



Staff Report

Agenda Item No.

C-1

To: City of Imperial Planning Commission

From: Othon Mora, Community Development Director

Date: June 18, 2021

**Subject: Conditional Use Permit Request #21.04
Starbucks-Drive-Through
802 N Imperial Avenue, Imperial, CA 92251**

Summary:

Applicant:	Chris Peto
Project Location:	802 N. Imperial Avenue; Imperial, CA 92251
Zoning:	C-2 Commercial General
General Plan:	Commercial
Environmental:	Categorically Exempt under Section 15303
Recommendation:	Approve Conditional Use Permit

Background

The applicant is requesting a Conditional Use Permit (CUP) to construct a Starbucks with a drive-through at 802 N. Imperial Avenue. The project site is part of the ongoing new development that includes a USPS and a McDonalds. The proposed location is ideal for the facility. To the west of the project site there is a convenience store, and to the west there is Frank Wright middle school and an apartment complex is located directly to the south of the proposed project. (An aerial photo of the project site is shown below.)



Discussion/Analysis

The subject site at 802 N Imperial Avenue is currently zoned C-2 Commercial General. This Zoning designation is intended as an area for the location of highway-oriented retail service and wholesale commercial activities such as; restaurant, theatre, health clubs, and for neighborhood shopping centers which provide retail business service and office facilities for the convenience of residents of the neighborhood. Section 24.05.120.B.20.d of the Imperial Zoning Ordinance lists drive-through restaurants as a use subject to a Conditional Use Permit.

A restaurant is permitted by right in commercial zones, but potential traffic issues related to drive-through services require a conditional use permit.

Evaluation

The Zoning Ordinance provides flexibility in the regulation of uses to ensure that unusual characteristics of certain uses are properly addressed in furtherance of the Imperial Zoning Ordinance. Section 24.19.340 of the City of Imperial Zoning Ordinance requires that the Commission make specific findings be made when reviewing a CUP. The required findings are listed below in ***bold italics***, followed by an evaluation.

- 1. That the proposed location, size, design, and operating characteristics of the proposed use is in accord with the Title and Purpose of this Ordinance, the Purpose of the zone in which the site is located, the Imperial General Plan, and the development policies and standard of the City.***

The subject site is located within C-2 Commercial General. Starbucks will not interfere or conflict with the purposes of the zone.

- 2. That the location, size, design, and operating characteristics of the proposed use will be compatible with and will not adversely affect or be materially detrimental***

to adjacent uses, residents, buildings, structures, or natural resources with consideration given to those items listed in Section 24.19.340.B of the Imperial Zoning Ordinance.

The proposed location is ideal for the facility. To the west of the project site there is a convenience store, and to the west there is Frank Wright middle school. The project will be compatible with the adjacent land uses and will not adversely affect residents.

- 3. That the proposed location, size, design, and operating characteristics of the proposed use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety, or welfare, or materially injurious to properties or improvements in the vicinity.*

The project is very limited in nature, and as such, will not be detrimental to the public health, safety, or welfare. Cars waiting at drive through locations can sometimes cause traffic issues within parking lots and roadways. The proposed project is required to mitigate for excessive queues.

- 4. That the proposed Conditional Use will comply with each of the applicable provisions of the Zoning Ordinance, except for any approved Variance.*

The proposed Starbucks will comply with all provisions of the Zoning Ordinance.

Environmental Compliance

The project is categorically exempt from the California Environmental Quality Act (CEQA) under Section 15301 of the Guidelines.

