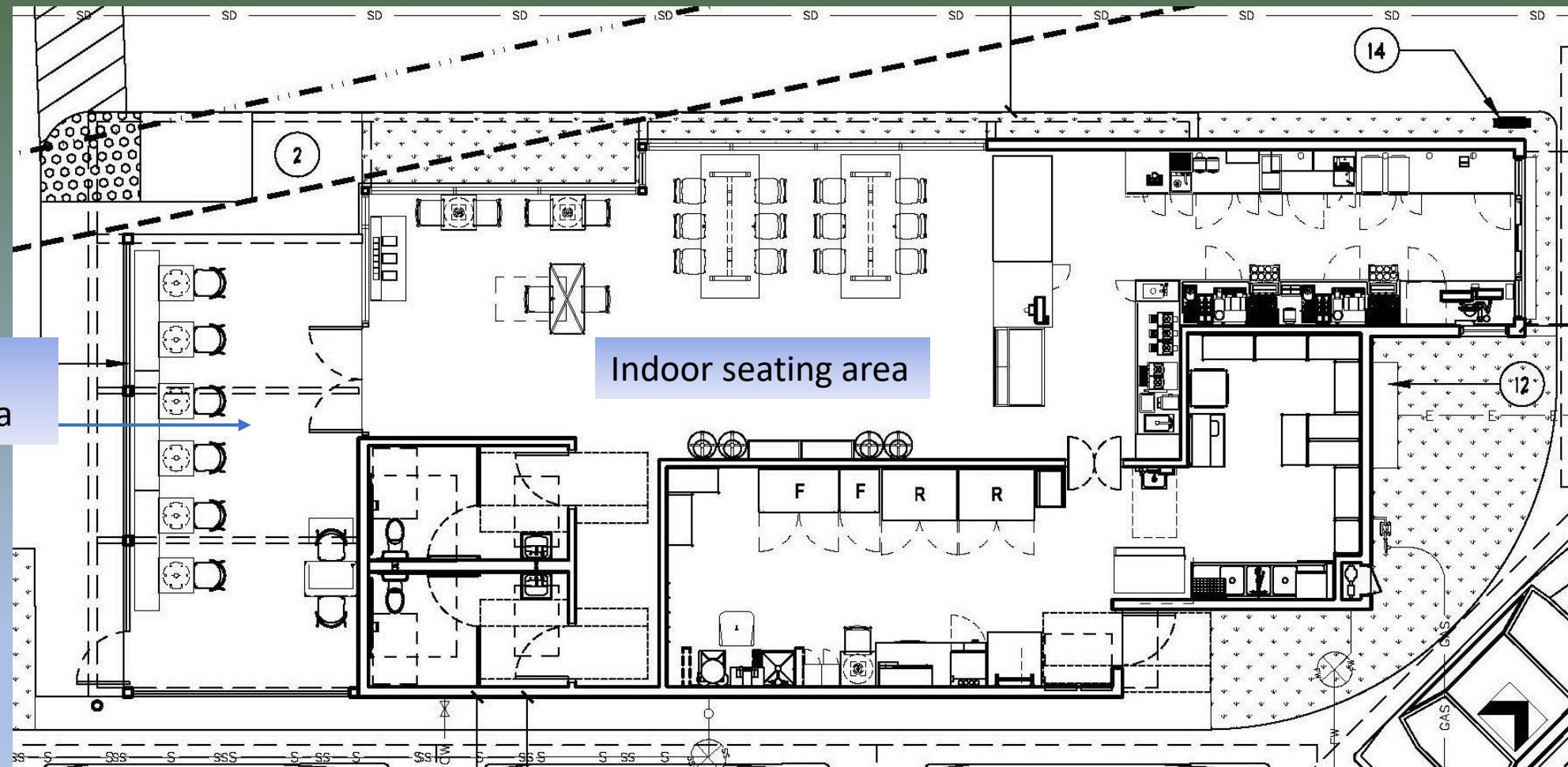
Current Site Plan with Drive-thru



Branding: Starbucks



