



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: December 19, 2018

PLANNER: Amy Stonich, AICP, Contract Planner

SUBJECT: **Site Plan Permit 17-400, Architectural Permit 17-403, Conditional Use Permit 17-404, Tentative Parcel Map 17-405 and Discretionary Sign Permit 18-215** - Target Commercial Retail Center, a request to subdivide the Target property into two parcels and to construct a multi-tenant commercial retail center with a drive-through at 990 West Avenida Vista Hermosa in the Forster Ranch Specific Plan area.

REQUIRED FINDINGS

The following findings shall be made to approve the proposed project. The draft Resolutions (Attachment 1 and 2) and analysis section of this report provide an assessment of the project's compliance with these findings.

Site Plan Permit, Section 17.16.050(C), to allow the development of new commercial buildings.

- a. The proposed development is permitted within the subject zone pursuant to the approval of a Site Plan Permit and complies with all the applicable provisions of this title (or the specific plan as appropriate), the goals, and objectives of the San Clemente General Plan, and the purpose and intent of the zone in which the development is being proposed.
- b. The site is suitable for the type and intensity of development that is proposed.
- c. The proposed development will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
- d. The proposed development will not be unsightly or create disharmony with its locale and surroundings.
- e. The proposed development will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design or location.

Architectural Permit, Table 17.16.100(A), to allow the development of new commercial buildings.

- a. The architectural treatment of the project complies with the San Clemente General Plan.
- b. The architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback color, etc.

- c. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines.
- d. The general appearance of the proposal is in keeping with the character of the neighborhood.
- e. The proposal is not detrimental to the orderly and harmonious development of the City.

Conditional Use Permit, to allow 1) a drive-through per Table 17.36.020; 2) shared parking between the parcels per Section 17.16.060; 3) outdoor dining areas per Section 17.28.205(C); and 4) drive-up menu board sign per Table 17.84.030A.

- a. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed.
- b. The site is suitable for the type and intensity of use that is proposed.
- c. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
- d. The proposed use will not negatively impact surrounding land uses.

For outdoor dining areas with more than four tables, the following specific findings also must be made:

- e. The outdoor dining area contributes to the village/pedestrian ambiance of the City, consistent with the City's General Plan.
- f. The outdoor dining area complies with the standards of this section.
- g. Any negative visual, noise, traffic, accessibility, and parking impacts associated with the outdoor dining area have been reduced to an acceptable level, as determined by the City.

Tentative Parcel Map, Section 16.08.060(C), to allow the subdivision of the project site into two parcels.

- a. The site is physically suitable for the type of development.
- b. The site is physically suitable for the proposed density of the development.
- c. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- d. The design of the subdivision or the type of improvements is not likely to cause serious public health problems.
- e. The subdivision, with its provisions for any design and improvements, is consistent with the General Plan and any applicable specific plan.
- f. If there is an easement, either of the following findings shall be made:
 - 1. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision; or

2. Alternate easements for access or for use will be provided, substantially equivalent to ones previously acquired by the public, that are easements of record or easements established by judgment of a court of competent jurisdiction.

A Discretionary Sign Permit, to allow 1) a Master Sign Program for new commercial buildings; and 2) an Amendment to Discretionary Sign Permit 09-317 (AM DSP 18-215) to amend the Master Sign Program for Target.

- a. The design, including lighting, scale, length and materials of the sign is consistent with the intent of the design elements of the General Plan, Design Guidelines, respective specific plan or Architectural Overlay District in which the sign is to be located.
- b. The design, scale and materials of the sign harmonize with the architectural design and details of the building or site it serves.
- c. The design and scale of the sign is appropriate to the distance from which the sign is normally viewed.
- d. The design and materials of the sign provide a contrast between the background and letters.
- e. If a freestanding sign is included in the sign application, the design, scale or location of the building dictates the use of freestanding signs, rather than building-mounted signs.

For Master Sign Programs, the following specific findings also must be made:

- f. The provisions of the Master Sign Program ensure consistency in design and style of all new signs.
- g. The provisions of the Master Sign Program address compatibility of the design and style of any existing signs on the building or site.
- h. All new signs within the Master Sign Program are in compliance with the design standards of this chapter.

BACKGROUND

The project site is a 14.8 acre parcel located at the northwest corner of Avenida Vista Hermosa and Avenida La Pata. The corner of Avenida Vista Hermosa and Avenida La Pata is a major view corridor. The General Plan Land Use designation is Neighborhood Commercial and is within the Neighborhood Commercial zoning district (Planning Area D) of the Forster Ranch Specific Plan. This planning area is designated for commercial uses serving neighborhoods and to provide for the needs of existing and future residents. Typical commercial uses include retail, professional services, entertainment, professional offices and medical offices.

The site is developed with a 142,206 square foot Target and 501 surface parking spaces. Surrounding land uses include vacant land to the south and west, a 47-acre community park to the east, and the Talega residential community to the north.

The project was originally approved in 2010 to construct the Target retail store. Development of the project included approval of nine (9) entitlement applications by the

Planning Commission and City Council. A brief description of each entitlement application is provided as follows:

- General Plan Amendment (GPA 09-279): To amend the land use designation for the project site from Residential Medium to Neighborhood Commercial to accommodate the proposed project.
- Specific Plan Amendment (SPA 09-278): To change the zoning classification within the Forster Ranch Specific Plan (FRSP) from Medium Residential to Neighborhood Commercial to accommodate the proposed project.
- Site Plan Permit (SPP 09-280): Physical improvements to the project site, including building location/setbacks, parking, on-site circulation, landscaping, walls, etc., which due to the scale, proximity to environmentally sensitive resource areas and unique design features, require discretionary consideration.
- Architectural Permit (AP 09-281): Architectural design of the proposed project to ensure compliance with the General Plan Urban Design Element, the City's Design Guidelines and the Forster Ranch Specific Plan design guidelines.
- Minor Exemption Permit (MEP 09-356): To allow two tower architectural features to exceed the maximum height limit of 35 feet as prescribed in the Forster Ranch Specific Plan (FRSP).
- Variance (VAR 09-282): To exceed the maximum height limit of eight and a half feet (8 ½ feet) for walls. Target is proposing retaining walls up to 26 feet on the north side of the project site adjacent to the existing slope area.
- Conditional Use Permit (CUP 09-283): For the on-site sale and off-site consumption of alcoholic beverages.
- Discretionary Sign Permit (DSP 09-317): Master Sign Program consisting of two (2) monument signs nine feet in height and four (4) wall signs consisting of three (3) Target logos and one pharmacy sign all totaling 385 square feet.
- Sign Exception Permit (SEP 09-318): To deviate from the maximum size, number, height, length and location requirements for signs within the Forster Ranch Specific Plan.

Development Management Team Meeting

The City's Development Management Team (DMT) reviewed the project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes. The DMT supports approval of the project with conditions included in Exhibit A of Attachments 1 and 2.

Noticing

Public notices were distributed and posted per City and State requirements. Staff has not received any public comments on this item to date.

PROJECT DESCRIPTION

The applicant, Cadence Acquisition LLC, is proposing to construct a new commercial retail center with a drive-through on the western portion of the Target site. The existing site is fully developed, but is currently underutilized as overflow parking for Target. The applicant proposes to subdivide the single parcel into two lots to accommodate two new buildings. Refer to Table 1 for detailed project data. Project plans are provided as Attachment 8.