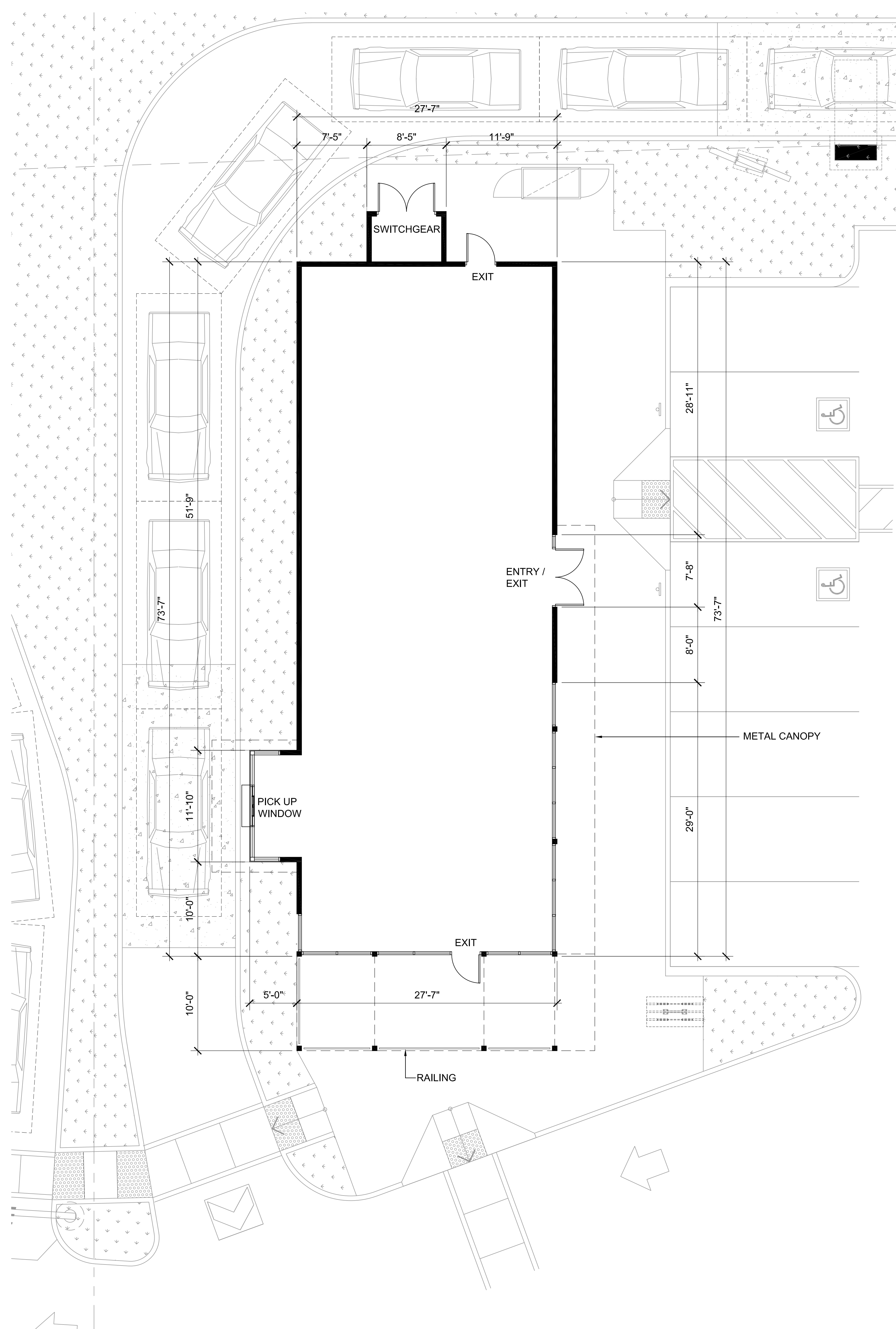
Recommendation

Staff recommends the Planning Commission conduct a public hearing to receive comments for and against the project. Unless sufficient evidence to the contrary is presented at the public hearing, Staff recommends approval of **Resolution No. PC2016-08** approving a conditional use permit for a Starbucks drive-through located at 802 N Imperial Avenue subject to the following conditions on Exhibit A Conditions of Approval.

Respectfully Submitted

Othon Mora, MCM, CBO
Community Development Director

Attachments: Resolution No. PC2021-08 with Conditions of Approval
Project Site Plan



