

AGENDA REPORT

Meeting of the San Marcos Planning Commission

MEETING DATE: May 6, 2013
SUBJECT: Weingarten Realty, Inc. (on behalf of Starbucks), 689 S. Rancho Santa Fe Rd.
APN: 221-031-43
CASE: Conditional Use Permit 13-001 (P13-0002)

Recommendation

Conditionally approve the modification of an existing drive-thru restaurant into two (2) restaurants with one drive-thru facility and two (2) outdoor dining areas created from floor area previously enclosed within an existing building through a Major Conditional Use Permit (CUP).

Introduction

The project is located in the Rancho San Marcos Village Shopping Center, an existing shopping center on an approximately 14 acre site at the northeast corner of South Rancho Santa Fe Road and West San Marcos Boulevard. The project site was approved in 1981 by the Planning Commission with Conditional Use Permit (SMP) 81-28, which allowed the construction of a drive-thru restaurant that is currently occupied by a single tenant (Carl's Jr.). Per condition of approval (5) of SMP 81-28, any modification to the building is required to be approved by the Planning Commission.

Discussion

The subject site is zoned Commercial (C) and has a General Plan land use designation of Commercial. The applicant proposes to divide the existing 4,090 square foot building into two restaurant tenant spaces to accommodate a drive-thru Starbucks and an additional non-drive-thru restaurant (tenant to be determined at a future date). The Starbucks tenant space is proposed to be approximately 1,651 square feet with an additional 356 square foot outdoor dining area. The adjacent tenant space would be approximately 1,722 square feet with an additional 304 square feet of outdoor dining area. All proposed indoor and outdoor areas of the project are currently contained within the building and the project would not expand the footprint of the existing building.

Although the building footprint would not be expanded by the project, the required parking would be increased. The Off-Street Parking Ordinance requires that restaurants provide 1 space for every 100 square feet of gross floor area, plus an additional 3 spaces (for employees). Since the project proposes to divide an existing restaurant into two tenant spaces, an additional 3 parking spaces will be required. There are 667 shared parking spaces at the shopping center and based on the current mix of tenants,

AGENDA ITEM NO. 2



there are only 622 parking spaces required in accordance with Off-Street Parking Ordinance standards. As a result, the 3 additionally required parking spaces can be accommodated through the use of existing parking facilities on site. To further ensure parking availability at the site, a parking survey was conducted and determined that on average, only 40% of the parking lot was occupied (the highest measured demand was at 3:00 PM on Friday which measured 50%). Based on this analysis, the 3 additional parking spaces required by the project can be accommodated onsite by the existing facilities and will not significantly impact onsite parking.

Despite increases in the amount of required onsite parking, the project is not anticipated to significantly increase traffic volume in the vicinity. Project level traffic impacts result when traffic generations rates exceed the capacity of the road network to convey the trips generated by a project. Regional standards adopted by SANDAG for measuring trip generation rates are based on floor area. Since the project will not expand the footprint of the existing building, trip generation rates (i.e. traffic levels) will not change and project level traffic impacts are not anticipated to exceed the current trip amount of 2,658 on weekdays.

The project is also proposing to modify the exterior elevations of the building to create outdoor dining areas and update the building façade. Façade upgrades include the use of stone veneer, a new color palette and exposed rafter tails that are all designed to match the existing center. Although the project will reposition the existing service window to a new location on the same building elevation, the new location will not impact the vehicle queue. Additionally, the project will also be required to restripe the parking lot and redirect the vehicle queue for the drive-thru to "wrap around" the backside of the building which will provide unobstructed vehicle circulation in front of the building. Lastly, the project will be required to provide ADA compliant access from the sidewalk to the facility door and to also reinstall the westerly driveway apron to accommodate ADA compliant access to the project site.

Attachment(s)

Adopting Resolution

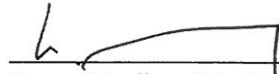
- A- Vicinity Map
- B- Aerial Photo
- C- Requested Entitlement
- D- Site & Project Characteristics
- E- Project Plans




Prepared by:


Sean del Solar, Assistant Planner

Reviewed by:


Karen Brindley, Principal Planner

Approved/Submitted by:

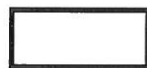

Jerry Backoff, Planning Division Director

AGENDA ITEM NO. _____



ATTACHMENT B

Aerial Photo



Project Site



AGENDA ITEM NO. _____



ATTACHMENT C

Requested Entitlement

- A Major Conditional Use Permit to allow the modification of an existing drive-thru restaurant and to divide the building into two (2) restaurant tenant spaces in the Commercial (C) zone.