Table 1 – Project Data

	LOT 1	LOT 2	TOTAL
SIZE (PROPOSED)	13.15-acre lot	1.65-acre	14.8 acres
USE	Target (general retail)	Pad 1: drive-through Pad 2: bank (Tenant A), food service (Tenant B and C)	
PARKING PROVIDED	380	68	448 spaces (proposed)
BUILDING SQUARE FOOTAGE	142,206 square feet (sf)	Pad 1: 2,772 sf (drive-through) Pad 2: 2,500 sf (Tenant A) 1,546 sf (Tenant B) <u>1,562 sf (Tenant C)</u> 8,380 sf	150,586 sf
FLOOR AREA RATIO (FAR) NC 1.2: 0.35 FAR	0.25	0.12	N/A

Pad 1 would include a 2,772 square foot building for a take-out/coffee use with drive-through. A tenant has not been finalized for the building; however, hours of operation are anticipated to be from 3:30 a.m. to 12 a.m. daily.

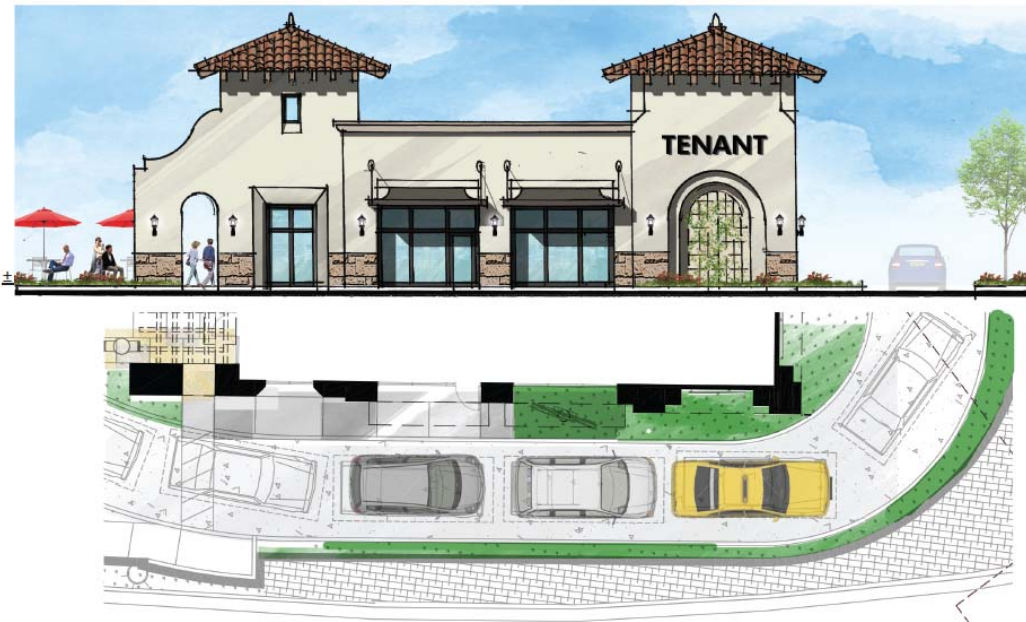
Pad 2 would be a multi-tenant building approximately 5,608 square feet in area. The building is anticipated to be shared between a bank and two take-out/food service tenants. Tenants have not been finalized for the building. However, the anticipated hours of operation for the bank would be 8 a.m. to 6 p.m. Monday thru Saturday, and the two food service tenant's hours of operation would be from 6 a.m. to 12 a.m. daily.

PROJECT ANALYSIS

Project Design

The project has been designed using Spanish Colonial Revival (SCR) style architecture. Materials include smooth stucco, El Dorado stone base, two-piece mission tile with mortar boosters, metal canopies and trellises, wood eaves, concrete patio pavers, and black anodized storefronts. The buildings emphasize Spanish architecture through individual design features and elements such as outdoor patio seating, wrapped trellises, and roof finials. Exhibit 1 below illustrates the proposed drive-through building elevation.

Exhibit 1 – Proposed Storefront (Drive-through)



The proposed commercial development will maintain a building scale that is consistent with other commercial developments in the vicinity. The development exhibits high quality site planning, architecture, landscaping and reflects the lush Mediterranean landscaped character and drought tolerant and California native plantings. Overall, the proposed architecture compliments that of the existing Target and blends in with the surrounding environment. The building design takes the site's natural topography, public view corridors and adjacent building profiles into consideration.

Pedestrian Walkway

The site includes a private walkway only on one side of the main driveway at the signalized entrance. An ADA ramp leading to Target provides additional connectivity between the public sidewalk and Target. To comply with ADA accessibility, the applicant incorporated a new walkway to provide a safe path-of-travel into the western portion of the site. This walkway will provide pedestrian access directly from Avenida Vista Hermosa. For additional renderings, refer to Attachment 8.

Exhibit 2 – Pedestrian Walkway



Development Standards

Table 2 outlines the development standards and whether the project is consistent with these standards.

Table 2 – Applicable Development Standards

Development Standard	Required	Proposed	Complies with SP
Maximum Height	35 feet	32-35 feet	Yes
Minimum Setback from Scenic Highway	50 feet	50 feet	Yes
Bufferyards* at project perimeter	6 feet average	14-62 feet	Yes
Parking	565 spaces	448 spaces	No

* Landscaped bufferyards are required at the project perimeter in addition to any interior open area.

As indicated in Table 2, above, the project is consistent with all development standards with the exception of parking. The applicant has applied for a CUP to allow shared parking between parcels. The shared parking analysis is addressed later in the report.

Site Plan Permit

The proposed retail/restaurant and drive-through use is consistent with this goal in that it is a development serving the local area. The lack of surrounding residential uses allows for compatibility of the proposed use at this location, and the site design alleviates any potential negative impacts from the drive-through in that the proposed buildings are setback a minimum of 50 feet Avenida Vista Hermosa frontage.

The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to, height, lot coverage, setbacks and landscaping. The project proposes single-story structures consistent with the surrounding commercial development and is less than the allowable maximum floor area ratio (FAR) for the Neighborhood Commercial zoning district of the FRSP.

The project also includes outdoor dining areas that are accessible through connective pedestrian pathways from the parking area. This is consistent with the Design Guidelines to emphasize outdoor spaces as set forth in the General Plan Urban Design Element.

Architectural Permit

With respect to architecture, the project provides high quality architecture and site improvements that reflect the City's Spanish Village heritage. The character of the buildings and open spaces "should be derived from the influence of the city's historic Spanish Colonial Revival buildings, Mediterranean climate, natural features of each site..." as set forth in the Forster Ranch Specific Plan (FRSP) Commercial and Institutional Design Guidelines. This includes design guidelines for building mass and form, articulation, materials, equipment screening, landscaping, and parking location. The project has traditional Spanish materials, such as clay tile roofing, smooth hand-troweled white stucco walls, distinctive roof lines with low pitches, and metal details.

The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to, height, lot coverage, setbacks, and landscaping. The project proposes single-story structures consistent with the surrounding neighborhood of small scale commercial development. The project is consistent with design guidelines that call for varied rooflines, building articulation, and building offsets to reduce the apparent scale and bulk of buildings for compatibility with surrounding properties.

