



# City of National City Planning Commission Meeting

MEETING OF OCTOBER 20, 2025

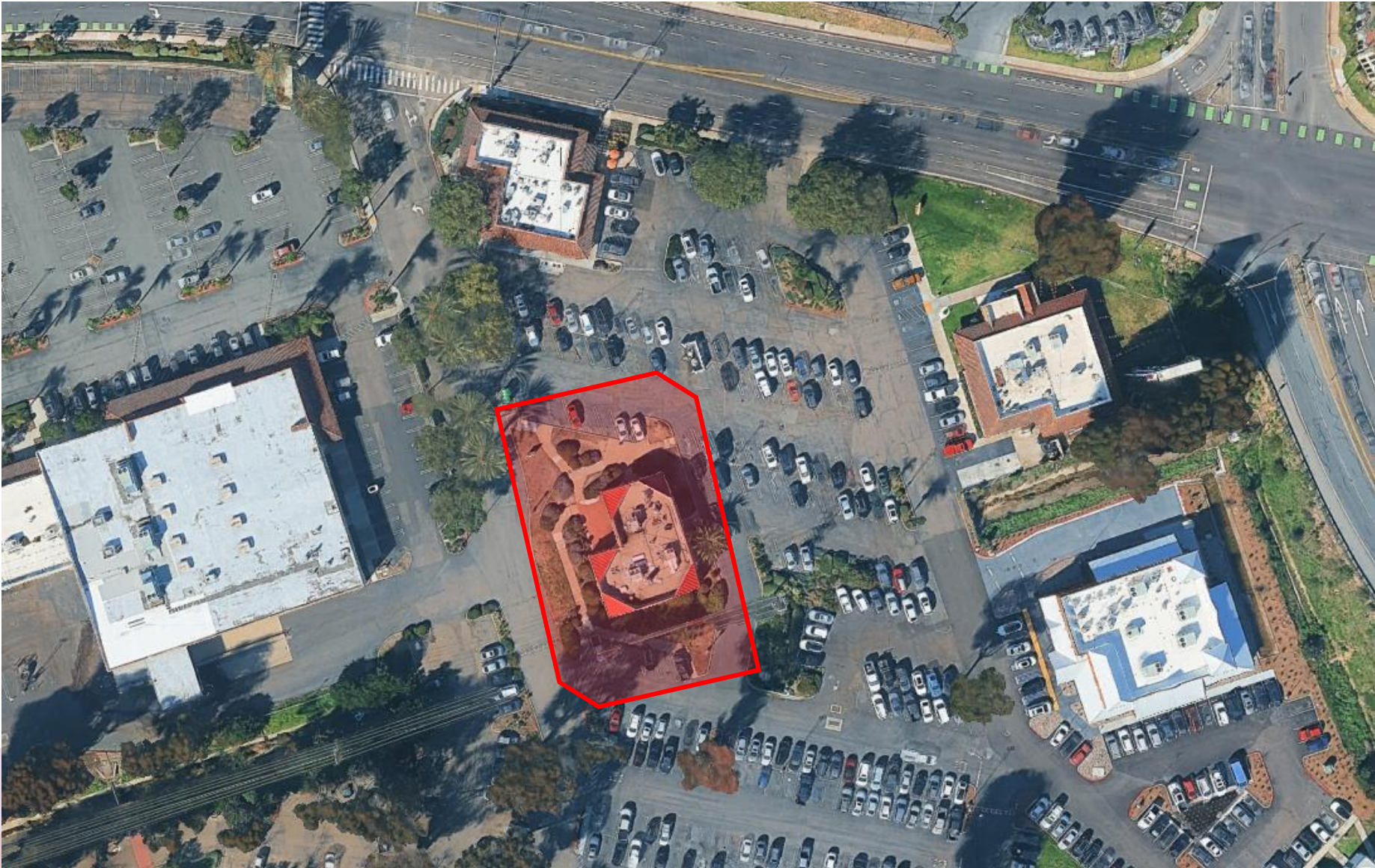


# Public Hearing

CONDITIONAL USE PERMIT FOR A  
DRIVE-THROUGH COFFEE SHOP  
(DUTCH BROS COFFEE) TO BE  
LOCATED AT 1838 SWEETWATER ROAD



# Overhead



# Site Characteristics

- 1838 Sweetwater Road
  - MXD-2 (Major Mixed-Use District)
  - 0.45-acre parcel
    - Sweetwater Crossings Shopping Center
    - Replacing the vacant Pizza Hut building
  - Area is Commercial
    - Subway, Boba Time, etc. to the north
      - Across Sweetwater Road is Sweetwater Plaza Shopping Center and some residences
    - Texas Roadhouse and Denny's to the east
    - LA Fitness to the south
    - Sweetwater Crossing Shopping Center (CVS, Mors) to the west