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



PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

5th Street Development

N.W.C. of Imperial Avenue & E 15th Street
Imperial, California

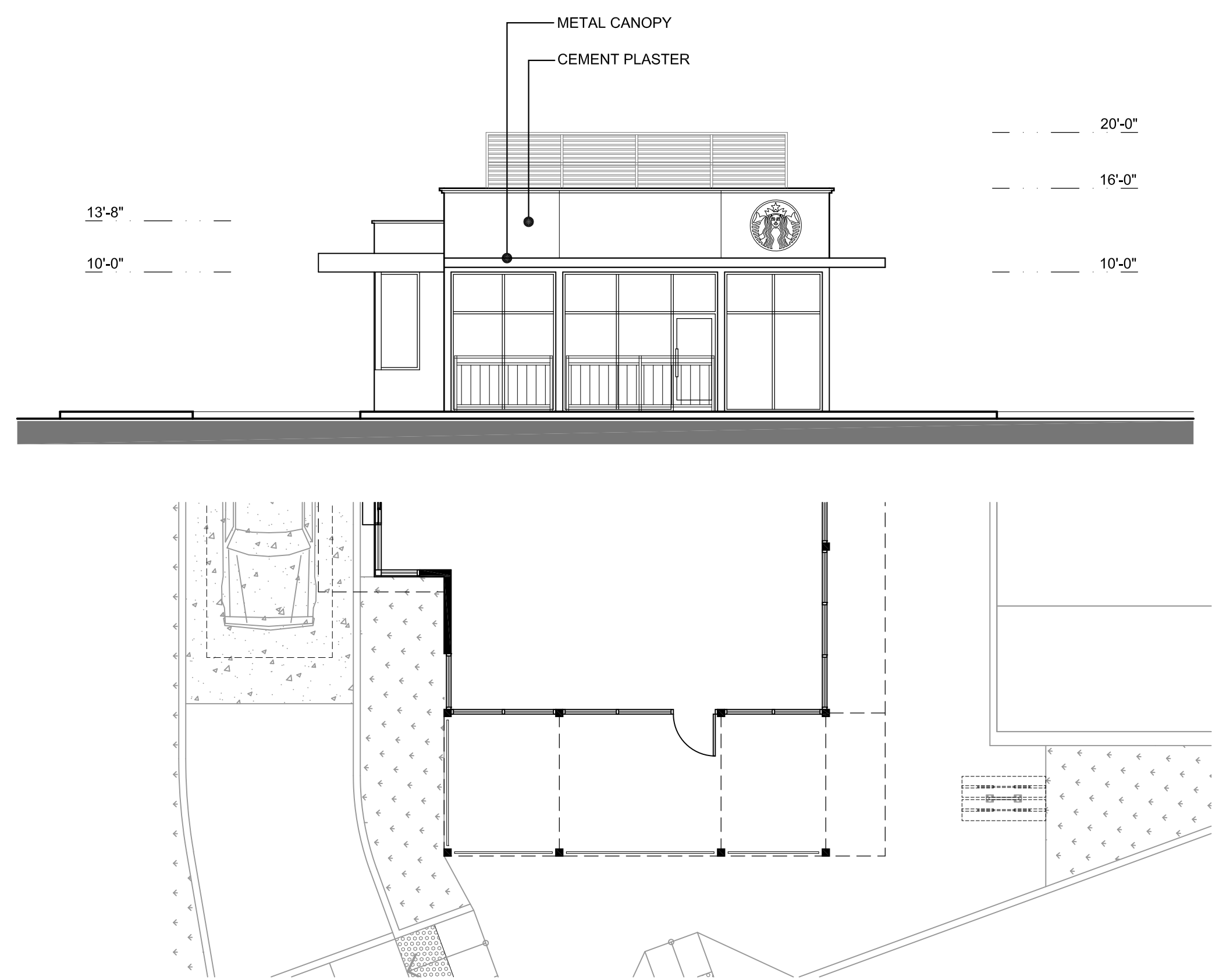
**McKently
Malak**
ARCHITECTS

35 Hugus Alley, Suite 200
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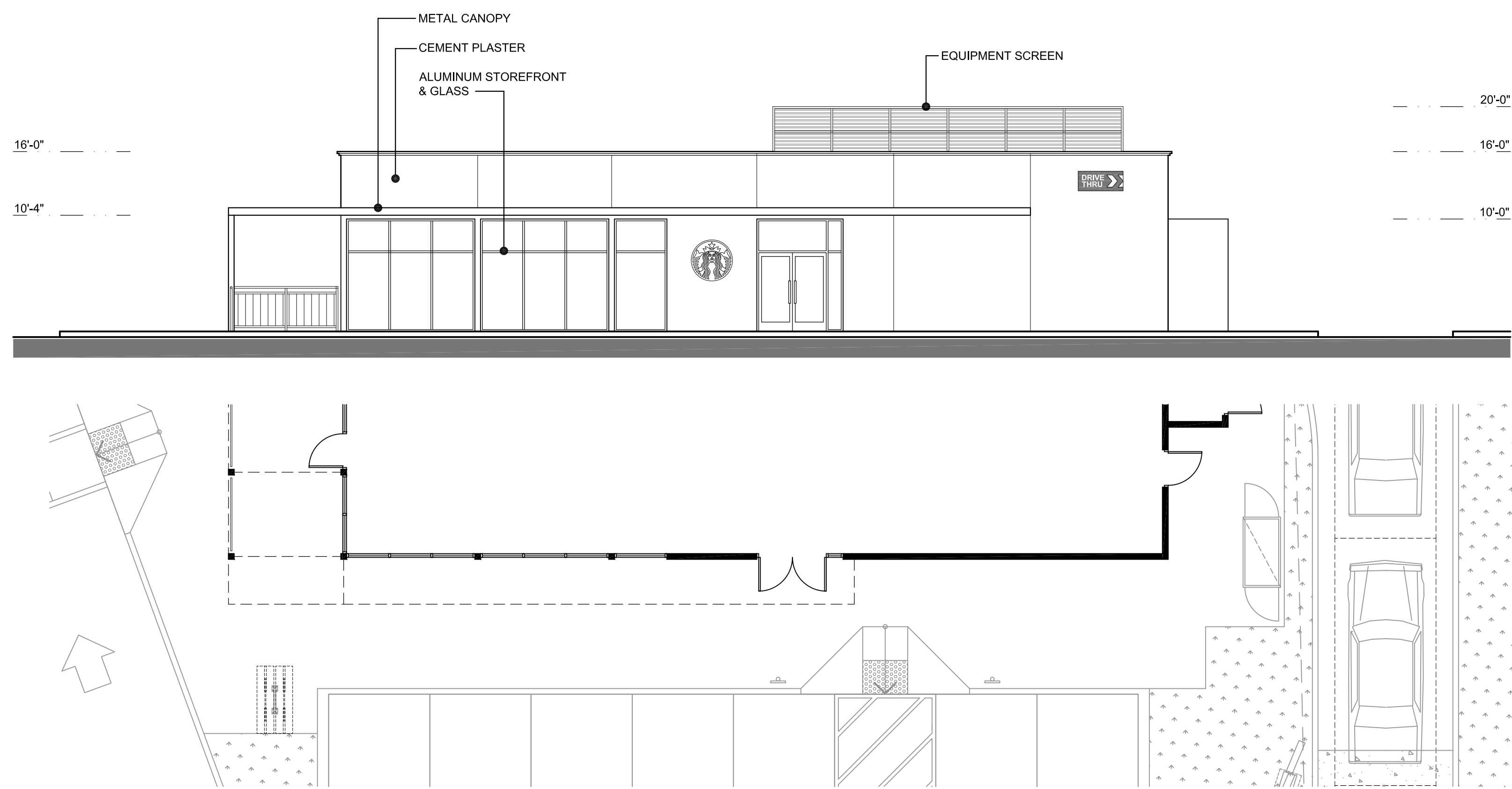
PROPOSED FLOOR PLAN