Conditional Use Permit**Drive-Through Use**

The proposed drive-through is ancillary to a permitted restaurant use and is consistent with development standards. The applicant prepared a traffic analysis to assess internal circulation, queuing, and any potential traffic impacts with the proposed project. The empirical data was based on a Dunkin Donut with drive-through. The coffee drive-thru

pad will provide eleven (11) stacking spaces. The analysis concluded that there is more than adequate vehicle queuing for the proposed drive-thru since the maximum, as observed in three study sites, was nine vehicles. Therefore, the queue is expected to be more than adequate. Furthermore, results of the intersection capacity analysis provided evidence that the proposed project will not significantly impact the four key study intersections. This report was reviewed by the Public Works Traffic Engineer and determined that the proposed project would not significantly impact key intersections in the vicinity or the existing street system. Conditions of approval have been added in the event that there is overflow of the eleven spaces.

Shared Parking

Shared parking may be granted through CUP approval for private parking facilities shared by multiple uses whose activities are not normally conducted during the same hours, or when peak use hours vary. The parking demand analysis for this project was prepared by Linscott, Law and Greenspan, Engineers (LLG) (August 29, 2018 and November 29, 2018). The report evaluates the needs of each of the proposed (Drive-through and multi-tenant building) and existing (Target) uses and the parking demand based on:

- 1) Application of City parking code requirements; and
- 2) Application of the Urban Land Institute's (ULI) *Shared Parking* methodology and an actual field study of existing peak parking demands at the site.

The following references are used for the shared parking analysis:

Target (Lot 1)	General retail store
Pad 1 (Lot 2)	Fast food service donut/coffee building with drive-through
Pad 2 (Lot 2)	Multi-tenant bank and food service

1) City Parking Code. Based on the City's parking code, Pad 1 will require **37** total parking stalls based on a ratio of 1 space per 35 square feet (SF) for the quick service area and 1 parking space per 200 SF for the remaining space. Pad 2 will require a total of **54** parking stalls calculated based on a ratio of 1/300 SF for the proposed bank use, 1/35 SF for the quick dining area, 1/200 SF for the remaining service area. The proposed project, in addition to the Target parcel, which requires **474** spaces based on a ratio of 1 space per 300 SF for a total of **565** parking stalls. However, the site will provide a total of **448** parking stalls. Therefore, the applicant is proposing shared parking for both parcels.

2) ULI *Shared Parking* methodology and field study of existing peak parking demands. LLG prepared an analysis based on hourly parking demand profiles (expressed in percent of peak demand) and applied it to the project based on profiles developed by ULI. These shared parking assessments are commonly accepted by cities and present hourly parking demand for several general land use categories except for the coffee drive-thru use. Therefore, LLG based the coffee drive-thru on empirical data (Dunkin Donuts with drive-thru transaction data).

In order to determine the most appropriate peak-parking requirement for the Target (Lot 1) with the proposed project (Lot 2), a parking survey was conducted and combined with the parking demand for the proposed project. The survey/shared peak parking

requirement (which was conducted multiple days) for the site during a typical weekday and weekend day totaled between 264 to 274 parking spaces at noon and between 277 to 291 parking spaces in the afternoon. Therefore, the peak survey/shared parking demand for the Target (with the proposed project) is 291 parking spaces. Based on a supply of 448 parking spaces with the shared parking between the parcels, the site will have a peak surplus of 157 parking spaces.

Outdoor dining areas on private property with a maximum of 16 seats and four tables are exempt from parking requirements, however, at the request of DRSC, the applicant also prepared an analysis to incorporate outdoor seating demand on parking. The results showed the peak survey shared parking demand for the site inclusive of Target and the proposed Pad 1 and Pad 2 buildings with outdoor seating area was 310 parking spaces and occurs at 1:00 p.m. on a weekend day. With a total on-site supply of 448 parking spaces, a minimum parking surplus of 138 spaces is anticipated. Therefore, there will be adequate on-site parking to accommodate the expected peak parking demand needs of Target and the new uses in the proposed project even with the inclusion of the outdoor seating areas. Findings in support of the outdoor seating and conditions of approval to mitigate potential parking impacts in the future have been incorporated into the attached resolution (Attachment 1).

Menu Board

The proposed menu boards are a conditionally permitted accessory use and comply with all the applicable provisions of the FRSP, the San Clemente General Plan, the purpose and intent of the zone, and development standards with regard to height, number, area, and materials. The menu board signs are located in the rear portion of the lot, out of the view from the public right-of-way and are proposed in a design that is consistent with other signs and with the buildings and overall site design.

Tentative Parcel Map

The subdivision complies with standards for minimum lot size, minimum street frontage, minimum lot width, and maximum floor area ratio. Public services and utilities can be provided to the parcels. The subdivision is limited to subdividing one parcel into two lots for future conveyance of two commercial lots with shared parking, which has been conditioned for recordation prior to final map approval.

Overall, the site is suitable for the type and intensity of use that is proposed in that the uses are permitted in the Neighborhood Commercial zone. Furthermore, the project meets required development standards and is conditioned to maintain compliance.

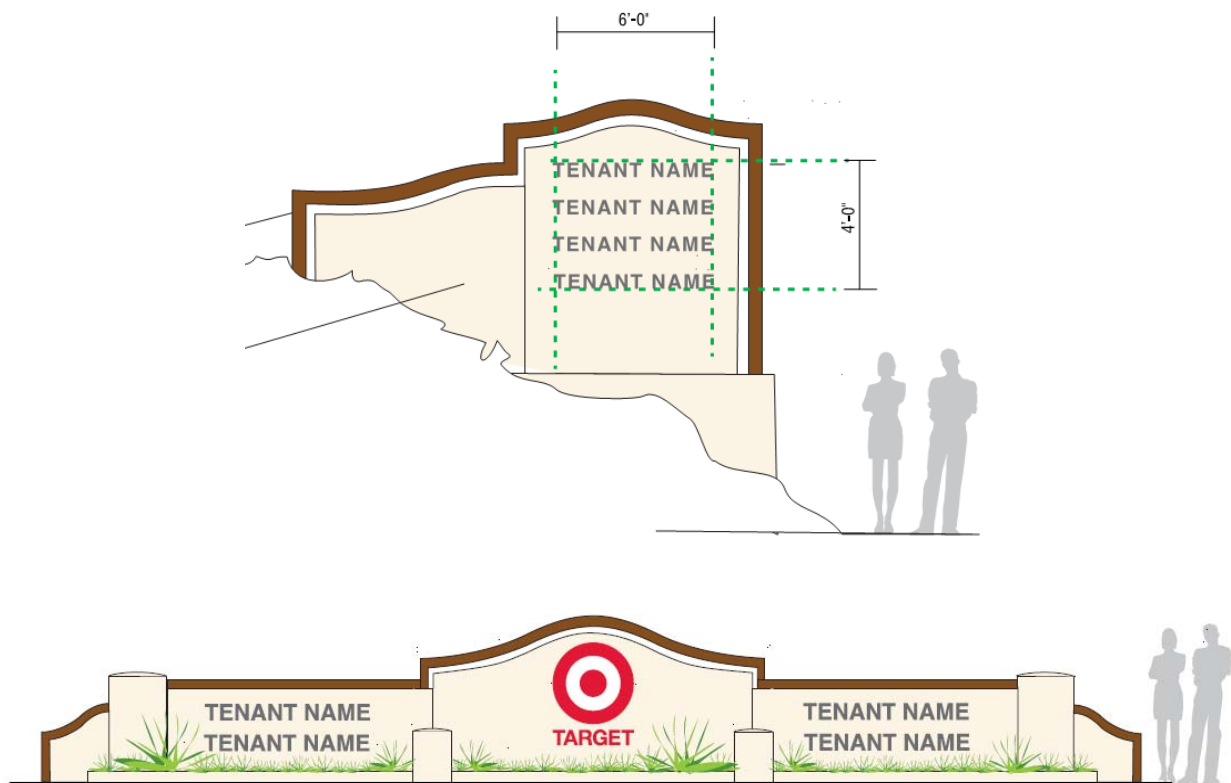
Discretionary Sign Permit

Pursuant to the FRSP, signs are permitted in accordance with the City Sign Ordinance which requires a Discretionary Sign Permit (DSP). The purpose of the DSP, and related Master Sign Program, is to ensure signs are compatible with properties and consistent

with standards, design guidelines, and General Plan policies. Master Sign Programs ensure there is a cohesive approach for signage on buildings when four or more signs are proposed.