# Site Photos



# Site Photos



# Site Photos



# Proposal

- 950 Square Foot Drive-Through Coffee Shop (Dutch Bros Coffee)
  - Dual drive-through lanes with queuing for 26 vehicles
    - Person-to-person ordering
    - Exit lane
    - Walk-up window
    - Three parking spaces
    - Access from Sweetwater Road
    - 5 a.m. to 12 a.m. daily
    - New business would employ between eight and ten people





# Site Plan



# Site Plan



# Analysis

- Proposal Consistent with General Plan
  - Policies related to fast food
    - HEJ-4.2: Encourage the development of healthy food establishments in areas with a high concentration of fast food establishments, convenience stores, and liquor stores.
      - Coffee shop allowed by right without drive-through lane
    - HEJ-5.4: Discourage unhealthy fast food outlets from locating near schools.
      - Located over a half-mile from closest school (Sweetwater High School)
- Proposal Consistent with Land Use Code
  - A coffee shop with a drive-through is a conditionally-allowed use in MXD-2 zone
  - Chapter 18.41 – Site Planning Standards – has specific requirements for drive-through businesses
    - Minimum queuing distances, interior turning radius, location of drive-through window and landscaping requirements



# Analysis (cont.)

- Land Use Code (CONT.)
  - Minimum queuing distance
    - Traffic analysis used other Dutch Bros Coffee locations – Average maximum queuing not expect to exceed 17.25 vehicles
    - Proposed drive-through has space for 26 vehicles before impacting the shopping center circulation
    - Person-to-person ordering and exit lane proposed
  - Minimum interior turning radius of 25 feet
    - Site plan shows lesser interior turn radii of 20 feet – approved by City Engineer
    - Drive-through window location
      - If facing right-of-way, code requires a minimum 10-ft landscape buffer with trees and minimum three-foot high hedges
      - Drive-through window is facing the shopping center and landscape buffer is provided



# Analysis (cont.)

- Land Use Code (CONT.)
  - Design requirements
    - Limited requirements for project of this type in the MXD-2 zone
      - Architectural variation, setbacks, height, etc.
    - Request is for the drive-through lane and the architecture of the proposed building is conceptual in nature
    - Conditions related to design, site development, and landscaping
    - Project would be allowed by right without the drive-through



# Analysis (cont.)

- Traffic
  - Project expected to generate approximately 756 weekday & 544 weekend net new daily trips
    - Half the trips are pass-by
      - A pass-by trip is a trip where an intermediate stop is made on the way from the origin to the primary destination of the trip without making a route diversion
    - Project-related traffic would not result in the need for any street system improvements
      - Accessed off of signalized Sweetwater Road and Prospect Steet intersection
    - Study included Vehicle Miles Traveled (VMT) analysis – screened out of CEQA
- Noise
  - Typical concern for drive-through businesses
    - Ordering Speakers: Dutch Bros uses person to person ordering
    - Operating Hours: 5 a.m. to 12 a.m. , similar to nearby drive-though's



# California Environmental Quality Act (CEQA)

- Determine To Be Categorically Exempt From Environmental Review Pursuant To Class 32, Section 15332 (In-fill Development Projects)
  - Notice of exemption will be filed subsequent to an approval



# Conditions / Summary

- Conditions of Approval
  - Building and Fire Code compliance
  - Engineering comments
  - Design requirements and compliance with LUC
  - Landscape Plan
- Proposed use consistent with General Plan
  - Project is consistent with General Plan and Land Use Code
    - Consistent applicable design requirements
    - Meets applicable Site Planning Standards



# Options

- FIND PROJECT EXEMPT FROM CEQA & APPROVE 2025-29 CUP BASED ON FINDINGS LISTED IN THE DRAFT RESOLUTION / FINDINGS DETERMINED BY THE COMMISSION; OR
- FIND PROJECT NOT EXEMPT FROM CEQA AND/OR DENY 2025-29 CUP BASED ON FINDINGS LISTED IN THE DRAFT RESOLUTION / FINDINGS DETERMINED BY THE COMMISSION; OR
- CONTINUE THE ITEM FOR ADDITIONAL INFORMATION
- STAFF RECOMMENDING APPROVAL
- NOTICE OF DECISION TO CITY COUNCIL



# Next Regularly-Scheduled Meeting

NOVEMBER 4, 2025

