

File: PL 22-3755  
9201 Las Tunas Drive  
Conditional Use Permit



Planning Commission Meeting

July 25, 2023

# Project Description

- **Proposed Use:** Drive-thru tea business (Seven Leaves Café).
- **Size:** 549 SF
- 2-3 employees at any one time
- **Previous Use:** Alta Dena Dairy, 648 S.F.
- **Surrounding Uses:** flower shop, auto repair shop, restaurants, retail, and offices

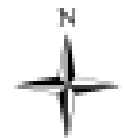
# Analysis

- Traffic
- Parking
- Design
- Neighborhood Compatibility and Noise

# Required Findings

- Complies with zoning code
- Consistent with general plan/specific plan
- Compatible with adjacent land uses
- Adequate access to/from/within site; adequately served by public facilities/services
- Not detrimental to property/improvements or general welfare of city

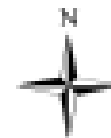
# Project Location



# Zoning



## Las Tunas Commercial: LTC



# Existing Building (Las Tunas side)



# Existing Building (Encinita side)





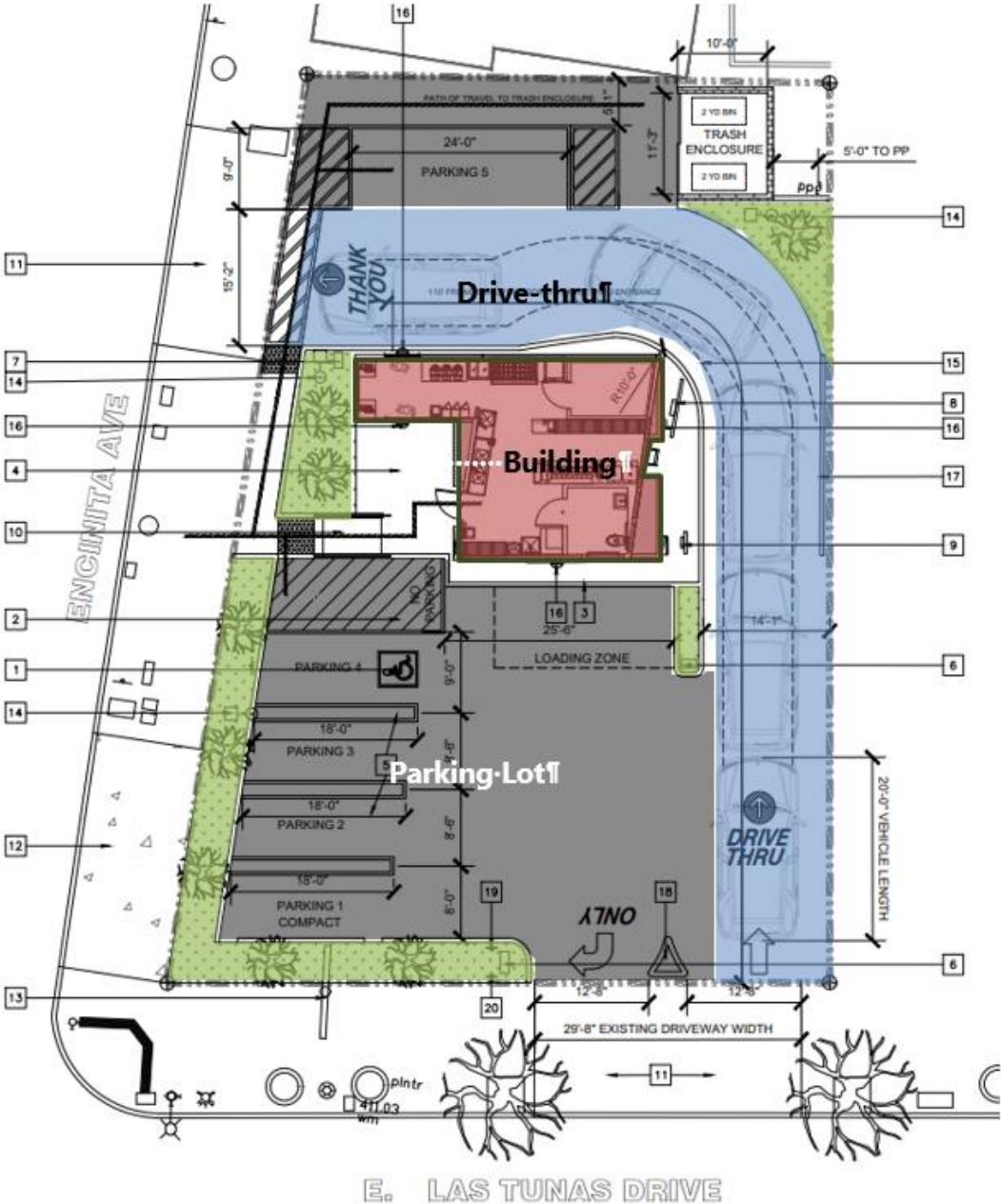
# Proposed Front Elevation (Las Tunas)



# Proposed Side Elevation (Encinita)



# Proposed Site Plan



# TRAFFIC



# Traffic

- Concerns about cars backing into street
- Queuing study performed at two sites
- Average maximum queue length: 5 vehicles
- Proposed site plan: queue length of 5

# Traffic

- **Condition:** staff will take orders ahead of ordering board if cars extend into right-of-way (#1)
- **Condition:** Right turns only onto Las Tunas (#2)
- Refer to TPSC for recurring issues
- Make curb adjacent to driveway no-parking zone

# PARKING



# Parking

- No striped parking spaces at current site
  - **Parking standard:** 1 per 100 SF
  - 5 spaces provided
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- Parking space in rear is parallel to drive-thru
  - Difficult for patrons to use
  - **Condition:** Make “employee only” (#11)



# Parking

- Applicant will add new exterior lighting
- Average luminance level: 2 foot-candles
- **Condition:** Provide shielding on northeast light fixture to reduce spill-over (#15)

# DESIGN



# Design

- Reuses existing building
- Small addition
  
- New roof design
- Varying wall planes
- Multiple finish materials
- Added visual interest

# Design

- **Condition:** provide info on materials for vertical wall decorations (#4)
- **Condition:** provide greater articulation and depth on elevations (#5)
- **Condition:** revise design of side door to make less conspicuous (#7)

# NEIGHBORHOOD COMPATIBILITY



# Neighborhood Compatibility

- Dairy built in 1962; closed in 2020
- Proposed use consistent with previous use
- Zoning is Commercial
- Nearest residential R-3 property 93 feet away
- Nearest R-1 property 130 feet away
  
- Drive-through; no on-site dining
- Hours: 7am – 10pm, daily

# Neighborhood Compatibility

- **Condition:** No emptying bottles between 9pm-7am (#9).
- **Condition:** No parking delivery vehicles on residential streets (#8).
- **Condition:** Video surveillance system (#12).
- **Condition:** Trash receptacles near walk-up counter (#13)
- **Condition:** Outdoor speakers with automatic noise reducing technology (#14)

# Recommendation

Adopt the attached Resolution finding that the project is exempt from CEQA and approving File 22-3755 subject to the conditions of approval.