The proposed Master Sign Program includes the existing Target tenant wall signs and the two monument signs at the Avenida Vista Hermosa entry. The applicant proposes to add sign copy to one of the two existing monument signs (Sign Type 1). As proposed, Sign Type 1 would include the Target sign and up to four commercial tenants. The applicant also proposes one new monument sign (Sign Type 4) to be located at the south east corner of Avenida Vista Hermosa at Avenida La Pata (Refer to Exhibit 3, below). Additional proposed signage includes a new multi-tenant monument sign (Sign Type 2, shown in Exhibit 3, below) which would be located nearest the west entrance, a menu board and pre-menu board (Sign Type 6) each measuring 30 square feet at the drive-through, and individual wall signs for each tenant as shown in Table 4, below (Attachment 9).

Exhibit 3, Represents Sign Types 2 and 4 (new)



The following table provides details of the development standards for the proposed new signage.

Table 4 –Height and Sizing Standards

<i>Sign Type</i>	<i>Signs</i>	<i>Allowed</i>	<i>Proposed</i>	<i>Complies with Standard</i>
1	Monument (Existing)	1 monument sign per street frontage.	Add 4 commercial tenants	Yes, no change in size
1a	Monument (Existing)	1 additional sign for sites with more than 150 ft. of street frontage;	No changes	Yes
2	Monument (New)	Max 64 sf; Max 10 ft height	65 sf 10 ft height	No. Exceeds max by 1 sf
3	[Deleted]		384.75 sf	No. Overall size exceeds maximum
4	Monument (New)		9 ft height	
5	[Deleted]			
6	Menu board and pre-menu board (New)	2 per site 32 square feet	2 per site 30 square feet	Yes
C1	Tenant wall signs	One square foot of sign allowed for each lineal foot of all business façade; max 65 sf	One square foot of sign allowed for each lineal foot of all business façade; max 25 sf	Yes

Note: This matrix does not include the existing/permitted wall signs at Target. “Deleted” signs were removed in response to DRSC direction.

The existing sign program for Target includes two monument signs nine feet in height and four wall signs consisting of three Target logos and one pharmacy sign totaling 357.18 square feet. Sign Exception Permit (SEP 09-318) was approved to allow deviations from sign requirements for maximum size, number, height, length and location in the FRSP. Note, SEPs are not available today due to a Zoning Ordinance Amendment; however, previously approved SEPs can remain.

The proposed wall signage and copy with tenant names proposed on the existing monument signs comply with sign area requirements, subject to the approval of a DSP. In response to feedback from the DRSC, Sign Type 4 monument sign was redesigned to be a small retaining wall set into the side of the slope with raised planter beds. The Target logo and name as well as four tenants would be affixed to the wall to provide visibility at

the street corner. A second monument sign (Type 3) was removed from the proposal. Sign Type 2, was also redesigned and located lower on the slope along Avenida Vista Hermosa. The design of the monument signs are consistent with the existing monument signs and are in a Spanish-theme design scheme that is consistent with the Design Guidelines. A required finding for a DSP, pertaining to freestanding signs, is: "If a freestanding sign is included in the sign application, the design, scale or location of the building dictates the use of freestanding signs, rather than building-mounted signs."

The monument signs are not anticipated to appear inconsistent with the design of the buildings because Sign Type 4 is located at a distance and below the grade of the buildings. Instead, the monument sign will provide signage for businesses located on the project site where there is limited visibility.

The project incorporates high quality signs, such as individual fabricated reverse channel halo illuminated logo, bronze pin-mounted lettering, with a smooth white stucco to match the architecture in keeping with Urban Design Policy UD-2.01 which requires a high quality design for projects in visually significant gateway locations.

Design Review Subcommittee

The Design Review Subcommittee (DRSC) reviewed the project on April 25, 2018 and November 14, 2018. The Subcommittee noted the project meets the intent of the Design Guidelines and suggested specific project modifications, as detailed in the meeting minutes provided in Attachment 5.

The Subcommittee recommended that the applicant incorporate minor modifications including assessing outdoor seating in the parking analysis, assess tow truck access in the drive-through, and modifications to the sign designs. The applicant has made the changes as recommended and incorporated them herein. With the minor modifications, the project was recommended to proceed forward for consideration at a Planning Commission public hearing with two separate resolutions (separate resolution for Discretionary Sign Permit 18-215). Therefore, two separate resolutions have been prepared for consideration.

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA)

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15311 (a) (Class 11: Accessory Structures) and 15303 (Class 3: New Construction or Conversion of Small Structures).

CALIFORNIA COASTAL COMMISSION REVIEW

The project does not require Coastal Commission review.

ALTERNATIVES:

The Planning Commission may take any of the following actions:

1. Approve the application(s).
2. Modify the conditions of approval to effect desired changes prior to approval.
3. Deny the application(s). If the Commission wishes to pursue this option, the hearing will need to be continued to allow the appropriate resolution(s) to be prepared.

RECOMMENDATION

Staff recommends that the Planning Commission:

1. Determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15311 (a) (Class 11: Accessory Structures) and 15303 (Class 3: New Construction or Conversion of Small Structures);
2. Adopt Resolution PC 18-034, approving Site Plan Permit 17-400, Architectural Permit 17-403, Conditional Use Permit 17-404, Tentative Parcel Map 17-405; and
3. Adopt Resolution PC 18-035, approving Discretionary Sign Permit 18-215 for the Target Commercial Retail Center.

Attachments:

1. Resolution No. PC 18-034
2. Resolution No. PC 18-035
3. Location Map
4. Site Photo Exhibit
5. DRSC Report and Minutes November 14, 2018
6. General Plan Consistency Analysis
7. Shared Parking Analysis
8. Project Plans
9. Master Sign Program

RESOLUTION NO. PC 18-034

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SITE PLAN PERMIT 17-400, ARCHITECTURAL PERMIT 17-403, CONDITIONAL USE PERMIT 17-404, AND TENTATIVE PARCEL MAP 17-405, TARGET COMMERCIAL RETAIL CENTER, TO SUBDIVIDE THE PROPERTY INTO TWO PARCELS AND TO CONSTRUCT A MULTI-TENANT COMMERCIAL RETAIL CENTER WITH A DRIVE-THROUGH RESTAURANT, LOCATED AT 990 WEST AVENIDA VISTA HERMOSA.

