



McCANDLESS & ASSOCIATES ARCHITECTS, INC.

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## PROJECT NARRATIVE & OPERATIONAL STATEMENT

8600, 8550 - Starbucks Café With Drive Thru

&

8516 Auburn Blvd - Existing Multi-Tenant Building

The proposed project is located on 3 separate parcels along Auburn Blvd. in the City of Citrus Heights just south of the Placer/Sacramento County line, which also is the border of the City of Roseville & the City of Citrus Heights. Directly along the county line is a .17 acre parcel (APN: 204-0010-001). This parcel alone is unusable for any development due to its small size & geometry, its frontage along Auburn Blvd. is approximately 40' wide, tapering along the City/County line to zero approximately 375' east of Auburn Blvd.

Directly south of the above parcel is a 1.4 acre parcel (APN: 471-0010-002) with approximately 110' frontage along Auburn Blvd. & an existing 106 s.f. coffee kiosk building in the parking lot on the front portion of the site. The back portion of the site is undeveloped with several mature trees. This open space is currently used for Waggin' Tails Doggie Day Care. This portion of the site will remain as-is and is not included in the scope of work.

South of the above parcel is a .66 acre parcel (APN: 471-0010-017) with approximately 103' frontage & has an existing 6,840 s.f. building built in 1960. The existing building is divided in two by a breezeway with 1,447 s.f. on one side, currently occupied by Sam's Liquor & Food, open every day from 9:00am – 11:00pm, & 5,623 on the other (south side) that currently has four tenant spaces, two spaces 1,341 s.f. each are vacant, Tea It - a 1,500 SF tea shop at the west end of the building, is open Wed - Sun from 11:00am -6:00pm serving lunch & beverages, with an existing 480 SF area of indoor seating & 300 SF area of outdoor seating, and Waggin' Tails Doggie Day Care, a 1,441 s.f. space at the east end of the building, open Mon – Fri, 7:00am – 6:00pm.

The Citrus Heights zoning designation for these 3 parcels is SPA – Special Planning Area, within the Auburn Boulevard Commercial (ABC) Zoning District they fall within the Gateway District Commercial Center (GDCC). Within the GDCC Drive-through retail requires a Use Permit, but General Retail & Coffee Shops are allowed.

The proposed project includes demolishing the coffee kiosk & the 1,447 s.f. portion of the existing building (liquor store) & constructing a new 2,241 square foot Starbucks cafe with 400 square foot exterior (uncovered) patio seating area. The existing building that will remain have painted concrete masonry exterior walls with some areas of painted stucco & T-111 wood siding, metal storefronts & a cantilevered stucco parapet with a metal roofing detail. This building will not undergo exterior improvements other than to patch & repair the fascia where the roof interfaced with the liquor store that is being removed.

Site improvements for the project include removing the existing parking lot & installing new AC paved drive aisles & parking areas, a new drive thru lane, a new trash enclosure for each building, new concrete sidewalks & new landscaping. In addition to these site improvements, there are several traffic and on-site circulation improvements that are necessary in order mitigate the project's traffic impacts to Auburn Boulevard and the surrounding streets. These improvements have been identified within the projects accompanying Traffic Impact Study (TIS), completed by Fehr and Peers, dated February 15, 2023.

As identified by the TIS, the project will complete the following improvements and implement the future operational measures:

- Prior to the opening of the Starbucks Store, a traffic signal shall be present and operational at the project driveway on Auburn Boulevard. It is anticipated that this improvement will be completed with implementation of the Auburn Boulevard Complete Streets Project.
- The project will construct on-site improvements that are consistent with the signal design as represented in the Auburn Boulevard Complete Streets Project, including the removal of proposed parking to meet the minimum throat depth for the signal.
- The project will modify the parking configuration on the northern property line to insure through circulation between this site and Whyte Avenue. In order to achieve this, parking spaces on the adjacent property to the north may need to be eliminated. The project applicant will work with the adjacent property to the north achieve a through circulation pattern.
- If the City determines that vehicle queues exceed the available storage in the Starbucks drive-through lanes, and traffic extends into the adjacent parking lot, the property owner will work with the City to implement the necessary measures to reduce vehicle queues.

By incorporating these physical, and possible future operational items into the project, traffic and circulation issues that have been fully analyzed will be completely mitigated.

Typical Starbucks hours of operation are 4:30am – 9:00 pm with 3-5 employees per shift. No change is proposed in the operating hours for the existing tenants that will remain, Tea It & Waggin' Tails (see above).

The proposed Starbucks building is sited along Auburn Blvd. with the main entrance facing East toward the parking lot & the drive thru lane wrapping the building with landscaping on either side. The majority of the building's users will access the site from the parking lot & drive thru lane. A typical Starbucks serves approximately 60% of customers from the drive thru lane. The proposed siting of the building was designed for the convenience of the majority of the building's users, while also providing convenient pedestrian access from the street & existing adjacent building.

The new Starbucks building's modern design enhances a pedestrian friendly atmosphere with an inviting patio seating area and appealing finish materials. The building design finishes include stucco, brick & vertical wood siding, aluminum storefronts, and metal canopies. The parking areas and trash enclosure are located at the rear of the site and are screened by trees and drought tolerant landscaping. The site design proposes a single main driveway off Auburn Blvd. that is located at a new traffic signal intersection that is part of the Auburn Blvd. Complete Streets plan. Thirty eight (38) parking spaces have been provided, which meets the minimum requirement of the City of Citrus Heights for the proposed uses.

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