



Legislation Text

File #: 21-1331, **Version:** 1

FROM:

Planning Department

TITLE:

Master Case No. 21-104, Conditional Use Permit No. 22-004, Administrative Site Plan No. 21-051 - a request to establish a Dutch Bros drive-through coffee shop of approximately 871 square feet with two (2) drive-through lanes at the South Highland Village shopping center.

RECOMMENDATION:

Based on the information in the staff report and subject to the attached Findings and Conditions of Approval, staff recommends that the Planning Commission adopt Resolution PC No. 2022-____; and,

1. Find that the previously adopted Initial Study/Mitigated Negative Declaration for Master Case No. 15-018 approved by the Planning Commission October 6, 2015, has adequately identified the impacts associated with the project. No further review is required pursuant to Section No. 15162 of the California Environmental Quality Act and Section 6.22 of the 2019 Local Guidelines for Implementing CEQA, and direct staff to file a Notice of Determination; and,
2. Approve Conditional Use Permit No. 22-004 and Administrative Site Plan No. 21-051

APPLICANT:

Kimberly Raden
Armet Davis Newlove & Associates
1330 Olympic Blvd.
Santa Monica, CA 90404

LOCATION:

17010 South Highland Avenue

REQUEST:

Conditional Use Permit No. 22-004 - a request to establish a drive-through coffee shop of approximately 871 square feet with two (2) drive-through lanes.

Administrative Site Plan No. 21-051 - a proposal to construct an approximately 871 square foot coffee shop with two drive-through lanes along with associated site improvements on an approximately .45 acre building pad site.

PROJECT PLANNER:

Alexia De La Torre, Assistant Planner

BACKGROUND INFORMATION:

Land Use Designation:

	General Plan	Zoning /Overlay	Existing Land Use
Site:	C-C (Community Commercial) Auto Center Overlay	The Corner Planning Area, Walnut Village Specific Plan Planning Area 2, Auto Center Overlay	Vacant
North:	I-210 Freeway	N/A	I-210 Freeway
South:	C-C (Community Commercial) Auto Center Overlay Walnut Village Specific Plan	Planning Area 2, Auto Center Overlay The Corner Planning Area, Walnut Village Specific Plan	Vacant
East:	C-C (Community Commercial) Auto Center Overlay Walnut Village Specific Plan	The Corner Planning Area, Walnut Village Specific Plan Planning Area 2, Auto Center Overlay	Jack in the Box
West:	C-G (General Commercial) Auto Center Overlay	C-2 (General Commercial) Planning Area 4, Auto Center Overlay	Raising Canes

PROJECT DESCRIPTION:

A. Site Area: Approximately 19,609 square feet (0.45 ac)
 B. Building/Unit Analysis:

Total Area: Approximately 871 square feet

C. Parking Analysis:
 Vehicle Spaces (For commercial center)
 Required: 472 Spaces
 Provided: 476 spaces

D. Landscaping:
 Minimum Required: 15 percent (2,941 square feet)
 Proposed: 29 percent (5,724 square feet)

ANALYSIS:

The proposed project is for the development of an 871 square foot drive-through coffee shop (Dutch

Bros) on a vacant parcel of approximately 19,609 square feet. The proposed coffee shop will be drive-through only and pick up only; the exterior of the building will have a pedestrian walk-up window for taking orders. The project site is the remaining vacant parcel at the Highland Village shopping center. At the time of the approval of the shopping center, the approved Design Review was conditioned to require the Planning Commission's approval of an Administrative Site Plan application for the remaining pads to ensure quality and consistency of architecture. The applicant is requesting that the Planning Commission consider approving the Dutch Bros drive through coffee shop for the Highland Village shopping center.

Administrative Site Plan 21-051

The building is aesthetically and architecturally pleasing and compatible with the commercial center. The style, materials, and colors are similar to the other approved buildings within the commercial center and with existing commercial buildings and centers in the vicinity. The architecture includes stucco, stone, veneer, and varying roof lines. Decorative exterior lighting fixtures will be complimentary to the proposed building and existing center. A porte cochere will be incorporated to cover a big portion of the drive-through window area as well as the outdoor pedestrian window. The porte cochere will contain stucco and stone veneer to provide a consistent appearance with the building.

Conditional Use Permit 22-004

The coffee shop is proposed to operate as a drive-through only with a pedestrian walk-up outdoor window to alleviate traffic. Regarding the drive-through lane, the layout of the site is designed to create the best possible flow and maximum of queuing of vehicles possible to minimize the potential impact of stacking onto adjacent properties or public roads. The dual drive-through lane includes enough space to fit approximately 21 cars within the drive-through lanes alone; this exceeds the minimum code requirement of a minimum of 132 feet of stacking distance. The drive-through lane also includes a bypass/exit lane that allows customers to bypass/exit the lane if they receive their order early, thus allowing the drive-through line to move up. Dutch Bros provides on-site staff that has the sole responsibility of directing traffic as well as dedicated staff to take orders, receive payments and deliver drinks outside. In the event that there is an overflow of vehicles, Dutch Bros. prepared a traffic operational plan detailing where cars will stack to avoid disrupting the overall shopping center traffic.

MOTION:

Approve staff recommendation

ATTACHMENTS:

1. Vicinity Map
2. Site Plan
3. Elevations
4. Renderings
5. Planning Commission Resolution, Findings, and Conditions of Approval
6. Notice of Exemption
7. Notice of Public Hearing

UNDER SEPARATE COVER:

1. 11" x 17" plans