WHEREAS, on May 18, 2010, the City Council approved General Plan Amendment 09-279, Specific Plan Amendment 09-278, Site Plan Permit 09-280, Architectural Permit 09-281, Minor Exemption Permit 09-356, Variance 09-282, and Conditional Use Permit 09-283 to construct a new retail Target store with ancillary signage (Discretionary Sign Permit 09-317 and Sign Exception Permit 09-318);

WHEREAS, on November 29, 2017, an application was submitted on behalf of Cadence Acquisition LLC, by Greg Fick of Tait and Associates, Inc., 701 N. Parkcenter Drive, Santa Ana, for Site Plan Permit 17-400, Architectural Permit 17-403, Conditional Use Permit 17-404, Tentative Parcel Map 17-405 to subdivide the Target property into two parcels and to construct a multi-tenant commercial retail center with a drive-through restaurant at 990 West Avenida Vista Hermosa in the Forster Ranch Specific Plan area;

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (Class 3: New Construction or Conversion of Small Structures) because the site is zoned for commercial use, the project consists of less than the 10,000 square feet, the proposal does not include significant amount of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive;

WHEREAS, on December 21, 2017, March 29, 2018 and October 4, 2018, the City's Development Management Team (DMT) reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes and support of the project;

WHEREAS, on April 25, 2018 and November 14, 2018, the City's Design Review Subcommittee (DRSC) considered and supports the project and recommended minor revisions prior to public hearing;

WHEREAS, on December 19, 2018, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and

other interested parties.

NOW, THEREFORE, The Planning Commission of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Exemption Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303 (Class 3: New Construction or Conversion of Small Structures).

The Class 3 exemption specifically exempts from further CEQA review, the construction and location of limited numbers of new, small facilities or structures; installation of small new equipment and facilities in small structures; and the conversion of existing small structures from one use to another where only minor modifications are made to the exterior of the structure. The use of this exemption is limited to construction of a store, motel, office, restaurant or similar structure:

- Up to 2,500 square feet in floor area and not involving the use of significant amounts of hazardous substances or
- Up to 10,000 square feet in floor area, not involving use of significant amounts of hazardous substances, in urbanized areas, on a site zoned for such use, where all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.

The proposed project consists of two new structures including commercial retail, restaurant and drive-through uses totaling 8,380 square feet which is less than the 10,000 square foot maximum. The site is in an urbanized area and is zoned for commercial use. The proposal does not include significant amount of hazardous substances. Further, all necessary public services and facilities are available and the surrounding area is not environmentally sensitive. Thus, the project qualifies for the Class 3 exemption.

Furthermore, none of the exceptions to the use of the Class 3 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project is not located in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern.

Section 3. Site Plan Permit Findings

- I. With respect to Site Plan Permit 17-400, the Planning Commission finds as follows:

- A. The proposed development is permitted within the subject zone pursuant to the approval of a Site Plan Permit and complies with all the applicable provisions of this title (or the specific plan as appropriate), the goals, and objectives of the San Clemente General Plan, and the purpose and intent of the zone in which the development is being proposed.
1. The purpose of site plan review is to “encourage site and structural development which respects the physical and environmental characteristics of the site, ensures safe and convenient access and circulation for pedestrians and vehicles, exemplifies the best professional design practices, encourages individual identity for specific uses and structures, encourages a distinct community or neighborhood identity, and minimizes visual impacts.” The proposed retail/restaurant and drive-through use is consistent with this goal in that it is a development serving the local area. The lack of surrounding residential uses allows for compatibility of the proposed use at this location, and the site design alleviates any potential negative impacts from the drive-through in that the proposed buildings are setback a minimum of 50 feet Avenida Vista Hermosa frontage.
 2. The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to, height, lot coverage, setbacks and landscaping. The project proposes single-story structures consistent with the surrounding commercial development.
 3. The General Plan Land Use designation is Neighborhood Commercial in the Neighborhood Commercial zoning district (Planning Area D) of the Forster Ranch Specific Plan which allows up to 0.25 FAR and the project is proposed at 0.12, which is below the maximum buildout.
 4. The project includes outdoor dining areas that are accessible through connective pedestrian pathways from the parking area. This is consistent with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General Plan. Therefore, the proposed project supports Urban Design Element Policy UD-5.01, Outdoor Spaces, “For...commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements and encourage the same for other types of development.”
 5. The project meets parking requirements as set forth in Municipal Code sections 17.16.060 and 17.64.120, Shared Parking wherein private parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. The Parking Demand Analysis prepared August 2018 and amended November 2018 by Linscott, Law & Greenspan Engineers evaluated and determined the parking demand, analyzed hours of operation, peak hours

of use and other factors and concluded that the site will have sufficient parking at all times.

B. The site is suitable for the type and intensity of development that is proposed.

1. The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to, height, lot coverage, setbacks, and landscaping. The project proposes are single-story structures consistent with the surrounding neighborhood of small scale commercial development. The project is consistent with design guidelines that call for varied rooflines, building articulation, and building offsets to reduce the apparent scale and bulk of buildings for compatibility with surrounding properties. Therefore, the proposed project supports Urban Design Policy UD-5.10, Scale and Massing, “We require that the scale and massing of a development be compatible with its surroundings...”.
2. The Neighborhood Commercial zone permits commercial uses and the project has 12 percent lot coverage, where 25 percent lot coverage is permitted within the zone. This means the traffic, air quality, noise, and other land use impacts of the project are below what was projected and mitigated in the environmental study for the General Plan build-out.

C. The proposed development will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.

1. The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to, height, lot coverage, setbacks and landscaping. The project proposes single-story structures consistent with the surrounding neighborhood of commercial development. The project includes a combination of roof height elements within the larger building form in order to provide a variety of scale and further reduce the perceived mass. Therefore, the proposed project supports Urban Design Policy UD-5.10, Scale and Massing, “We require that the scale and massing of a development be compatible with its surroundings...”.
2. The Neighborhood Commercial zone permits commercial uses and the project has 12 percent lot coverage, where 25 percent lot coverage is permitted within the zone. This means the traffic, air quality, noise, and other land use impacts of the project are below what was projected and mitigated in the environmental study for the General Plan build-out.
3. The project includes outdoor dining areas that are accessible through connective pedestrian pathways from the parking area. This is consistent with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General Plan.

4. The on-site parking is accessed from Avenida Vista Hermosa via a reciprocal shared access between the adjacent Target in order to maximize connectivity between the uses. The project includes development of the commercial retail and drive-through with parking, addition of urban outdoor area and landscaping. The parking lot would be designed in compliance with requirements for landscaping, accessibility, and electric vehicle charging.
 5. The proposed use must comply with conditions of approval and code requirements to maintain the public health, safety, and welfare of the area, such as the Fire Code, California Building Code, and the Municipal Code. The applicant is required to obtain permits and inspections to ensure the project and use operations comply with requirements.
 6. The project meets parking requirements as set forth in Municipal Code sections 17.16.060 and 17.64.120, Shared Parking wherein private parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. The Parking Demand Analysis prepared August 2018 and amended November 2018 by Linscott, Law & Greenspan Engineers evaluated and determined the parking demand, analyzed hours of operation, peak hours of use and other factors and concluded that the site will have sufficient parking at all times.
 7. The project does not increase the level-of-service (LOS) for Avenida Vista Hermosa according to the August 29, 2018, Traffic Study.
- D. The proposed development will not be unsightly or create disharmony with its locale and surroundings.
1. The project provides high quality architecture and site improvements that reflect the City's Spanish Village heritage. The design and materials follow "basic principles of Spanish Colonial Revival (SCR) architecture" in Design Guidelines Section II.C.2, as required in the General Plan's Land Use and Urban Design Elements. This includes design guidelines for building mass and form, articulation, materials, equipment screening, landscaping, and parking location. The project has traditional SCR materials, such as clay tile roofing, smooth hand-troweled white stucco walls, distinctive roof lines with low pitches, and metal details. This supports Land Use Policy LU-14.02, Architecture at Gateways, "We require new development in gateway areas to provide attractive, high quality architecture, and visual screening and/or architectural treatments on all side of building to provide attractive, welcoming City gateways" and Urban Design Policy UD-2.01, Architecture/Design Quality, "We require high quality design for buildings at visually significant locations in gateway areas. New buildings and major remodels in Gateway areas adjacent to or opposite I-5 off ramps...shall follow Spanish Colonial Revival architectural style...".
 2. The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but

