



Planning Commission Meeting – March 25, 2020
Circle K/Coffee Restaurant: Development Plan 19-03 & Use Permit 19-04

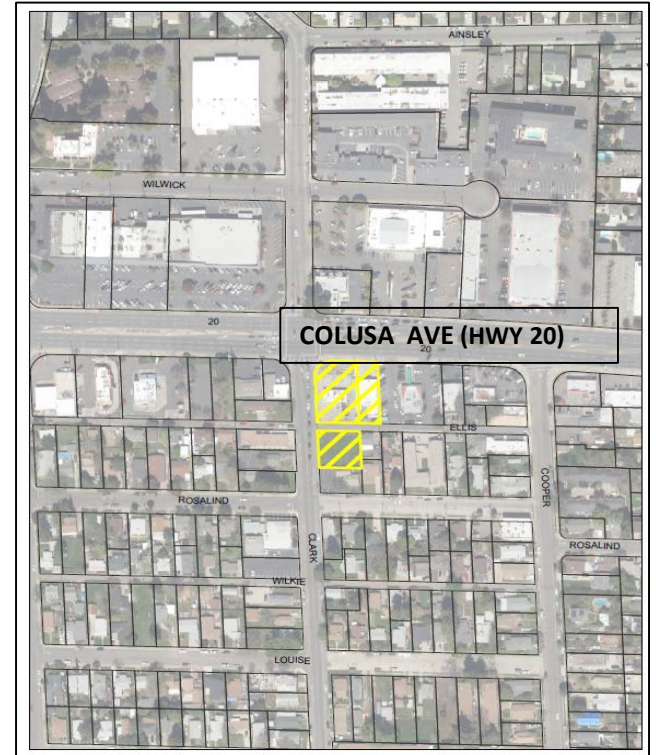
PUBLIC HEARING

- Development Plan (DP) 19-03
- Use Permit (UP) 19-04
- Environmental Assessment (EA) 19-11

