



Planning Commission

**Item #3 – 3575 Stevens
Creek Boulevard**

November 6, 2024



3575 Stevens Creek Boulevard

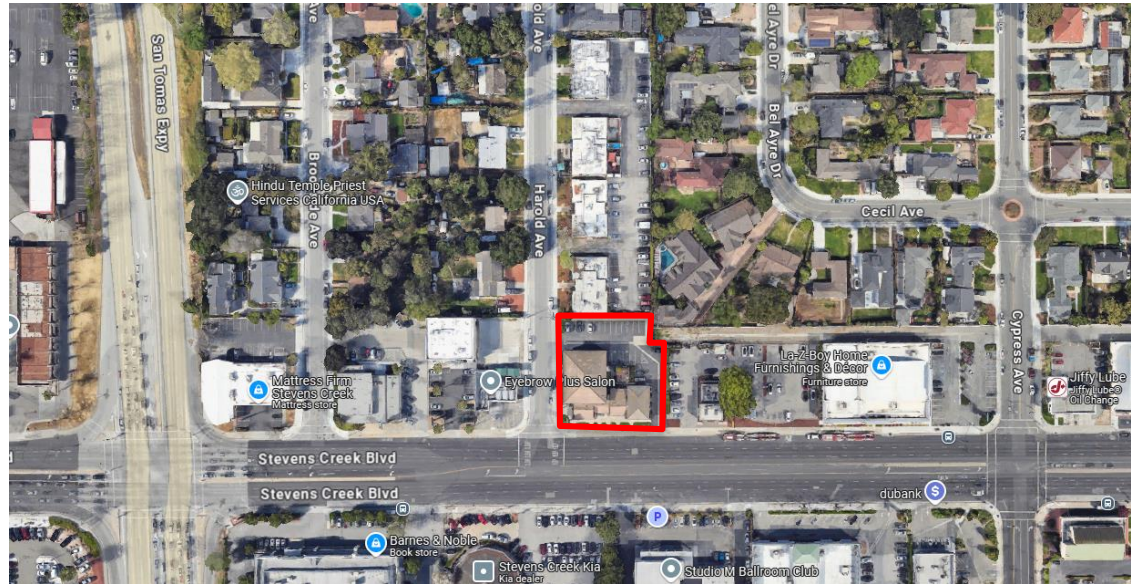
Requests

- Determine that the project is categorically exempt from formal environmental review per CEQA Section 15303 (c), New Construction or Conversion of Small Structures; and
- **Conditional Use Permit** (PLN22-00428) to allow a new drive-through restaurant at 3575 Stevens Creek Boulevard.



3575 Stevens Creek Boulevard Project Site

- **Site Area:** .55 acres
- **General Plan:** Regional Commercial
- **Zoning:** C-R, Regional Commercial
- **Surrounding Uses:**
 - Commercial offices and preschool to the north.
 - Commercial retail to the east and west.
 - San Jose commercial retail to the south.
 - Single-family residence at the northeast corner and northwest corner across Harold Ave.





3575 Stevens Creek Boulevard

Existing Site



Harold Ave.



Corner of Harold and
Stevens Creek Blvd.



Stevens Creek Blvd.