not limited to, height, lot coverage, setbacks, and landscaping. The project proposes single-story structures consistent with the surrounding neighborhood of small scale commercial development with single-stories. The project is consistent with design guidelines that call for varied rooflines, building articulation, and building offsets to reduce the apparent scale and bulk of buildings for compatibility with surrounding properties. Therefore, the proposed project supports Urban Design Policy UD-5.10, Scale and Massing, "We require that the scale and massing of a development be compatible with its surroundings...".

3. The Neighborhood Commercial zone permits commercial uses and the project has 12 percent lot coverage, where 25 percent lot coverage is permitted within the zone. This means the traffic, air quality, noise, and other land use impacts of the project are below what was projected and mitigated in the environmental study for the General Plan build-out.
4. The project includes outdoor dining areas that are accessible through connective pedestrian pathways from the public right-of-way to the dining area. This is consistent with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General Plan.
5. The building has varied rooflines and the proposed building has articulation and offsets. These massing offsets reduce the apparent scale and bulk of buildings for compatibility with surrounding properties.
6. The on-site parking is accessed from Avenida Vista Hermosa via a reciprocal shared access between the adjacent Target in order to maximize connectivity between the uses. The project includes development of the commercial retail and drive-through with parking, addition of urban outdoor area and landscaping. The parking lot would be designed in compliance with requirements for landscaping, accessibility, and electric vehicle charging.
7. The proposed use must comply with conditions of approval and code requirements to maintain the public health, safety, and welfare of the area, such as the Fire Code, California Building Code, and the Municipal Code. The applicant is required to obtain permits and inspections to ensure the project and use operations comply with requirements.
8. The project meets parking requirements as set forth in Municipal Code sections 17.16.060 and 17.64.120, Shared Parking wherein private parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. The Parking Demand Analysis prepared August 2018 and amended November 2018 by Linscott, Law & Greenspan Engineers evaluated and determined the parking demand, analyzed hours of operation, peak hours of use and other factors and concluded that the site will have sufficient parking at all times.

9. The project does not increase the level-of-service (LOS) for Avenida Vista Hermosa according to the August 29, 2018, Traffic Study.
- E. The proposed development will minimize or eliminate adverse physical or visual effects which might otherwise result from unplanned or inappropriate development, design or location.
1. The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to, height, lot coverage, setbacks, and landscaping. The project proposes single-story structures consistent with the surrounding commercial development. The project is consistent with design guidelines that call for varied rooflines, building articulation, and building offsets to reduce the apparent scale and bulk of buildings for compatibility with surrounding properties. Therefore, the proposed project supports Urban Design Policy UD-5.10, Scale and Massing, “We require that the scale and massing of a development be compatible with its surroundings...”.
 2. The Neighborhood Commercial zone permits commercial uses and the project has 12 percent lot coverage, where 25 percent lot coverage is permitted within the zone. This means the traffic, air quality, noise, and other land use impacts of the project are below what was projected and mitigated in the environmental study for the General Plan build-out.
 3. The applicant is required to obtain permits and inspections to ensure the construction work and operations comply with the Fire Code, California Building Code, food safety and health requirements, and the Municipal Code.

Section 4. Architectural Permit Findings

- II. With respect to Architectural Permit 17-403, the Planning Commission finds as follows:
 - A. The architectural treatment of the project complies with the San Clemente General Plan in that:
 1. The project provides high quality architecture and site improvements that reflect the City’s Spanish Village heritage. The design and materials follow “basic principles of Spanish Colonial Revival (SCR) architecture” in Design Guidelines Section II.C.2, as required in the General Plan’s Land Use and Urban Design Elements. This includes design guidelines for building mass and form, articulation, materials, equipment screening, landscaping, and parking location. The project has traditional SCR materials, such as clay tile roofing, smooth hand-troweled white stucco walls, distinctive roof lines with low pitches, and metal details. This supports Land Use Policy LU-14.02, Architecture at Gateways, “We require new development in gateway areas to provide attractive, high quality architecture, and visual screening and/or architectural treatments on all side of building to provide attractive,

welcoming City gateways” and Urban Design Policy UD-2.01, Architecture/Design Quality, “We require high quality design for buildings at visually significant locations in gateway areas. New buildings and major remodels in Gateway areas adjacent to or opposite I-5 off ramps...shall follow Spanish Colonial Revival architectural style...”.

2. The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to, height, lot coverage, setbacks, and landscaping. The project proposes are single-story structures consistent with the surrounding neighborhood of small scale commercial development with single-stories. The project is consistent with design guidelines that call for varied rooflines, building articulation, and building offsets to reduce the apparent scale and bulk of buildings for compatibility with surrounding properties. Therefore, the proposed project supports Urban Design Policy UD-5.10, Scale and Massing, “We require that the scale and massing of a development be compatible with its surroundings...”.
 3. The project includes outdoor dining areas that are adjacent the interior parking lot and accessible through connective, landscaped pedestrian pathways from the public right-of-way. This is consistent with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General Plan; Therefore, the proposed project supports Urban Design Element Policy UD-5.01, Outdoor Spaces, “For...commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements and encourage the same for other types of development.”
- B. The architectural treatment of the project complies with any applicable specific plan and this title in areas including, but not limited to, height, setback color, etc. in that:
1. The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to, height, lot coverage, setbacks, and landscaping. The project proposes are single-story structures consistent with the surrounding neighborhood of small scale commercial development with single-stories. The project is consistent with design guidelines that call for varied rooflines, building articulation, and building offsets to reduce the apparent scale and bulk of buildings for compatibility with surrounding properties. Therefore, the proposed project supports Urban Design Policy UD-5.10, Scale and Massing, “We require that the scale and massing of a development be compatible with its surroundings...”.
 2. The Neighborhood Commercial zone permits commercial uses and the project has 12 percent lot coverage, where 25 percent lot coverage is permitted within the zone. This means the traffic, air quality, noise, and other land use impacts of the project are below what was projected and mitigated

in the environmental study for the General Plan build-out.