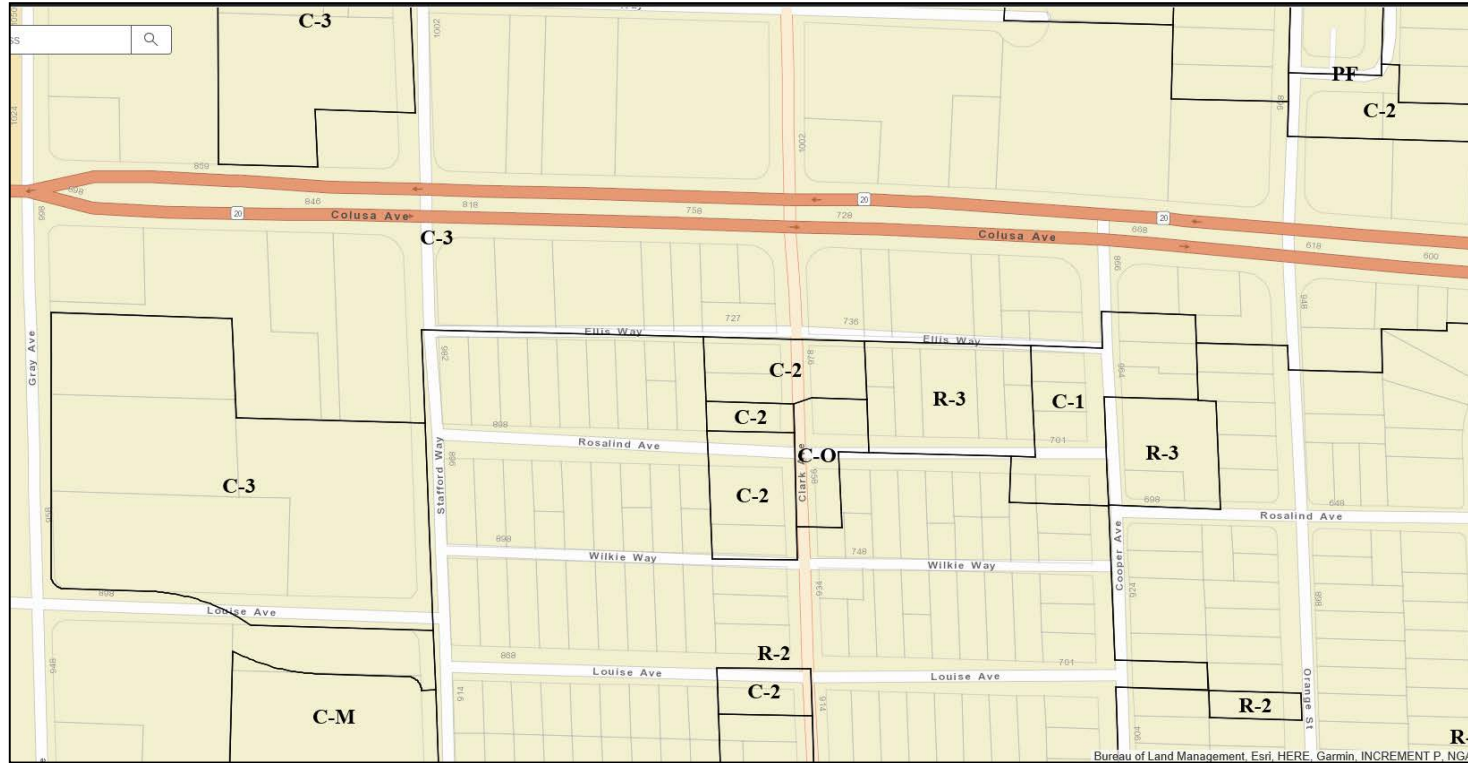


LOCATION

- 728 and 724 Colusa Avenue.
- 969 Clark Avenue.
- Southeast corner of Colusa Ave and Clark Ave.
- Three Parcels – 0.68 acres.



ZONING



CURRENT STATUS OF PROJECT SITE

- Occupied by a liquor store/deli; gas station with a convenience store.
- All businesses are closed and surrounded by chain-link fencing.



EXISTING SITE



Looking across Colusa Ave to the south



View from corner of Colusa Ave and Clark Ave



EXISTING SITE



Proposed fueling station site

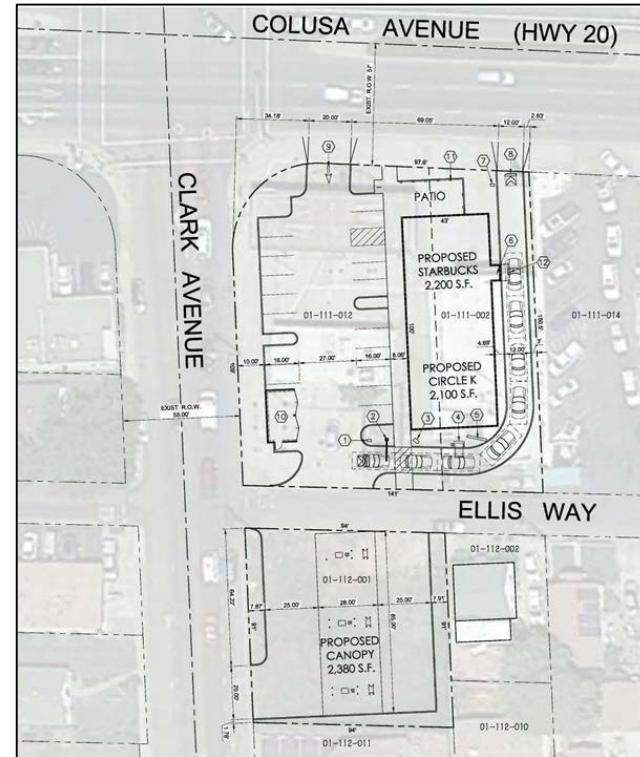


View from proposed fueling station site



PROJECT PROPOSAL

- **DP 19-03:** To construct and operate a Circle K convenience store with associated fuel station, and a coffee restaurant with a drive-thru lane.
- **UP 19-04:** To permit a fuel station and drive-through lane to service the coffee restaurant.



