



Planning Commission

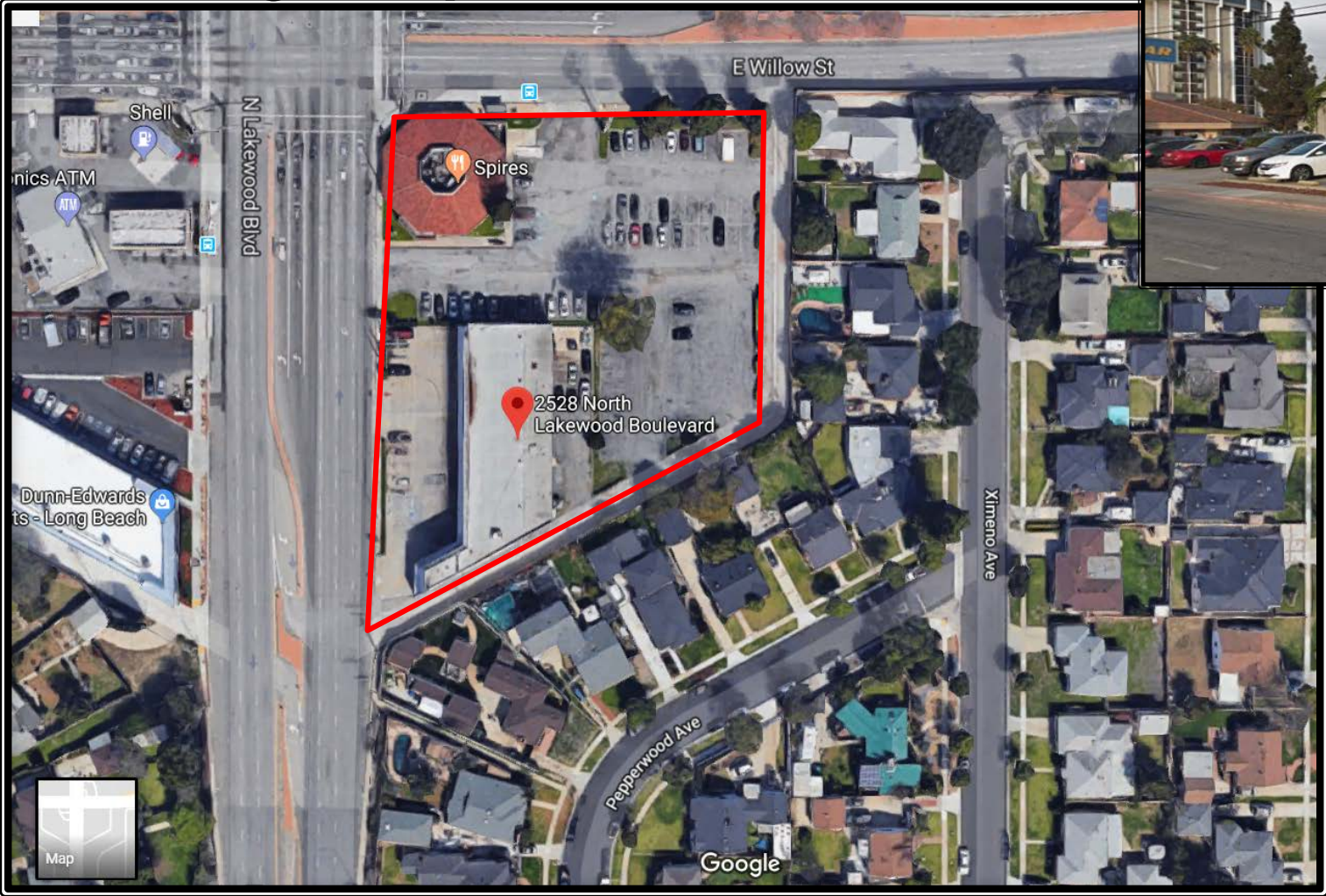
June 7, 2018

Accept Categorical Exemption CE-17-183 and approve two Conditional Use Permits (CUP17-011 and CUP17-012) to establish two drive-through lanes for restaurant uses and a Lot Line Adjustment (LLA18-004) for a proposed 11,827 square-foot commercial development located at 2528 and 2590 N. Lakewood Boulevard in the Commercial Regional Highway District (CHW) Zone. (District 4).