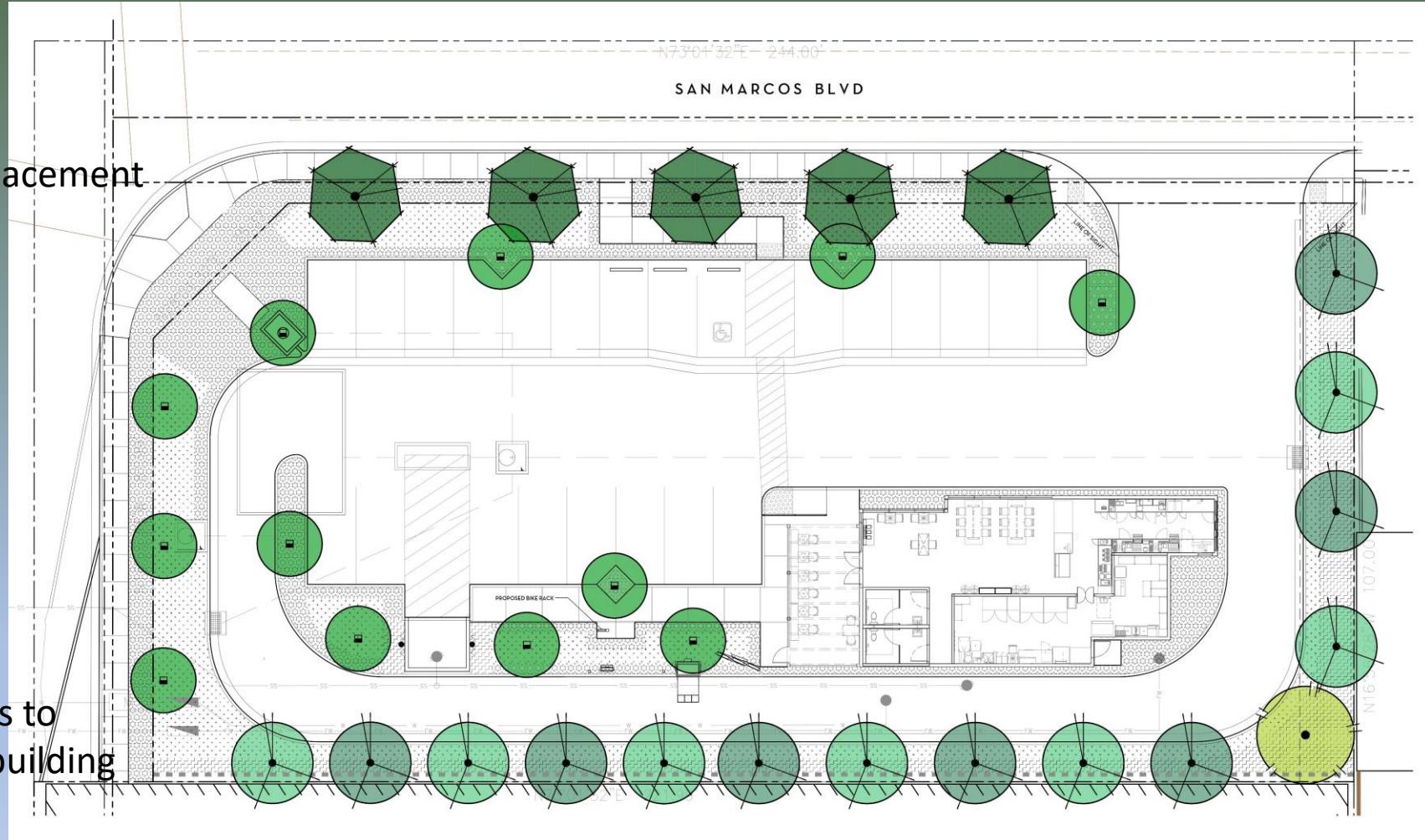
Indoor and Outdoor Seating



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