AGENDA ITEM NO. _____



ATTACHMENT D
Site & Project Characteristics

Property	Existing Land use	Zoning	General Plan Designation
Subject	Restaurant	C	Commercial
North	Bank/ Senior Housing	C / SR	Commercial
South	San Marcos High School	P-I	Public Institutional
East	Senior Housing	SR	Commercial
West	Shopping Center	C	Commercial

Flood Hazard Zone	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Resource Conserv. Area	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Sewer	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Septic	<input type="checkbox"/> yes	<input checked="" type="checkbox"/> no
Water	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Gen. Plan Conformance	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no
Land Use Compatibility	<input checked="" type="checkbox"/> yes	<input type="checkbox"/> no

* with approval of CUP

AGENDA ITEM NO. _____



0 8' 16' 24'

ENLARGED SITE PLAN - A2

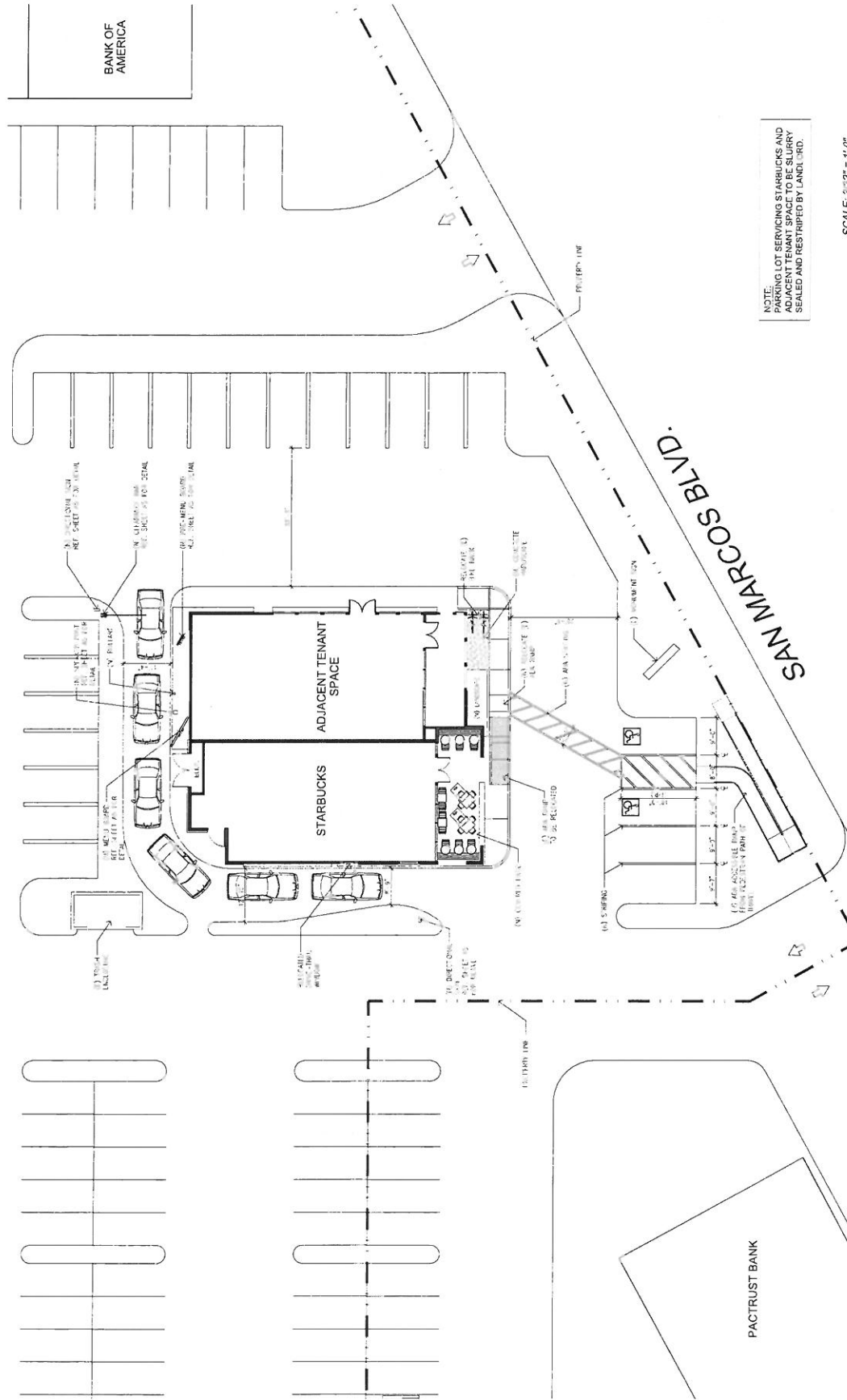
ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CALIFORNIA 92667 (714) 858-0537



SCALE: 3/32" = 1'-0"



NOTE:
PARKING LOT SERVICING STARBUCKS AND
ADJACENT TENANT SPACE TO BE SLURRY
SEALED AND RESTRIPTED BY LANDLORD.