03.17.2021 17154TMA

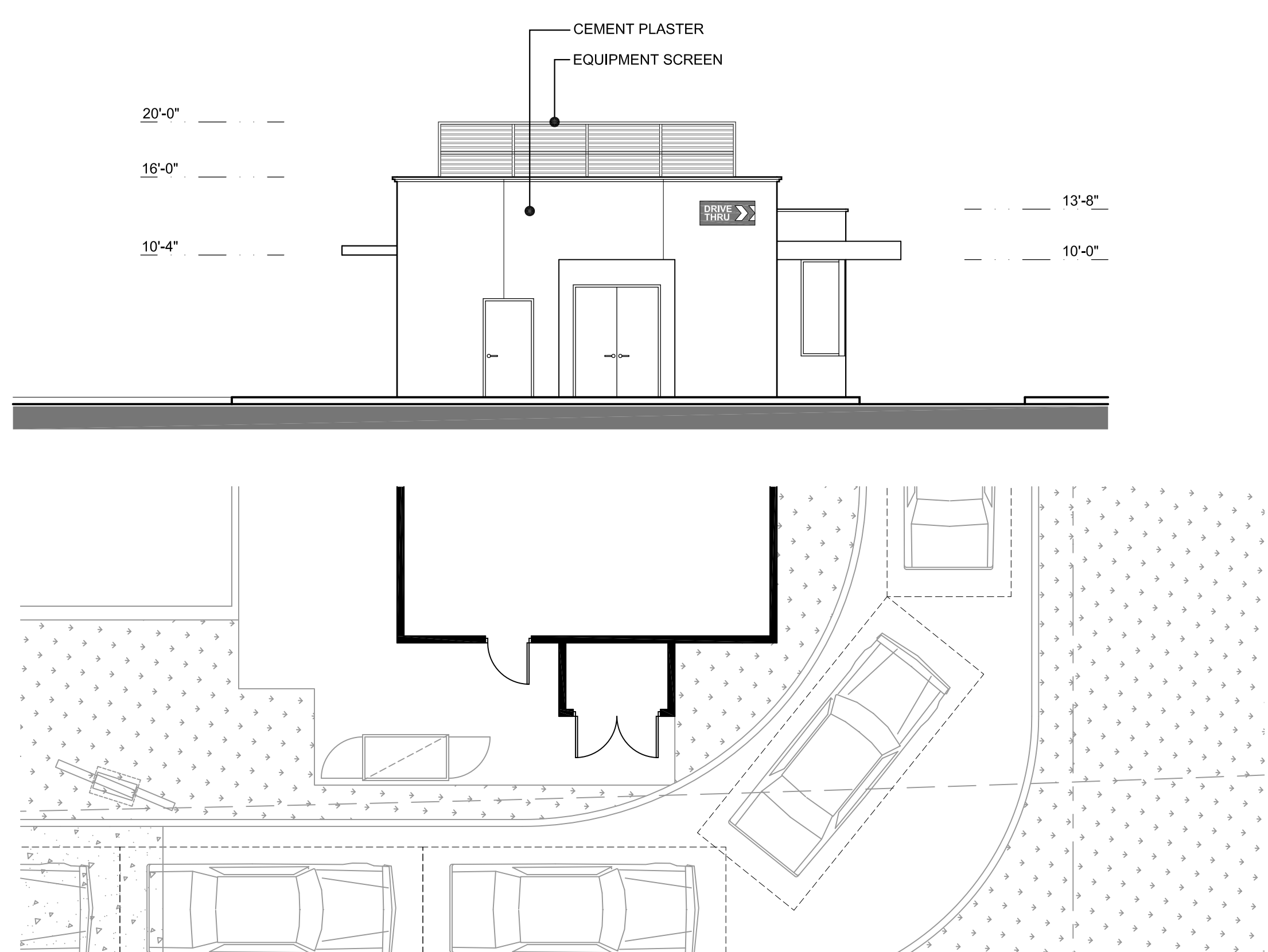
A-101



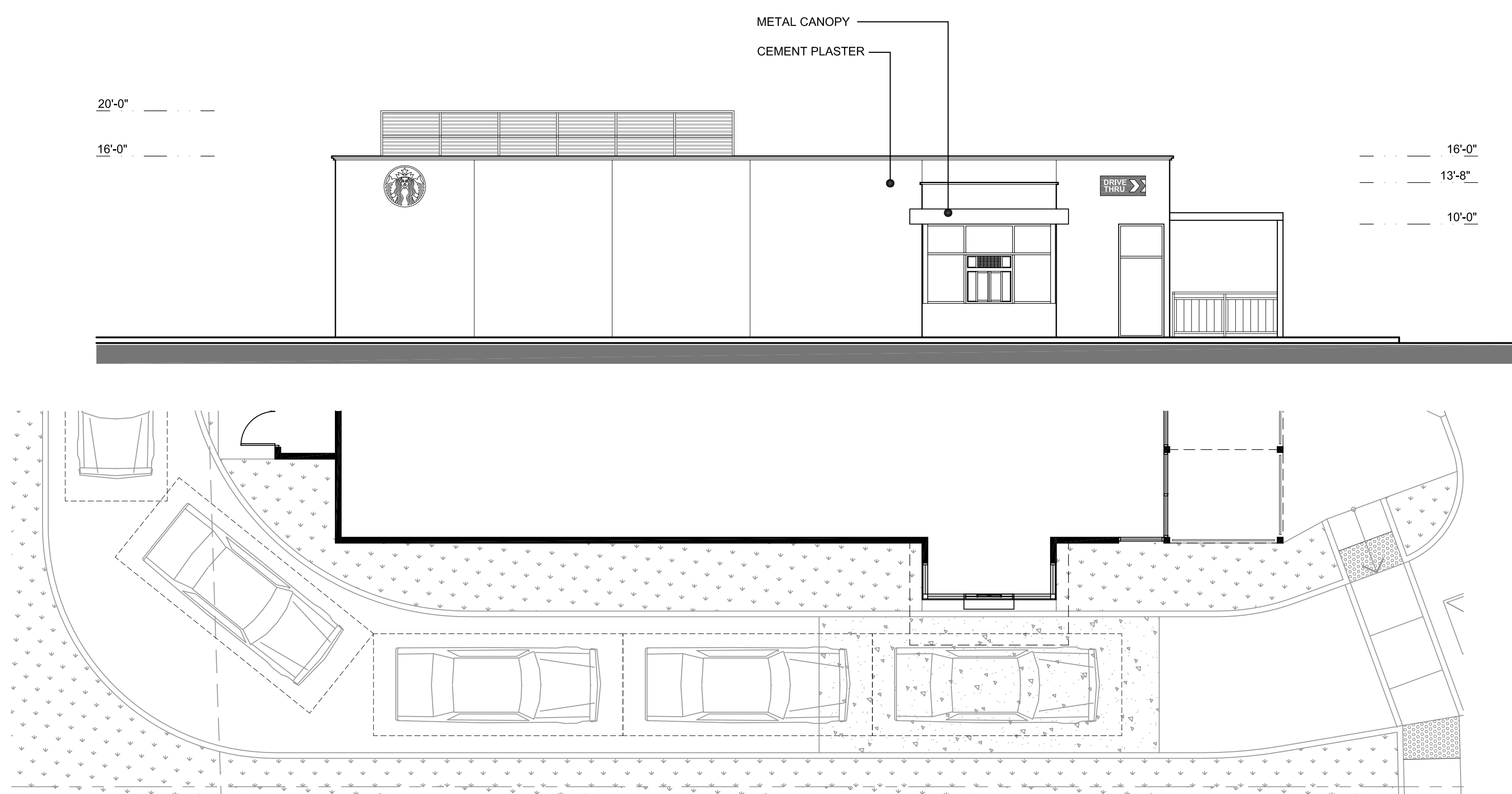
① WEST ELEVATION
SCALE: 1/8" = 1'-0"



② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



③ EAST ELEVATION
SCALE: 1/8" = 1'-0"