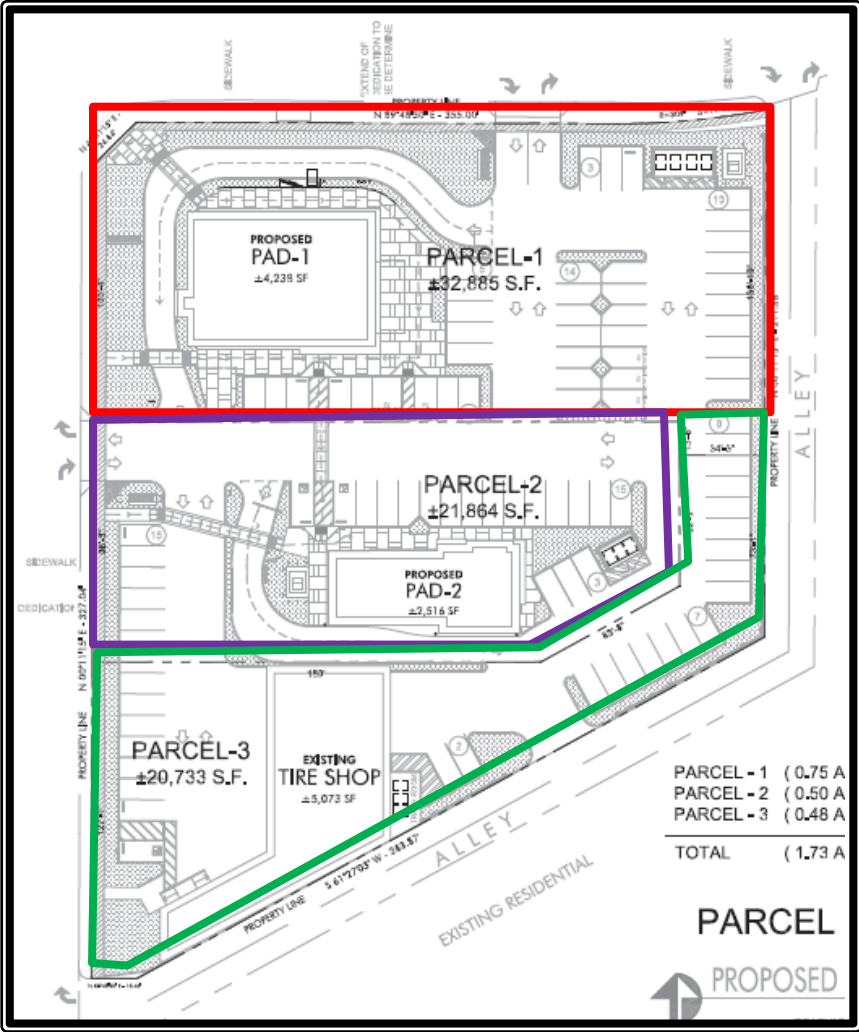
Application No. 1708-77



Vicinity Map



Lot Line Adjustment



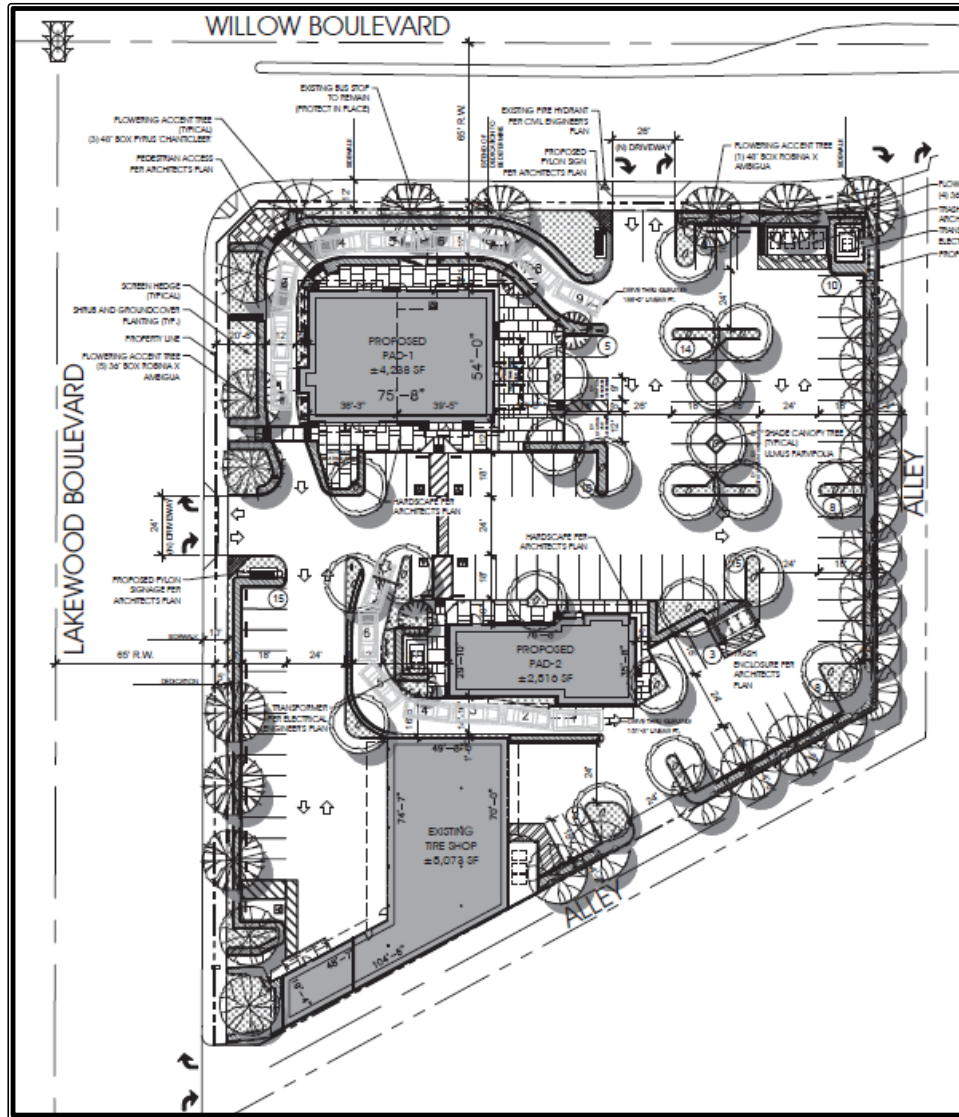
Project Site
2528 and 2590 N.
Lakewood Boulevard

Zoning District
Commercial Regional
Highway District
(CHW)

General Plan Land Use
Designation
Land Use District #8N,
“Shopping Node Land
Use District”



Site Plan



Parcel 1:

- **4,897 sf building area**
- **2- restaurant tenants**
- **Drive though lane**
- **Outdoor Dining- 610 sf**

Parcel 2:

- **2,516 sf building area**
- **1- restaurant tenant**
- **Drive through lane**

Parcel 3:

- **Demolish portion of building**
- **Reduced to 5,073 sf**
- **Remain tire installation use**

Total Parking Provided: 92 stalls

Total Parking Required: 91 stalls





Renderings - Parcel 1



Facing Parcel 2



Facing east



Facing Willow



Facing Lakewood





Renderings - Parcel 2



Facing Lakewood



Facing Parcel 1



Facing east



Facing Parcel 3





Renderings - Parcel 3



Facing Lakewood



Facing south (alley)



