

RE: Starbucks Auto Center & Hwy 4

PROJECT DESCRIPTION

The proposed site is located at 2410 Mahogany Way, Antioch, CA 94509. It is zoned C3 - Regional Commercial District with an overlay of the Western Antioch Commercial Focus Area. The site was previously occupied by a KFC restaurant, and the building shell has been demolished. The proposed project aims to construct a +/- 2,465 SF Starbucks store with a drive-through facility. Associated site improvements include new driveways, trash enclosure, lighting, storm drainage, utility connections, landscape areas, and parking area with 29 spaces.

The design concept of the project focuses on creating a high-quality, functional space that provides a convenient and easily accessible location for customers, consistent with Starbucks' renowned coffee and exceptional service. The proposed building is thoughtfully proportioned to suit the site and harmonizes aesthetically with the neighboring structures. Its contemporary design enriches the welcoming ambiance with decorative wall sconces and attractive finishing materials. Landscaped buffers align Mahogany Way and Hwy 4 to frame views and edges. All mechanical equipment on the top of the building will be screened from view on the ground floor by the building parapet. The site plan is arranged to align with existing site access from Mahogany Way. The site will be equipped with the requisite infrastructure and utility services.

The proposed operating hours are from 4 A.M. to 11 P.M., seven days a week. Additionally, the project intends to generate employment opportunities and support compatible infill development, with 8 to 12 employees anticipated, 4 to 6 per shift. Overall, the proposed Starbucks project offers an appealing and easily accessible commercial destination that integrates seamlessly with the surrounding neighborhood's land uses and should contribute positively to the local community.