④ NORTH ELEVATION
SCALE: 1/8" = 1'-0"

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.

5th Street Development

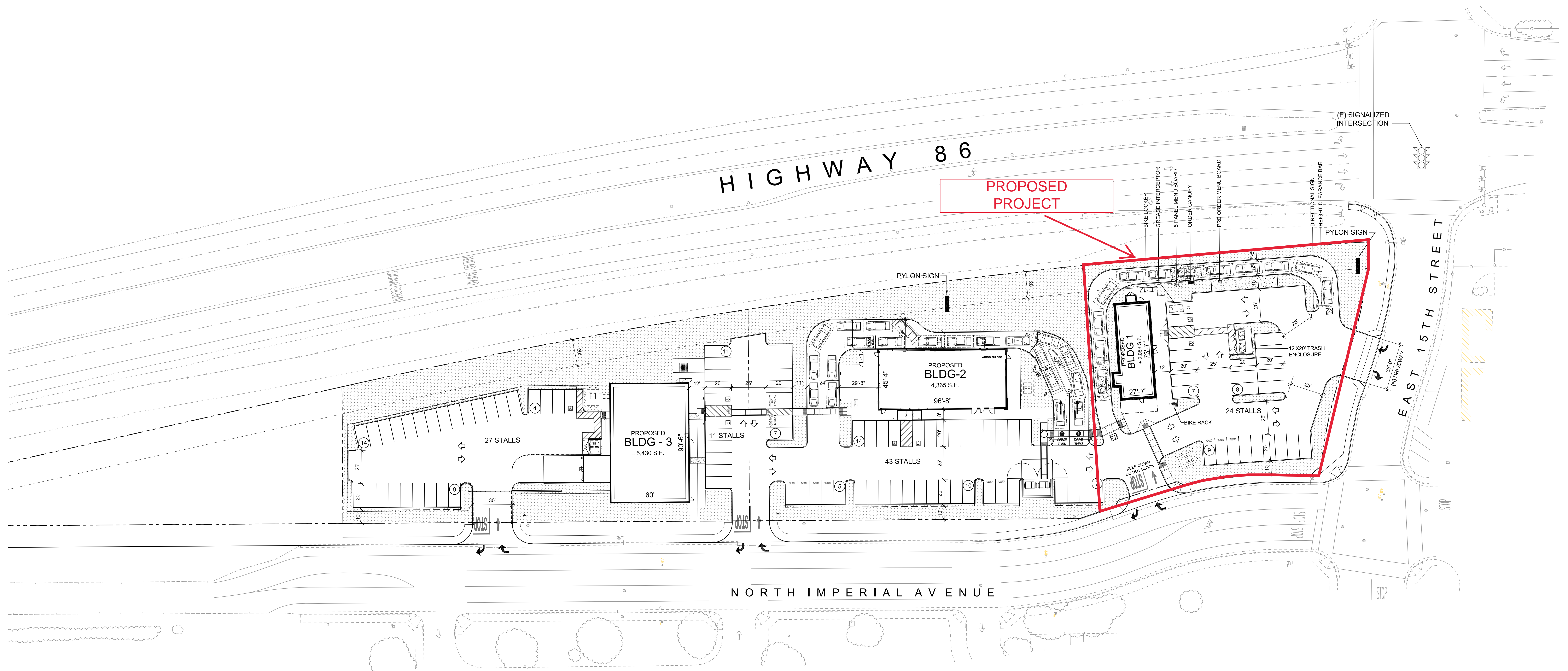
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PROPOSED ELEVATIONS

