

From: Jim Mosher <jimmosher@yahoo.com>
Sent: May 13, 2026 11:23 AM
To: CDD
Subject: Comments on ZA Item 2 (5/14/2025)

With regard to Item 2 (Nook Coffee Bar Minor Use Permit, PA2026-0047), I have these comments:

1. The staff report identifies the previous tenant as a dry cleaner. Dry cleaning operations are notorious for leaving behind environmental contamination. Is there any concern about converting this suite to a public food service and dining use? Does the County Health Department consider this?

2. Although the "Project Summary" on page 1 of the staff report describes this as "A *minor use permit request to establish [sic] a new **coffee shop**,*" in discussing parking on page 3, it says "*the proposed project is primarily a take-out operation,*" which seems important in establishing the 1 per 250 sf parking requirement and absence of an increase in intensity compared to the dry cleaner use.

While in recent decades there has been a rise in "coffee shops" with a large to-go coffee sales component, the traditional coffee shop is not primarily a take-out coffee operation. Instead, it is a community gathering spot where patrons are expected to eat, usually from a full menu, and linger.

While this will be named a "coffee **bar**" rather than a "coffee **shop**," no sample menu is provided, and Attachment No. ZA 3, the applicant's Project Description Letter on handwritten page 16, says their goal is to offer "*a calm, well-designed environment where residents can meet, work and connect,*" leaving the intent somewhat ambiguous.

Given the limited seating plan (drawing A-003, handwritten page 28), it is not clear where much of the working and connecting is expected to occur, but I would think the intensity of parking demand would hinge as much on the expectation of a large fraction of walk-in pedestrian business, and the limited seating, as on the accuracy of the use being characterized as a primarily take-out operation.

3. Regarding the seating plan, the resolution (Section 1.2) refers to the application being for a "coffee shop" with "*a seating area limited to a maximum of 20 seats for patrons*" (consistent with the Municipal Code's 1 per 250 sf parking requirement for "Take-out Service – Fast Casual" food establishments. However, Condition of Approval No. 1 (handwritten page 10) requires substantial conformance with the submitted floor plan "*except as modified by applicable conditions of approval.*" The submitted floor plan (drawing A-003, handwritten page 28) shows at most 7 or 8 seats, and I could be missing it, but I see no condition allowing that to be increased.

Does this permit, if approved, allow more than the seating shown on the plan?

Yours sincerely,
Jim Mosher