



Item No: 1
Meeting Date: April 23, 2014

To: Planning Commission

Date: April 14, 2014

Authorized By: Ron Munekawa
Chief of Planning

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Subject: PA 13-049 - Espresso Lane, New Drive Through Coffee Kiosk
1990 S. El Camino Real / 039-030-260

RECOMMENDATION

That the Planning Commission approve the project by making the following motions:

1. Adopt the Categorical Exemption Section 15303(c) New Construction or conversion of small structures based upon the Findings for Approval in Exhibit A.
2. Approve the Site Plan and Architectural Review (SPAR) for new construction of a 492 square foot drive through coffee kiosk; Special Use Permit (SUP) for a drive through coffee kiosk, and the Site Development Planning Application (SDP) for the removal of two trees (Ornamental Pear) based upon the Findings for Approval in Exhibit A, subject to the Conditions of Approval in Exhibit B.

PROJECT SITE DESCRIPTION

The project site is approximately 13,810 square foot in size. The property is triangular shaped with an average parcel depth of less than 100 feet. A location map is provided as Attachment 1. The property contains an existing vacant gasoline service station pay kiosk, storage building, restroom and canopy. The site formerly housed a Shell Gas Station, but has been vacant since 2009. The project site is primarily paved with landscape areas at the perimeter.

The site is served by two driveways providing access from S. El Camino Real and from West 20th Avenue. There is an existing free standing sign base located at the intersection of S. El Camino Real and 20th Avenue.

The subject property is located on the southwest corner of South El Camino Real and West 20th Avenue. The surrounding land uses include a small commercial shopping center to the north and west, restaurant uses across S. El Camino Real to the east, a medical clinic and multi-family residential uses to the south. The site is zoned C2-2/R4 (Regional/Community Commercial with a Residential Overlay) with a maximum Floor Area Ratio (FAR) of 2.0.

PROJECT DESCRIPTION

The Espresso Lane drive-through coffee kiosk proposes to sell espresso drinks, coffee, prepared foods, and other beverages on a drive-through and walk-up basis seven days per week. The proposed hours of operation are proposed to be 5:00 am to 9:00 pm with typically three employees per shift. There is an existing Espresso Lane coffee kiosk located at 865 Woodside Road in Redwood City.

This project proposes to demolish the existing kiosk and construct a new kiosk at the center of the site to provide drive-through coffee service. The existing storage area/restroom and canopy would be incorporated into the project. The project proposes to retain a majority of the site paved, but includes additional landscaped areas at the perimeter of the site. The project also includes a landscape trellis and wall with seating at the corner of S. El Camino Real and 20th Avenue. This feature also includes a signage for the project and would function as a monument sign for the project. The project proposes to remove the existing sign frame located at the corner of the site. The project plans are included as Attachment 2.

The coffee kiosk would be located at the center of the site and oriented in such a way to serve drive through customers accessing the site from either S. El Camino Real or 20th Avenue. This would be accomplished by having windows on either side of the kiosk and allowing cars to enter and exit the site via either of the proposed driveways. Coffee service would also be provided to pedestrians through a pick-window facing S. El Camino Real. The project includes three parking spaces, (one handicapped) a loading zone and bicycle parking in accordance with City requirements.

The proposed architectural style of the kiosk is contemporary in nature and includes a variety of materials including stucco, a metal canopy, storefront glazing framed with anodized metal and other metal accents. The paving materials for the site include asphalt paving throughout, with stamped concrete to delineate pedestrian walkways, the coffee pick up areas and car lanes. The wall and trellis would consist of a stucco wall with wood and stucco trellis structure located on the wall. A seating bench is also incorporated into the wall.

The project is consistent with the City's floor area, parking and height requirements, as shown in the data form in Attachment 3. The proposed a 492 square foot drive through coffee kiosk along with the existing 161 square-foot storage/restroom area totals 653 square feet and therefore is well below the allowable with a FAR of 2.0.

Site Layout/Circulation

The proposed kiosk is in approximately the same location as the existing fuel station kiosk, however, it is oriented in a different way to allow for a better circulation on the site and to allow for potential queuing on the site while customers are being served at the kiosk windows. The proposed circulation and layout was preliminarily evaluated by the City's consultant, Hexagon, and determined to be the optimal layout given the required access to the site, constraints on the project site and operational characteristics of the proposed use and business. In addition, Hexagon determined that the signage and pavement markings as proposed would be adequate to direct traffic on-site.

A traffic report was prepared to help address these issues and the information from this report was used to assist the applicant in considering the circulation on the project site and incorporated in these plans. The report has also addressed potential traffic and circulation impacts resulting from the project. The report is attached as Attachment 4.

Land Dedication and Roadway/Pedestrian Improvements

In accordance with the City's General Plan (see Attachment 5-*Traffic Mitigation Fee Program-Appendix D of the Circulation Element of the General Plan*) and El Camino Real Master Plan, the project includes dedication of a portion of the project site frontage directly adjacent to S. El Camino Real to provide for a 10-foot effective sidewalk and a new southbound turn lane along S. El Camino Real (a dedicated turning lane onto W. 20th Avenue).

The proposed dedication of land to Caltrans for the turn lane is intended to satisfy the 20% developer contribution required for this improvement as outlined in the Traffic Mitigation Fee Program. Provision of the turning lane will require realignment of the intersection and potential relocation of the existing utilities and signal at the corner directly adjacent to the project site (refer to Attachment 5).