COMPATIBILITY WITH NEIGHBORHOOD

- Use: The project is surrounded by various General Plan land use designations and zoning.
- Commercial uses on all sides of 728 and 724 Colusa Ave.
- Residential use on the eastern side of 969 Clark Ave.
- 6 foot block wall proposed along eastern side of parcel.



PROJECT DESIGN

- Varying materials: brick, stucco, glass, metal awnings.
- Roofline and walls are articulated, and roofline is corniced.
- Fueling station canopies will match the buildings in both color and materials.
- Landscaping will meet both Zoning Code and Highway 20 Gateway and Streetscape Master Plan.



PROPOSED PROJECT



Proposed fueling canopy from Ellis
and Clark



Proposed buildings from
Colusa





01 **FRONT ELEVATION**
SCALE: NTS

EXTERIOR PAINTS/MATERIAL:



P-1 SHERWIN WILLIAMS SW7020
"BLACK FOX"



P-2 SHERWIN WILLIAMS SW7571
"CASA BLANCA"



P-3



FS-1 MFG: GLEN GERY
PRODUCT: THIN BRICK
COLOR: "RUSTIC BURGUNDY"



FS-2 MFG: H.C. MUDDOX
PRODUCT: THIN BRICK
COLOR: "SPANISH MOSS"