3. The project includes outdoor dining areas that are adjacent the interior parking lot and accessible through connective, landscaped pedestrian pathways from the public right-of-way. This is consistent with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General Plan.
- C. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines in that:
1. The project provides high quality architecture and site improvements that reflect the City's Spanish Village heritage. The design and materials follow "basic principles of Spanish Colonial Revival (SCR) architecture" in Design Guidelines Section II.C.2, as required in the General Plan's Land Use and Urban Design Elements. This includes design guidelines for building mass and form, articulation, materials, equipment screening, landscaping, and parking location. The project has traditional SCR materials, such as clay tile roofing, smooth hand-troweled white stucco walls, distinctive roof lines with low pitches, and metal details.
 2. The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to height, lot coverage, setbacks, and landscaping. The project does not utilize the maximum height allowed for the zone and proposes are single-story structures consistent with the surrounding neighborhood of small scale commercial development with single-stories.
 3. The project is consistent with "General Guidelines for All Architecture Subject to Discretionary Design Review" in Design Guidelines Section II.C.3, which call for varied rooflines, building articulation, and building offsets to reduce the apparent scale and bulk of buildings for compatibility with surrounding properties.
 4. The project includes outdoor dining areas that are adjacent the interior parking lot and accessible through connective, landscaped pedestrian pathways from the public right-of-way. This is consistent with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General Plan.
 5. The project provides landscaping consistent with the General Plan and City's Design Guidelines, by providing drought-tolerant landscaping that aids in buffering the adjoining uses and public right-of-way from the immediate visual impacts of the proposed building and drive-through use by providing varying sizes of landscaped areas around the perimeters of the site where feasible.

- D. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
1. The project provides high quality architecture and site improvements that reflect the City's Spanish Village heritage. The design and materials follow "*basic principles of Spanish Colonial Revival (SCR) architecture*" in Design Guidelines Section II.C.2, as required in the General Plan's Land Use and Urban Design Elements. This includes design guidelines for building mass and form, articulation, materials, equipment screening, landscaping, and parking location. The project has traditional SCR materials, such as clay tile roofing, smooth hand-troweled white stucco walls, distinctive roof lines with low pitches, and metal details. This supports Land Use Policy LU-14.02, Architecture at Gateways, "*We require new development in gateway areas to provide attractive, high quality architecture, and visual screening and/or architectural treatments on all side of building to provide attractive, welcoming City gateways*" and Urban Design Policy UD-2.01, Architecture/Design Quality, "*We require high quality design for buildings at visually significant locations in gateway areas. New buildings and major remodels in Gateway areas adjacent to or opposite I-5 off ramps...shall follow Spanish Colonial Revival architectural style...*";
 2. The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to, height, lot coverage, setbacks, and landscaping. The project proposes single-story structures consistent with the surrounding neighborhood of small scale commercial development with single-stories. The project is consistent with design guidelines that call for varied rooflines, building articulation, and building offsets to reduce the apparent scale and bulk of buildings for compatibility with surrounding properties. Therefore, the proposed project supports Urban Design Policy UD-5.10, Scale and Massing, "*We require that the scale and massing of a development be compatible with its surroundings...*";
 3. The Neighborhood Commercial zone permits commercial uses and the project has 12 percent lot coverage, where 25 percent lot coverage is permitted within the zone. This means the traffic, air quality, noise, and other land use impacts of the project are below what was projected and mitigated in the environmental study for the General Plan build-out.
 4. The building has varied rooflines. These massing offsets reduce the apparent scale and bulk of buildings for compatibility with surrounding properties.
 5. The project provides landscaping consistent with the General Plan and City's Design Guidelines, by providing drought-tolerant landscaping that aids in buffering the adjoining uses and public right-of-way from the immediate visual impacts of the proposed building and drive-through use by providing varying sizes of landscaped areas around the perimeters of the site where feasible.

- E. The proposal is not detrimental to the orderly and harmonious development of the City.
1. The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to, height, lot coverage, setbacks, and landscaping. The project proposes single-story structures consistent with the surrounding neighborhood of commercial development. The project is consistent with design guidelines that call for varied rooflines, building articulation, and building offsets to reduce the apparent scale and bulk of buildings for compatibility with surrounding properties. Therefore, the proposed project supports Urban Design Policy UD-5.10, Scale and Massing, *“We require that the scale and massing of a development be compatible with its surroundings...”*
 2. The Neighborhood Commercial zone permits commercial uses and the project has 12 percent lot coverage, where 25 percent lot coverage is permitted within the zone. This means the traffic, air quality, noise, and other land use impacts of the project are below what was projected and mitigated in the environmental study for the General Plan build-out.
 3. The project includes outdoor dining areas that are accessible through connective pedestrian pathways from the parking area. This is consistent with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General Plan.
 4. The on-site parking is accessed from Avenida Vista Hermosa via a reciprocal shared access between the adjacent Target in order to maximize connectivity between the uses. The project includes development of the commercial retail and drive-through with parking, addition of urban outdoor area and landscaping. The parking lot would be designed in compliance with requirements for landscaping, accessibility, and electric vehicle charging.
 5. The proposed use must comply with conditions of approval and code requirements to maintain the public health, safety, and welfare of the area, such as the Fire Code, California Building Code, and the Municipal Code. The applicant is required to obtain permits and inspections to ensure the project and use operations comply with requirements.
 6. The project meets parking requirements as set forth in Municipal Code sections 17.16.060 and 17.64.120, Shared Parking wherein private parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. The Parking Demand Analysis prepared August 2018 and amended November 2018 by Linscott, Law & Greenspan Engineers evaluated and determined the parking demand, analyzed hours of operation, peak hours of use and other factors and concluded that the site will have sufficient parking at all times.

7. The project does not increase the level-of-service (LOS) for Avenida Vista Hermosa according to the August 29, 2018, Traffic Study.

Section 5. Conditional Use Permit Findings

- III. With respect to Conditional Use Permit 17-404, the Planning Commission finds as follows:
 - A. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed.
 1. The proposed drive-through is ancillary to a permitted restaurant use and is consistent with development standards. This is reflected in LU-2.08. Drive-Through Facilities. *“We regulate the locations of fast food outlets and drive-through restaurants by establishing standards for the spatial distribution of such uses.”* The use adds to the diverse mix of uses to meet needs of the community, consistent with the Land Use Element goal for commercial uses to “Achieve and maintain a healthy employment base with diverse retail, office, and service uses that: 1) meet citizens’ needs; 2) help generate municipal revenues that improve quality of life; 3) are compatible with adjacent residential neighborhoods; and 4) support the goals and policies of the Economic Development Element.”
 2. The project includes outdoor dining areas that are accessible through connective pedestrian pathways from the parking areas. This is consistent with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General Plan. Therefore, the proposed project supports Urban Design Element Policy UD-5.01, Outdoor Spaces, *“For...commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements and encourage the same for other types of development.”*
 - B. The site is suitable for the type and intensity of use that is proposed.
 1. The proposed drive-through is ancillary to a permitted restaurant use and is consistent with development standards. This is reflected in LU-2.08. Drive-Through Facilities. *“We regulate the locations of fast food outlets and drive-through restaurants by establishing standards for the spatial distribution of such uses.”* The use adds to the diverse mix of uses to meet needs of the community, consistent with the Land Use Element goal for commercial uses to “Achieve and maintain a healthy employment base with diverse retail, office, and service uses that: 1) meet citizens’ needs; 2) help generate municipal revenues that improve quality of life; 3) are compatible with adjacent residential neighborhoods; and 4) support the goals and policies of the Economic Development Element.”

