

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
December 5, 2018 @ 7:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA**

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**1. CALL TO ORDER**

Chair Crandell called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:05 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Brown led the Pledge of Allegiance.

**3. ROLL CALL**

Commissioners Present: Donald Brown, Jason Talley, Zhen Wu; Chair pro tem Michael Blackwell, Vice Chair Jim Ruehlin, Chair Barton Crandell

Commissioners Absent: Chris Kuczynski

Staff Present: Gabriel J. Perez, City Planner  
Carl Stiehl, Senior Planner  
Amy Vazquez, Contract Planner  
Matthew Richardson, Assistant City Attorney  
Eileen White, Recording Secretary

**4. SPECIAL ORDERS OF BUSINESS**

None

**5. MINUTES**

**A. Minutes from the Adjourned Regular Planning Commission Study Session of November 8, 2018**

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER TALLEY, AND CARRIED 5-0-1, WITH CHAIR CRANDELL ABSTAINING, to receive and file the minutes from the Adjourned Regular Planning Commission Study Session of November 8, 2018, as submitted.

**B. Minutes from the Adjourned Regular Planning Commission Meeting of November 8, 2018**

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY VICE CHAIR RUEHLIN, AND CARRIED 5-0-1, WITH CHAIR CRANDELL ABSTAINING, to receive and file the minutes from the Adjourned Regular Planning Commission Meeting of November 8, 2018, as submitted.

**6. ORAL AND WRITTEN COMMUNICATION**

None

**7. CONSENT CALENDAR**

**A. Local Coastal Program Land Use Plan Amendment (Stiehl)**

Staff recommends the Planning Commission receive and file the informational update on the status and next steps for the Local Coastal Program (LCP) Land Use Plan (LUP) Amendment.

The Consent Calendar item was pulled to allow public testimony.

Chair Crandell opened the public hearing.

Mark McGuire, resident, opposed revision to Land Use Plan to revise the zoning of the two southernmost parcels on Coronado Lane from Mixed Use-4 to Residential High.

Chair Crandell closed the public hearing.

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY VICE CHAIR RUEHLIN AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE THE CONSENT CALENDAR.

**[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL.]**

**8. PUBLIC HEARING**

**A. 495 Avenida Vista Hermosa – Site Plan Permit 18-102/Conditional Use Permit 18-103/Architectural Permit 18-104/Discretionary Sign Permit 18-296 – Chick-fil-A (Vazquez)**

A request to consider the construction of a drive-through restaurant with an outdoor patio located at 495 Avenida Vista Hermosa, within the Regional Commercial Zoning District of the Marblehead Coastal Specific Plan.

Amy Vasquez, Planning Consultant, narrated a PowerPoint Presentation entitled, "Chick fil A, SPP 18-102, CUP 18-103, AP 18-104, DSP 18-296," dated December 5, 2018. A copy of the Presentation is on file in the Planning Division.

Jennifer Daw, Principal Development Lead for Chick fil A, expressed agreement with the project Conditions of Approval; described operation designed to avoid/eliminate potential stacking of cars in the drive-through area and potential back up onto the public street.

Keil Maberry, Traffic Engineer for the applicant, advised the drive-through as designed can accommodate 12 cars and noted there is room for 5-6 additional cars in the drive aisle of the parking lot.

Chair Crandell opened the public hearing, and there being no public testimony, closed the public hearing.

During the ensuing discussion, the Commissioners, either individually or in agreement, provided the following commentary:

- Established the only flag that will fly on the flagpole is the national flag; there is currently an excess of 500 spaces at the Outlet Center parking lot; electric vehicle parking is included; the traffic/site circulation study was reviewed and approved by the City's Traffic Engineer and Public Works signed off on the plan.
- Expressed concern that the building/signage/company branding has some visibility from the freeway.
- Suggested the hotel will block the building and its signage when it is constructed.
- Established the project is conditioned to require elevation of the parapet wall in the event rooftop equipment can be seen; the applicant will continue to work with the City's Landscape Architect Consultant to ensure plant heights/coverage goals are feasible.
- Thanked the applicant for working with the Design Review Subcommittee to refine the design and develop the upscale trash enclosure.
- Suggested the Chick fil A signage facing Vista Hermosa could be changed from its current corporate red color to bronze for a more elegant appearance in exchange for allowing the additional signage square feet requested by the applicant.
- Expressed concern that the trees proposed will not be high/dense enough to block the lights from the ordering menu; expressed concern that the parapet for screening rooftop equipment will not be adequate to block the equipment from the various locations around the subject site, including those located above the site; suggested evergreen trees around the menu board and additional trees on the side to soften the stark architecture; expressed

concern that the building is not distinctive enough for a scenic corridor, the landscaping proposed is inadequate and the site lacks a unifying and consistent theme that would complement the existing street character.

- Commented that although the signs may be visible from the freeway, they are not freeway oriented. The signs are located perpendicular to the freeway, will offer an incidental glimpse at best, and will not be visible at all once the hotel is constructed.
- Commented the light pollution is minimized to the extent possible; the architecture proposed is high quality.
- Suggested the City's Landscape Architect Consultant scrutinize landscaping plans for all projects more intently to ensure proper usage of plant species and adequate heights/coverage before the projects are before the Commission.
- Suggested lighting fixtures should be the same style as those proposed for the adjacent hotel.
- Recommended additional review of the landscaping plan for this project by the City's Landscape Architect Consultant to ensure adequacy of coverage.
- Suggested staff work with the applicant to revise the directional signage on the site to be more Spanish Colonial Revival Architecture in character, subject to City Planner approval.
- Suggested Spanish Colonial Revival Architecture-styled signage is intentionally stark and the directional signage as proposed is satisfactory.
- Requested the applicant be required to add landscaping including deciduous trees to soften the architecture and improve the view of the site from the gateway; requested the applicant continue the same landscaping theme throughout the site; requested additional review of the type of palm trees proposed to ensure they do not grow to a height that will overpower the future hotel.

Jennifer Daw, representing Chick fil A, agreed to replace the proposed signage with backlit, bronze colored signage for the elevation facing Avenida Vista Hermosa.

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER TALLEY, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 18-033, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SITE PLAN PERMIT 18-102, CONDITIONAL USE PERMIT 18-103, ARCHITECTURAL PERMIT 18-104, AND DISCRETIONARY SIGN PERMIT 18-296, CHICK FIL A, A REQUEST TO ALLOW THE CONSTRUCTION OF A RESTAURANT WITH A DRIVE-THROUGH ON A SITE THAT INCLUDES A PARCEL LOCATED ON 495 WEST AVENIDA VISTA HERMOSA.

Amended as follows:

Add Condition no. 65 as follows: "The applicant is required to provide an updated sign program showing backlit, bronze signage facing Avenida Vista Hermosa. The directional signage and menu board will be revised to feature Spanish Colonial Revival Architecture style/lettering."

Staff directed to ensure the theme of the plant pallet is carried throughout the site; the scale of planting is appropriate for its intended objective; the scale of the palm trees will not overpower the future hotel.

**[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL.]**

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS/STAFF**

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of November 8, 2018
- C. Staff Waiver 18-623
- D. Staff Waiver 18-626
- E. Staff Waiver 18-631

**12. ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER WU, AND UNANIMOUSLY CARRIED to adjourn at 8:33 p.m. to the Regular Study Session of the Planning Commission to be held at 6:00 p.m. on December 19, 2018, in Council Chambers located at 100 Avenida Presidio, San Clemente, California.

Respectfully submitted,

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Barton Crandell, Chair

Attest:

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Gabriel J. Perez, City Planner

DRAFT