The project only includes dedication of the land for these improvements, as well construction of the sidewalk and installation of amenities (street trees, etc.) at the perimeter of the project site. Construction of the additional lane, relocation of utilities and signal, etc., are anticipated to be implemented by the City in conjunction with Caltrans.

The timing of these improvements is set to begin with the transition/dedication land for the construction of the right-turn lane. These components of the project have been laid out in the Conditions of Approval and will require extended coordination between City staff, Caltrans and the project applicant.

SITE DEVELOPMENT PLANNING APPLICATION

The City's Site Development Code requires a Site Development Planning Application for tree removal, site development on a slope of 15 percent or greater, and site grading on a hillside. The project complies with applicable provisions of this Code and the project will be required to obtain a Site Development Permit for these activities which is reviewed and issued by the City's Public Works Department.

The project will result in the removal of major vegetation including two trees over 6" in diameter (Ornamental Pear). Their location and landscape unit value were documented in the *Arborist Report and Tree Inventory* prepared by Michael Bench, Consulting Arborist, dated October 8, 2012 (Attachment 6). The removal of these two trees will not be detrimental to public welfare or injurious to other property in the vicinity. Four trees will be removed by the City of San Mateo as part of the construction of the right-turn lane. The other two Ornamental Pear trees will be removed by the applicant in order to construct the proposed improvements to allow reasonable economic enjoyment of the property. The applicant is required to plant five new trees to comply with the Zoning Code which requires the full Landscape Unit Value of the existing trees to be removed to be replaced. A landscape unit value of 15.12 has been assigned by the Arborist Report and a total replacement value of 20 will be replaced as part of this project.

CODE AND POLICY COMPLIANCE

The City's General Plan and El Camino Real Master Plan include specific policies relating to this portion of S. El Camino Real (see Exhibit A).

The El Camino Real Master Plan has guidelines that relate to the overall development of S. El Camino Real from State Route 92 to the Belmont border. The project area is divided into subareas based on intersection location. The project site falls into the State Route 92-20th Avenue sub area. In addition, the intersection of S. El Camino Real and W. 20th Avenue is a designated Theme Intersection, which should incorporate pedestrian medians, pedestrian street lighting, as well distinct landscaping, street trees and paving. The El Camino Master Plan also has guidelines for the development of properties in the various subareas, including land uses, setbacks and signage.

The proposed project is generally consistent with the goals and policies in the General Plan and El Camino Real Master Plan as they relate to land use and landscape and intersection improvements.

The El Camino Real Master Plan calls for specific setbacks and building frontage for corner properties. It is the intent of the guidelines that buildings on corner properties have prominent features including entries, architectural features, etc. to reinforce the importance of Theme intersections as identified in the El Camino Master Plan. The project is not proposing a building at the corner of the site, but rather a wall/trellis structure at this corner to reinforce the importance of the corner. The El Camino Master Plan includes an implementation section that summarizes some factors that could inhibit new development from occurring in the study area. It states that one of these factors is that there are some parcels in the northern part of the study area that are too small to allow for efficient redevelopment. The size and depth of some parcels, such as this one, make it difficult to implement higher density uses on these parcels. Therefore the proposed use is appropriate given the unique shape and small size of the parcel.

BACKGROUND

On April 23, 2012 the applicant applied for a Formal Pre-Application Project Review for a proposed coffee kiosk located at 1990 S. El Camino Real. In 1980 a Shell gas station was built and operated on this corner until 2009. The corner has sat vacant since that time.

The Planning Commission reviewed a preliminary application on the project in Study Session on May 22, 2012, after a neighborhood meeting was held on May 9, 2012. Three neighbors attended the neighborhood meeting. The following summarizes the topics that were raised at the meeting:

- Concerns regarding the circulation on the site-how will the queuing and access work for the site?
- How will access in and around the site work-specifically people trying to get onto northbound El Camino Real?
- Will changes in the proposed circulation on-site have negative impacts on the circulation around the project site?
- Excited about the revitalization of this corner property since it has been vacant for a long time.
- Like the idea of enhancing the pedestrian environment with increased sidewalk width and street trees along S. El Camino Real.

The Planning Commission provided a number of comments on the project at their Study Session on January 23, 2013, addressing issues such as parking and circulation on site, sidewalk widths, site lighting, pedestrian movements and safety, intersection improvements and tree species. The Study Session Meeting Minutes are included as Attachment 7.

ENVIRONMENTAL REVIEW CEQA

The project is categorically exempt from environmental guidelines (Class 3 § 15303(c) New Construction or Conversion of Small Structures).

NOTICING

In accordance with Government Code section 65090, notice of this hearing was published in the Examiner newspaper 10 days before the hearing. In accordance with Government Code section 65091 and the City's Municipal Code noticing requirements, this hearing was noticed to the following parties ten days in advance:

- Approximately 397 property owners, residential tenants and business tenants on and within 500 feet of the project site;
- The City's "900 List" which contains nearly 100 Homeowner Associations, Neighborhood Associations, local utilities, media, and other organizations interested in citywide planning projects; and,
- The City's Notify Me Email list.

No public comments were submitted on the project.

EXHIBITS

- A. Findings for Approval
- B. Conditions of Approval

ATTACHMENTS

1. Vicinity Map
2. Reduced Project Plans
3. Data Sheet
4. The Espresso Lane-1990 S. El Camino Real Draft Transportation Impact Analysis, November 8, 2012
5. City of San Mateo Traffic Mitigation Program
6. Evaluation of Existing Trees (Arborist Report)
7. Planning Commission Study Session Meeting Minutes

CC (AR and attachments (hardcopy) via USPS First Class Mail)

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Interested Parties (if email address was provided)