



STAFF REPORT PLANNING COMMISSION

DATE: JUNE 8, 2021

TO: PLANNING COMMISSION

FROM: MARK TOMICH, AICP, DEVELOPMENT SERVICES DIRECTOR *MT*

PREPARED BY: STEVE GONZALES, ASSOCIATE PLANNER

SUBJECT: PLANNING STAFF SUMMARY OF INVESTIGATION OF COMPLAINT REGARDING IMPACTS OF DRIVE-THRU OPERATIONS AT STARBUCK'S LOCATED AT 2726 IOWA AVENUE (APN: 1167-111-26) (CONTINUED FROM 5-25-21 MEETING)

BACKGROUND

On May 25, 2021, the Planning Commission reviewed and discussed a summary investigation of a complaint regarding impacts of drive-thru operations at Starbucks located at 2726 Iowa Avenue. Because LRB Millwork's representatives, who are the originators of the complaint were not available to attend the meeting, the Planning Commission continued the discussion of the issues with Starbucks operations to the June 8, 2021, Planning Commission meeting.

RECOMMENDED ACTION

Staff recommends that the Planning Commission continue the discussion of the drive-thru operations at 2726 Iowa Avenue and provide staff with direction, including but not limited to the following options:

1. Direct staff to schedule DAP-001-444 for a public hearing to revise conditions of approval or revoke CUP to address conflicts between Starbucks and LRB Millworks operations; or
2. Provide alternative direction to staff.