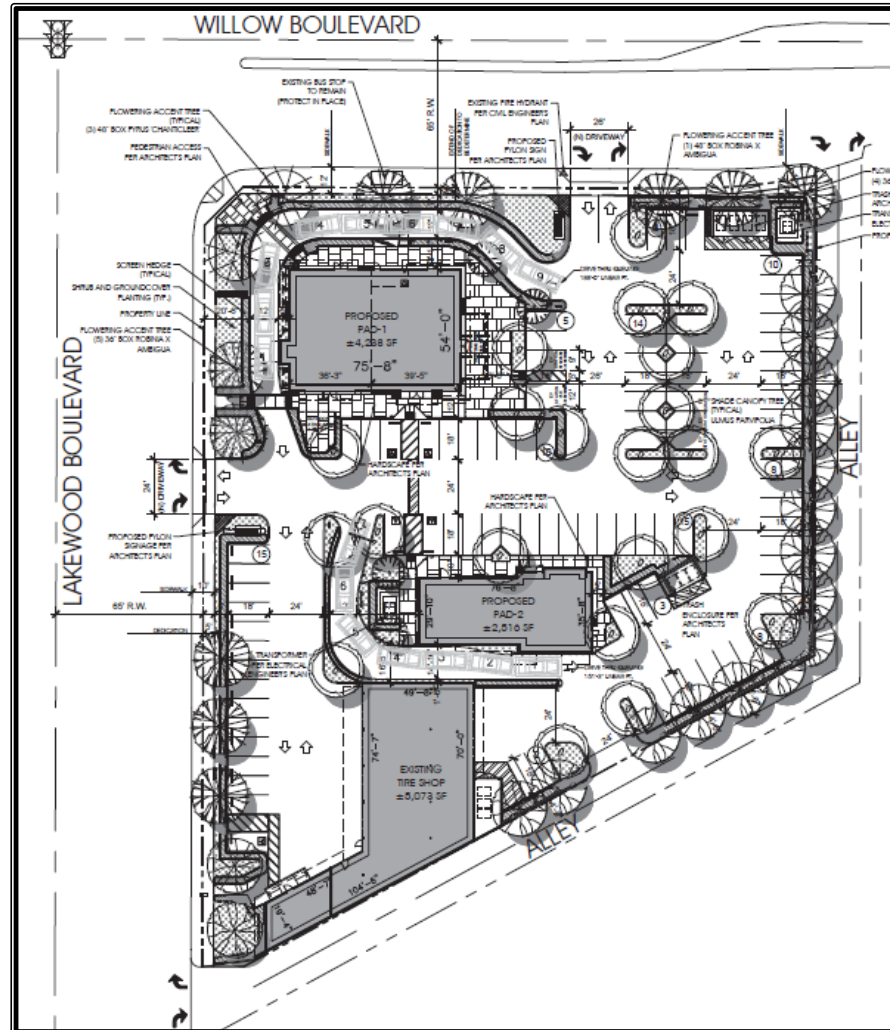
Facing Parcel 2



Facing east



Site Improvements



Site Improvements

- Removal of existing pole signs and installation of two new free standing signs
- New Landscaping – perimeter and interior
- New concrete block wall along property line adjacent to alley
- New trash enclosure

Right of way improvements

- Widening and repairing of the sidewalks along Lakewood and Willow
- Alley surface improvements





CEQA & PROJECT FINDINGS

CEQA

The project qualifies for a Categorical Exemption in accordance to CEQA.

Conditional Use Permit & Lot Line Adjustment

Positive Findings can be made in accordance to Sec. 21.25.506 and 20.20.010 of the LBMC

Public Noticing

Notices were distributed on May 21, 2018

Public Comments

One comment was received. The public comment opposed the drive through lanes operating hours.





RECOMMENDATIONS

Staff recommends that the Planning Commission Accept Categorical Exemption CE-17-183 and approve two Conditional Use Permits (CUP17-011 and CUP17-012) to establish two drive-through lanes for restaurant uses and a Lot Line Adjustment (LLA18-004) for a proposed 11,827 square-foot commercial development located at 2528 and 2590 N. Lakewood Boulevard in the Commercial Regional Highway District (CHW) Zone.