3575 Stevens Creek Boulevard

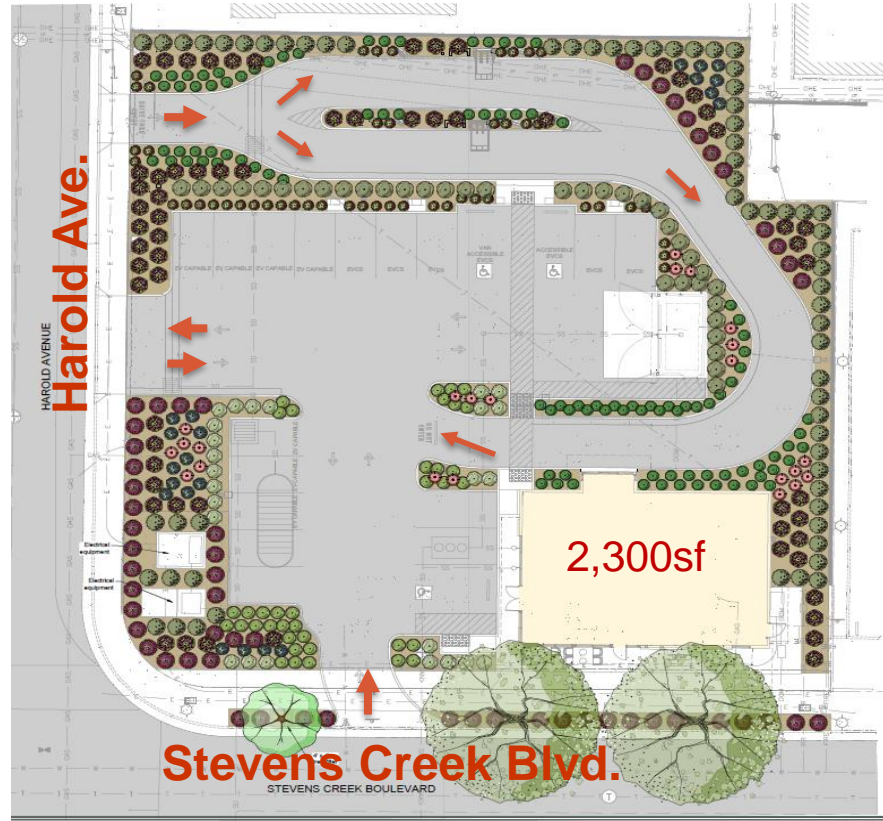
Project Proposal

- New 2,300sf single-story drive-through restaurant building for Starbucks.
- Surface parking lot with 16 standard spaces and three ADA accessible spaces.
- Outdoor seating and bicycle parking.
- New on-site and right-of-way landscape improvement with three new right-of-way trees along Stevens Creek Blvd.
- One way entrance from Stevens Creek Blvd.
- Two-way entrance from Harold and a one-way entrance that splits to dual drive-through lanes.



3575 Stevens Creek Boulevard

Proposed Site Plan





3575 Stevens Creek Boulevard Elevations



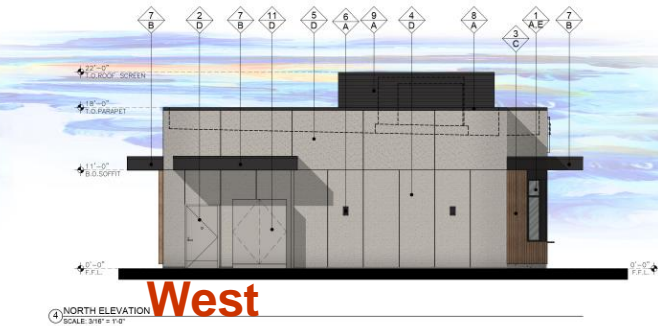
North



Harold Ave.



Stevens Creek Blvd.



West



3575 Stevens Creek Boulevard

Proposed Operation

- Proposed hours of 4:00 A.M. to 10:00 P.M., seven days a week.
- Trash collection is planned 1-2 times per week. Monday to Friday, 7:00 A.M. to 5:00 P.M.
- Drive-through capacity for 15 cars with parking for 19 cars.
- When drive-through exceeds max capacity, Starbucks proposes to temporarily close drive-through entrance with traffic cone and staff assistance.