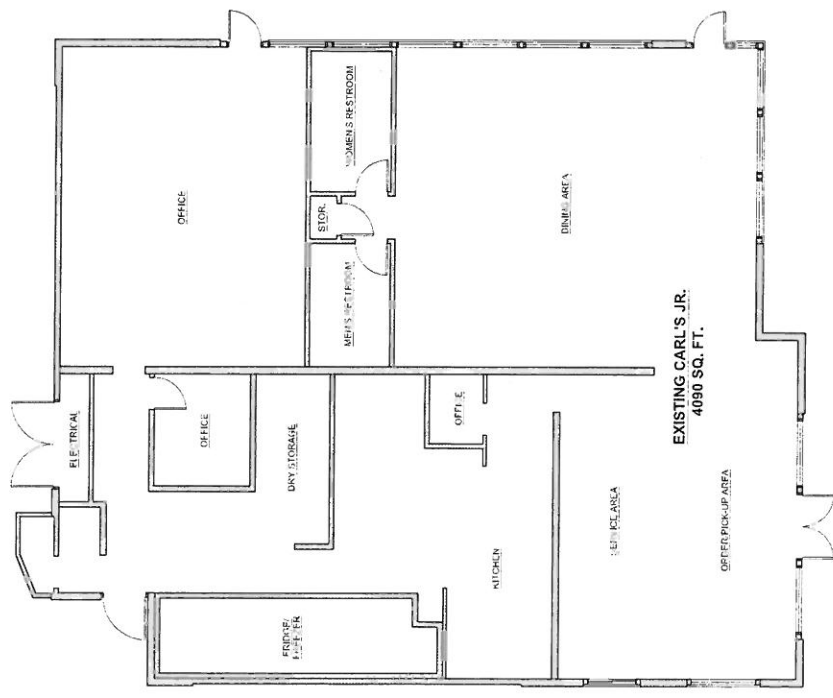




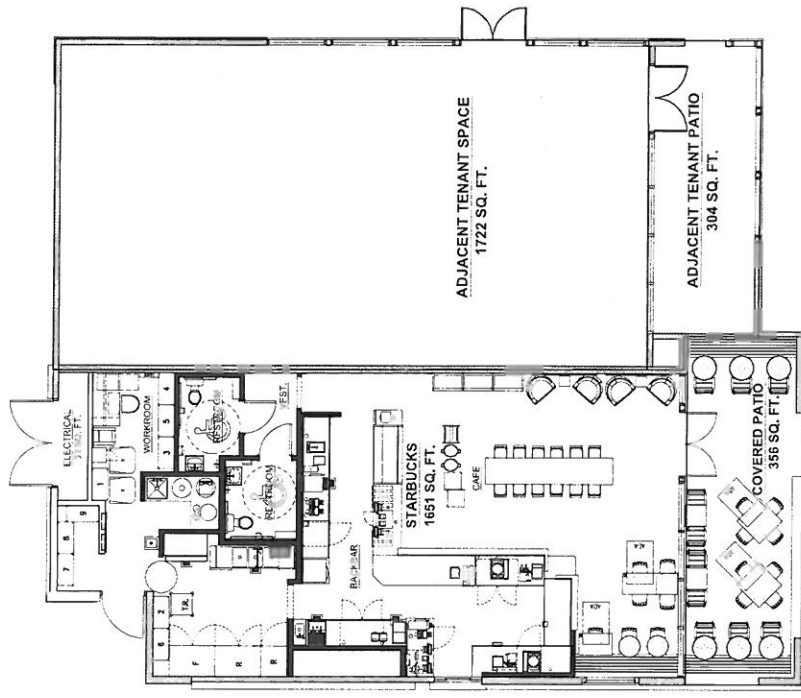
STARBUCKS AT
SAN MARCOS BLVD & RANCHO SANTA FE RD

SAN MARCOS, CA

ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CALIFORNIA 92668 (714) 631-1650