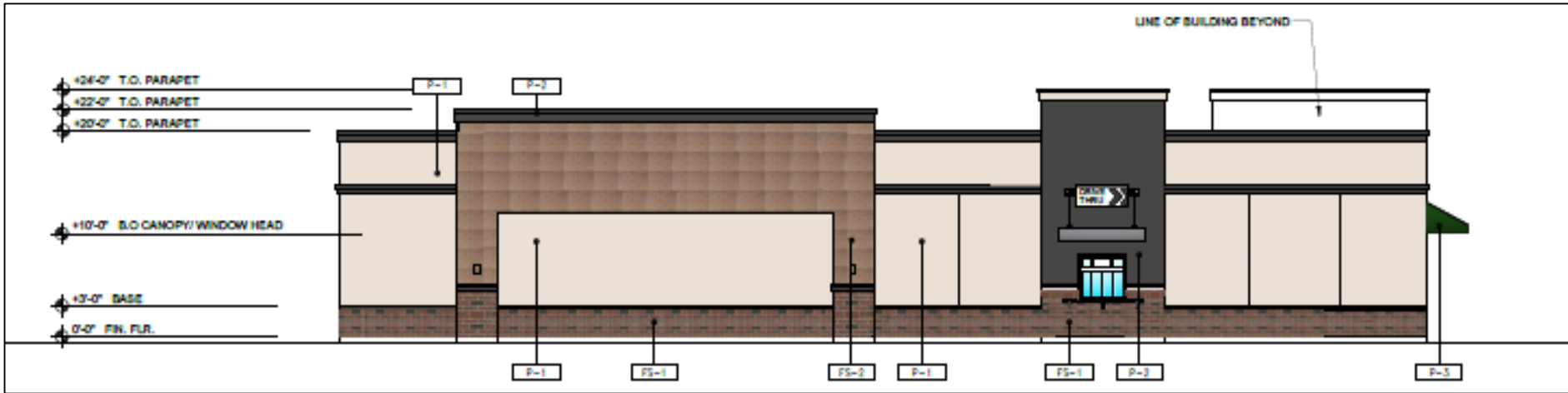
NORTH ELEVATION



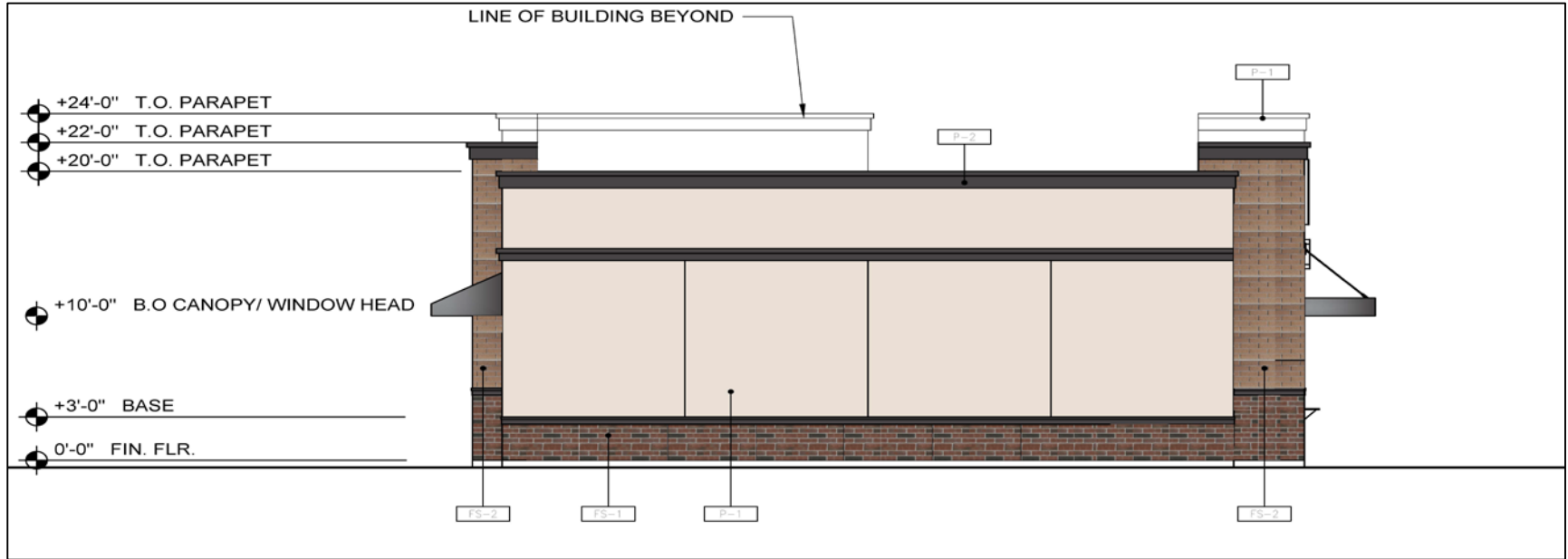
WEST ELEVATION



EAST ELEVATION



SOUTH ELEVATION

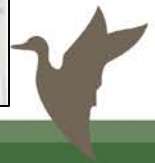


TRAFFIC

- Recommendations of the Traffic Study are incorporated in the Site Plan and Conditions of Approval.
- Traffic Study determined that location of proposed access driveways to both sites safely serve the project.



- Proposing to add an additional condition to the Conditions of Approval to ensure drive-thru and fueling operations do not affect the public roadway



ENVIRONMENTAL REVIEW

- Project is Categorical Exempt pursuant to the California Environmental Quality Act (CEQA)
 - Article 19 – Categorical Exemption 15303 (c)
New Construction or Conversion of Small Structures.



RECOMMENDATION

- Find project Categorically Exempt pursuant to CEQA Section 15303 (c).
- Adopt Resolution PC 20-05 to approve Development Plan 19-03 and Use Permit 19-04 subject to the findings and Conditions of Approval, with the addition of:



RECOMMENDATION

Condition #45.

All queuing of vehicles must be maintained onsite. There shall be no stacking and/or queuing of vehicles entering the facility and/or waiting to access the drive-thru or fueling areas in the public right-of-way. “Public right of way” includes but not limited to; State Route 20, Clark Avenue, and Ellis Way. Operational mechanisms are to be put in place to avoid any impacts to the public right of way. Operational changes shall be implemented within 24 hours of notification by the City or result in reconsideration of the Use Permit by the Planning Commission.