03.17.2021 17154TMA

A-201



PROJECT SUMMARY	
ZONING	
CLIENT	HALFERTY DEVELOPMENT COMPANY
JURISDICTION	CITY OF IMPERIAL, CALIFORNIA
APN	063-040-25 & 36
SITE AREA	
SITE AREA	(± 2.75 AC) ± 119,861 S.F.

BUILDING DATA	
BUILDING AREA	
PROPOSED BUILDING-1 (DRIVE THRU)	± 2,089 S.F.
PROPOSED BUILDING-2 (DRIVE-THRU)	± 4,365 S.F.
PROPOSED BUILDING-3 (POST OFFICE)	± 5,430 S.F.
TOTAL BUILDING AREA	± 11,884 S.F.
F.A.R. (11,884 S.F. / 119,861 S.F.)	0.09 RATIO
BUILDING COVERAGE	10 %
BICYCLE PARKING PER CAL GREEN	
REQUIRED	PROVIDED
SHORT TERM BICYCLE (15 STALLS @ 5%) 0.75	8
(Customer parking 105 stalls @ 15% = 15 stalls)	
LONG TERM BICYCLE (90 STALLS @ 5%) 4.5	6
(Employee parking 105 stalls @ 85% = 90 stalls)	

PARKING DATA	
BUILDING - 1 ± 2,089 @ 1/75 SF	27.8 STALLS
BUILDING - 2 ± 4,365 @ 1/75 SF	58.2 STALLS
BUILDING - 3 ± 5,430 @ 1/300 SF	18.1 STALLS
TOTAL REQUIRED	104.1 STALLS
PARKING PROVIDED	
STANDARD:	87 STALLS
ADA:	7 STALLS
ELECTRIC / CLEAN AIR VEHICLES:	11 STALLS
PER CAL GREEN TABLE 5.106.5.2 & 5.106.5.3.3	
FUTURE EV VAN ACCESSIBLE	1 STALL
FUTURE EV STANDARD ACCESSIBLE	1 STALL
FUTURE EV CHARGING STATIONS	5 STALLS
CLEAN / AIR VEHICLE	4 STALLS
PARKING PROVIDED:	105 STALLS
PARKING RATIO PROVIDED:	8.8 per 1,000 S.F.
SITE LAYOUT DATA	
MIN. DRIVE AISLE WIDTH	25'-0"
STANDARD PARKING STALL	9'-0" x 20'-0"
QUEUE LINE	AT LEAST EIGHT (8) VEHICLES

OPTION - 2
PROPOSED SITE PLAN

SCALE: 1" = 30'-0"

NORTH

GRAPHIC SCALE
1 inch = 30 feet

PRELIMINARY SITE PLAN SUBJECT TO CHANGE.
PROPERTY LINES ARE BASED ON A.L.T.A. SURVEY BY
ATC DESIGN GROUP, DATED 10.10.2019