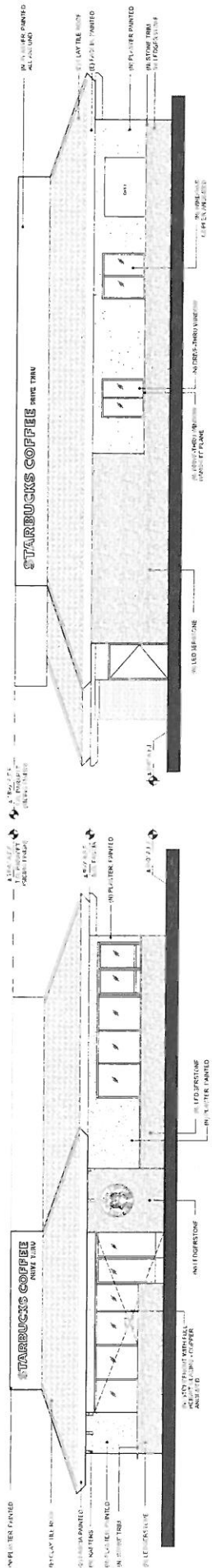
EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN

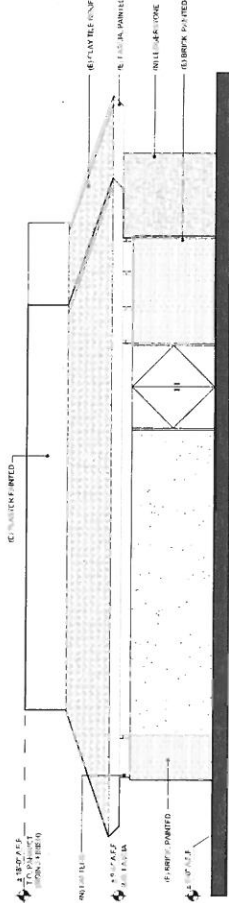


FLOOR PLAN - A3

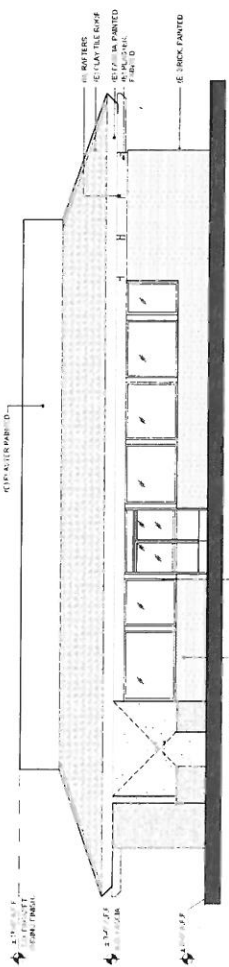


WEST ELEVATION
PARKING: FINCHO SANTA FE RD.

SOUTH ELEVATION
SAN MARCOS BLVD / ENTRY



NORTH ELEVATION
PARKING



EAST ELEVATION
PARKING: SAN MARCOS BLVD

SCALE: 3/16" = 1'-0"



