



## Legislation Details

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**File #:** 23-0359      **Version:** 1      **Name:**  
**Type:** Public Hearing      **Status:** Passed  
**File created:** 4/17/2023      **In control:** Planning and Housing Commission  
**On agenda:** 5/8/2023      **Final action:**  
**Title:** CUP2021-0004 (CONTINUED): A Conditional Use Permit application to allow a drive-through and walk-up window coffee shop (Starbucks) within an existing commercial center located at the southeast corner of Green River Road and Dominguez Ranch Road in the Neighborhood Commercial District of the Sierra Del Oro Specific Plan. (Applicant: Jessica Steiner of Bickel Group Architecture)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. Staff Report, 2. Exhibit 1 - Resolution No. 2605, 3. Exhibit 2 - Aerial and Locational Map, 4. Exhibit 3 - Overall Site Plan of Commercial Center, 5. Exhibit 4 - Conditions of Approval, 6. Exhibit 5 - Original Site Plan - February 21, 2023 P&H Meeting, 7. Exhibit 6 - Revised Site Plan (Dual Drive-through Lanes) - May 8, 2023 P&H Meeting, 8. Exhibit 7 - Letter from Bickel Group Architecture addressing Commission's concerns, dated April 20, 2023, 9. Exhibit 8 - Pervious Pavement Plan, 10. Exhibit 9 - Updated Parking Analysis Table, 11. Exhibit 10 - Letter from Capital Investment Network (property center manager), 12. Exhibit 11 - Email Correspondence Supporting the project, 13. Exhibit 12 - Petition Supporting the project, 14. Exhibit 13 - Email Correspondence Opposing the project, 15. Exhibit 14 - Floor Plan, 16. Exhibit 15 - Colored Elevations, 17. Exhibit 16 - Material Board, 18. Exhibit 17 - Site Photos, 19. Exhibit 18 - Trash Enclosure, 20. Exhibit 19 - Conceptual Landscape Plan, 21. Exhibit 20 - Traffic Management Plan, from Linscott Law and Greenspan, 22. Exhibit 21 - Parking Surveys, 23. Exhibit 22 - Environmental Documentation

Date	Ver.	Action By	Action	Result
5/8/2023	1	Planning and Housing Commission	accepted	Pass