3575 Stevens Creek Boulevard

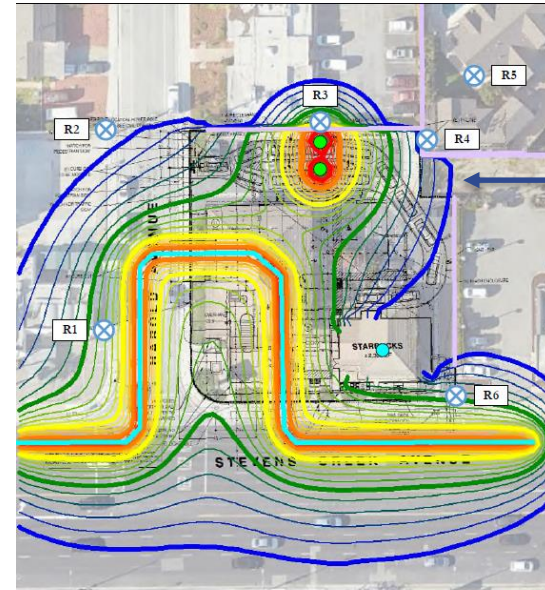
Transportation

- According to the City of Santa Clara's VMT guidelines, local serving retail (retail uses under 50,000 square feet) do not require a VMT analysis.
- Applicant voluntarily prepared a transportation study that includes:
 - Trip generation with result of fewer than 100 net increase in new daily trips.
 - Level of Service (LOS) which is not expected to substantially increase LOS to conditions above jurisdictional thresholds.
- **Traffic Calming**
 - Community expressed concerns with traffic condition such as cut-through traffic and speeding. The City's Department of Public Works is currently working with the South of Forest Neighborhood on Traffic Calming Project in the project area.
 - Applicant volunteered to contribute fund to future traffic calming measures from this City project.



3575 Stevens Creek Boulevard Noise

- Applicant voluntarily prepared a noise study.
- Santa Clara City Code Section 9.10.040, during the most restrictive nighttime hours of 10 p.m. to 7 a.m., noise levels from on-site noise sources should not exceed 50 dBA at single-family residential properties and 60 dBA at commercial properties.
- Proposed 8-foot wall along the north and northeast corner would further reduce noise level.



50 dBA

Source: GreenbergFarrow, Google Earth Pro, 2024



Figure 4.

Project-Generated Noise Contours



3575 Stevens Creek Boulevard

Public Comment

- Virtual Community Meetings on November 13, 2023 and April 2, 2024
- Over 40 participants attended each meeting, and they share the following concerns:
 - Opposition to drive-through component, including the two drive-through lanes.
 - Noise and air quality impacts.
 - Vehicle accidents proximity to the project site.
 - Increase in traffic trips.
 - Cut-through traffic by-passing San Tomas Parkway via Harold Avenue.
 - Speeding along Harold Avenue.
 - The need for a stop sign at the intersection of Forest Avenue & Harold Avenue.
 - Conditions considering the existing Preschool to the north.



3575 Stevens Creek Boulevard

Public Comment

- Four public comments attached in the staff report.
- Six additional comments that came after the staff report was published.
- Three written comments are in support of the project and the rest are in opposition.



3575 Stevens Creek Boulevard

General Plan and Zoning Consistency

- Regional Commercial land use designation and zoning district supports restaurant uses along the Stevens Creek Boulevard.
- Drive-through is allowed with a Conditional Use Permit approval.
- Compatible in scale and style of commercial establishment along Stevens Creek Blvd.
- Reduce potential land use conflicts with orientating the ordering menu speakers away from the residential uses, providing outdoor seating towards Stevens Creek Boulevard, and relocating the building away from the residential use.
- The proposed project meets development standards. (i.e. height, setbacks, parking and etc.)



3575 Stevens Creek Boulevard

CEQA Review

- The action being considered is categorically exempt from the California Environmental Quality Act (CEQA) per Section 15303, Class 3 New Construction or Conversion of Small Structures, in that the proposed use consists of construction of a new structure not exceeding 2,500 square feet.
- The proposed structure is 2,300 square feet.



3575 Stevens Creek Boulevard

Staff Recommendation

- Determine that the project is categorically exempt from formal environmental review per CEQA Section 15303 (c), New Construction or Conversion of Small Structures; and
- Adopt a Resolution Approving a **Conditional Use Permit** (PLN22-00428) to allow a new drive-through restaurant at 3575 Stevens Creek Boulevard, subject to conditions of approval.
- Additional conditions:
 - Hours of 4:00 A.M. to 10:00 P.M., seven days a week.
 - Trash collection 1-2 times per week. Monday to Friday, 7:00 A.M. to 5:00 P.M.



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Proposed Site Plan