ELEVATIONS - A4

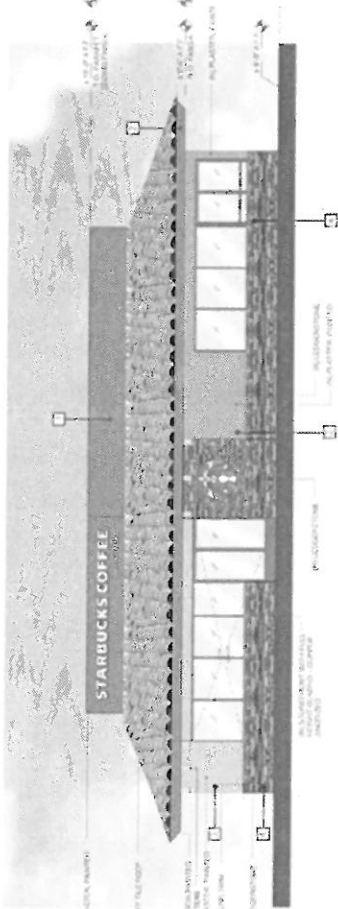
SAN MARCOS, CA

SAN MARCOS BLVD & RANCHO SANTA FE RD

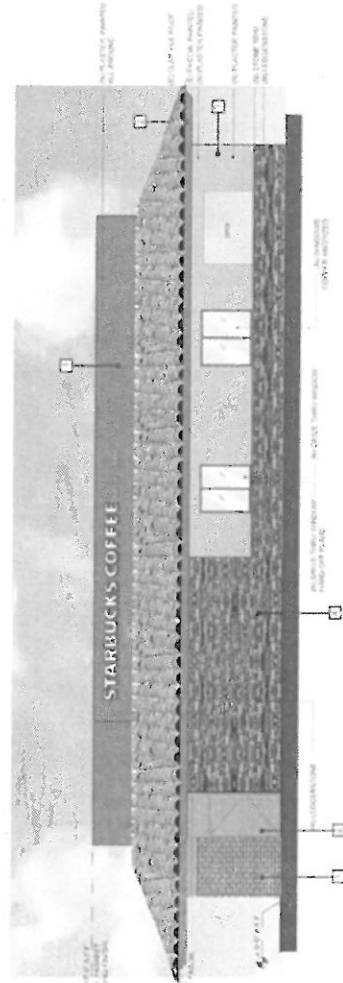


ARCHITECTS ORANGE
14 NORTH ORANGE ST. ORANGE, CALIFORNIA 92668 (714) 965-6822

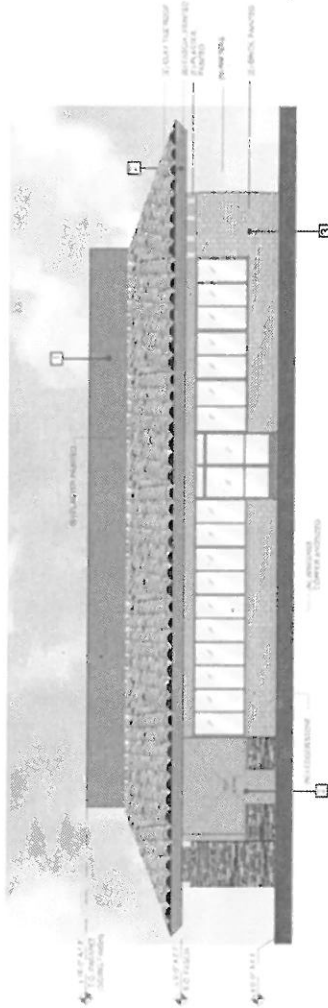
© 2014 Architects Orange
All rights reserved. No part of this publication may be reproduced without prior written permission from Architects Orange.



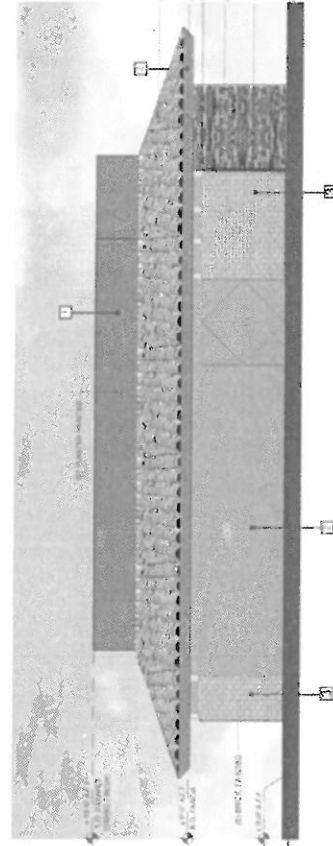
SOUTH ELEVATION
SAN MARCOS BLVD ENTRY



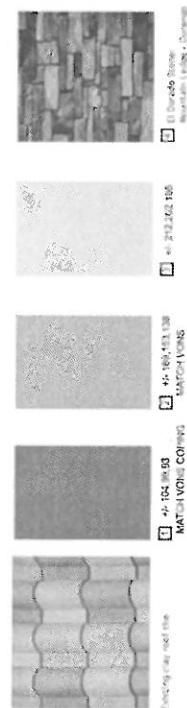
WEST ELEVATION
PARKING / RANCHO SANTA FE RD



EAST ELEVATION
PHASIS / SAN MARCOS BLVD



NORTH ELEVATION
PARKING



STARBUCKS AT

SAN MARCOS BLVD & RANCHO SANTA FE RD

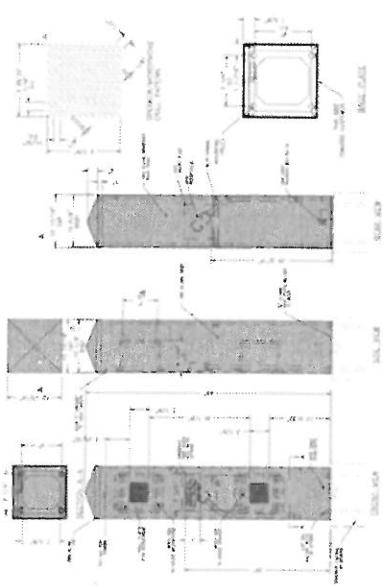
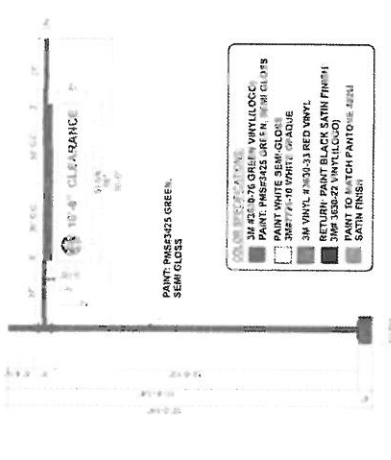
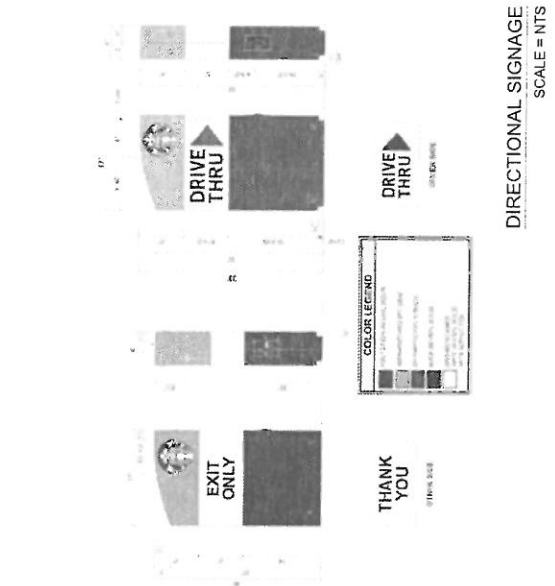
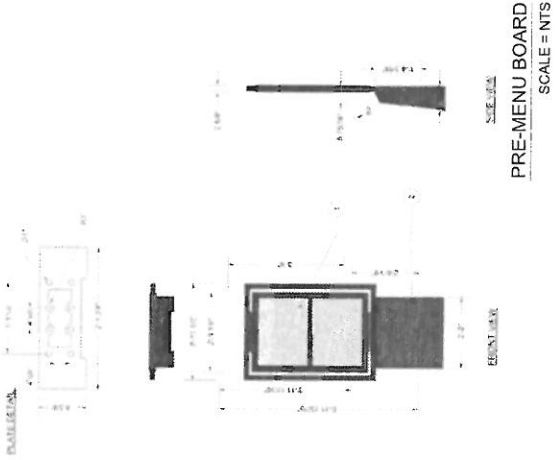
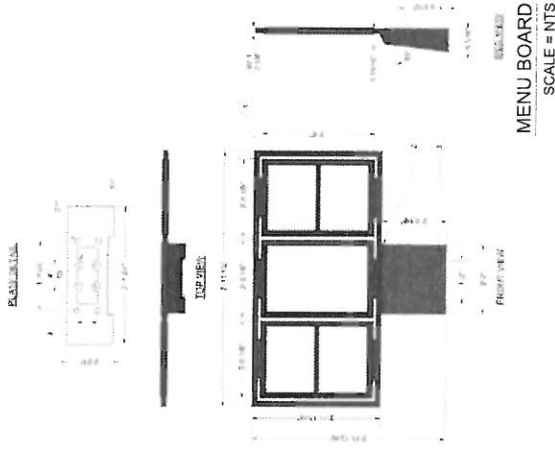
SAN MARCOS, CA

ELEVATIONS - A3



ARCHITECTS ORANGE
144 NORTH ORANGE ST. ORANGE, CALIFORNIA 92667 (714) 481-4862





SPEAKER POST
SCALE = NTS

CLEARANCE BAR
SCALE = NTS

PRE-MENU BOARD
SCALE = NTS



STARBUCKS AT
SAN MARCOS BLVD & RANCHO SANTA FE RD
SAN MARCOS, CA

DETAILS - A5

ARCHITECTS ORANGE
14141 N. GARDEN ST. ORANGE, CALIFORNIA 92668
(714) 861-9800

SCALE = NTS

SCALE = NTS

SCALE = NTS

SCALE = NTS

SCALE = NTS

SCALE = NTS