2. The proposed use is subject to land use controls mandated within the General Plan such as, Land Use Element Policy LU-2.08, Drive-Through Facilities, “We regulate the locations of fast food outlets and drive-through restaurants by establishing standards for the spatial distribution of such uses.” The proposed use does not exceed any spatial distribution requirement and is permitted per the Zoning Ordinance in this zone and land use designation. Additionally, the project site is adjacent to Avenida Vista Hermosa and Avenida La Pata, both with ambient noise levels associated with vehicles and traffic. The proposed use must comply with conditions of approval and code requirements to maintain the public health, safety, and welfare of the area, such as the Fire Code, California Building Code, and the Municipal Code. This includes but is not limited to requiring compliance with the noise ordinance to maintain the public health, safety, and welfare of the area.
 3. The applicant is required to obtain permits and inspections to ensure the construction work and operations comply with the Fire Code, California Building Code, food safety and health requirements, and the Municipal Code.
 4. The project meets parking requirements as set forth in Municipal Code sections 17.16.060 and 17.64.120, Shared Parking wherein private parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. The Parking Demand Analysis prepared August 2018 and amended November 2018 by Linscott, Law & Greenspan Engineers evaluated and determined the parking demand, analyzed hours of operation, peak hours of use and other factors and concluded that the site will have sufficient parking at all times.
 5. The project does not increase the level-of-service (LOS) for Avenida Vista Hermosa according to the August 29, 2018, Traffic Study.
 6. The project provides landscaping consistent with the General Plan and City’s Design Guidelines, by providing drought-tolerant landscaping that aids in buffering the adjoining uses and public right-of-way from the immediate visual impacts of the proposed building and drive-through use by providing varying sizes of landscaped areas around the perimeters of the site where feasible.
- C. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
1. The proposed drive-through is ancillary to a permitted restaurant use and is consistent with development standards. This is reflected in LU-2.08. Drive-Through Facilities. “*We regulate the locations of fast food outlets and drive-through restaurants by establishing standards for the spatial distribution of such uses.*” The use adds to the diverse mix of uses to meet needs of the

community, consistent with the Land Use Element goal for commercial uses to “*Achieve and maintain a healthy employment base with diverse retail, office, and service uses that: 1) meet citizens’ needs; 2) help generate municipal revenues that improve quality of life; 3) are compatible with adjacent residential neighborhoods; and 4) support the goals and policies of the Economic Development Element.*”

2. The proposed use is subject to land use controls mandated within the General Plan such as, Land Use Element Policy LU-2.08, Drive-Through Facilities, “*We regulate the locations of fast food outlets and drive-through restaurants by establishing standards for the spatial distribution of such uses.*” The proposed use does not exceed any spatial distribution requirement and is permitted per the Zoning Ordinance in this zone and land use designation. Additionally, the project site is adjacent to Avenida Vista Hermosa and Avenida La Pata, both with ambient noise levels associated with vehicles and traffic. The proposed use must comply with conditions of approval and code requirements to maintain the public health, safety, and welfare of the area, such as the Fire Code, California Building Code, and the Municipal Code. This includes but is not limited to requiring compliance with the noise ordinance to maintain the public health, safety, and welfare of the area.
 3. The applicant is required to obtain permits and inspections to ensure the construction work and operations comply with the Fire Code, California Building Code, food safety and health requirements, and the Municipal Code.
- D. The proposed use will not negatively impact surrounding land uses.
1. The proposed drive-through is ancillary to a permitted restaurant use and is consistent with development standards. This is reflected in LU-2.08. Drive-Through Facilities. “*We regulate the locations of fast food outlets and drive-through restaurants by establishing standards for the spatial distribution of such uses.*” The use adds to the diverse mix of uses to meet needs of the community, consistent with the Land Use Element goal for commercial uses to “*Achieve and maintain a healthy employment base with diverse retail, office, and service uses that: 1) meet citizens’ needs; 2) help generate municipal revenues that improve quality of life; 3) are compatible with adjacent residential neighborhoods; and 4) support the goals and policies of the Economic Development Element.*”
 2. The proposed use is subject to land use controls mandated within the General Plan such as, Land Use Element Policy LU-2.08, Drive-Through Facilities, “*We regulate the locations of fast food outlets and drive-through restaurants by establishing standards for the spatial distribution of such uses.*” The proposed use does not exceed any spatial distribution requirement and is permitted per the Zoning Ordinance in this zone and land use designation. Additionally, the project site is adjacent to Avenida Vista Hermosa and Avenida La Pata with ambient noise levels associated with vehicles and traffic. The proposed use must comply with conditions of approval and code requirements to maintain the public health, safety, and welfare of the area, such as the Fire Code, California

Building Code, and the Municipal Code. This includes but is not limited to requiring compliance with the noise ordinance to maintain the public health, safety, and welfare of the area.

3. The applicant is required to obtain permits and inspections to ensure the construction work and operations comply with the Fire Code, California Building Code, food safety and health requirements, and the Municipal Code.
 4. The project meets parking requirements as set forth in Municipal Code sections 17.16.060 and 17.64.120, Shared Parking wherein private parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. The Parking Demand Analysis prepared August 2018 and amended November 2018 by Linscott, Law & Greenspan Engineers evaluated and determined the parking demand, analyzed hours of operation, peak hours of use and other factors and concluded that the site will have sufficient parking at all times.
 5. The project does not increase the level-of-service (LOS) for Avenida Vista Hermosa according to the August 29, 2018, Traffic Study.
 6. The project provides landscaping consistent with the General Plan and City's Design Guidelines, by providing drought-tolerant landscaping that aids in buffering the adjoining uses and public right-of-way from the immediate visual impacts of the proposed building and drive-through use by providing varying sizes of landscaped areas around the perimeters of the site where feasible.
- E. The outdoor dining area contributes to the village/pedestrian ambiance of the City, consistent with the City's General Plan in that:
1. The project meets development standards of the zone that define the intended scale and size of development in the neighborhood, including but not limited to, height, lot coverage, setbacks and landscaping. The project proposes single-story structures consistent with the surrounding neighborhood of commercial development. The project includes a combination of roof height elements within the larger building form in order to provide a variety of scale and further reduce the perceived mass. Therefore, the proposed project supports Urban Design Policy UD-5.10, Scale and Massing, "*We require that the scale and massing of a development be compatible with its surroundings...*".
 2. The Neighborhood Commercial zone permits commercial uses and the project has 12 percent lot coverage, where 25 percent lot coverage is permitted within the zone. This means the traffic, air quality, noise, and other land use impacts of the project are below what was projected and mitigated in the environmental study for the General Plan build-out.
 3. The project includes outdoor dining areas that are accessible through connective pedestrian pathways from the parking area. This is consistent

with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General Plan.

F. The outdoor dining area complies with the standards of this section in that:

1. The project includes outdoor dining areas that are accessible through connective pedestrian pathways from the parking area. This is consistent with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General Plan.
2. The outdoor dining areas are consistent with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General Plan. Therefore, the proposed project supports Urban Design Element Policy UD-5.01, Outdoor Spaces, "For...commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements and encourage the same for other types of development."
3. The project meets parking requirements as set forth in Municipal Code sections 17.16.060 and 17.64.120, Shared Parking wherein private parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. The Parking Demand Analysis prepared August 2018 and amended November 2018 by Linscott, Law & Greenspan Engineers evaluated and determined the parking demand, analyzed hours of operation, peak hours of use and other factors and concluded that the site will have sufficient parking at all times.

G. Any negative visual, noise, traffic, accessibility, and parking impacts associated with the outdoor dining area have been reduced to an acceptable level, as determined by the City in that:

1. The project meets parking requirements as set forth in Municipal Code sections 17.16.060 and 17.64.120, Shared Parking wherein private parking facilities may be shared by multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. The Parking Demand Analysis prepared August 2018 and amended November 2018 by Linscott, Law & Greenspan Engineers evaluated and determined the parking demand, analyzed hours of operation, peak hours of use and other factors and concluded that the site will have sufficient parking at all times.
2. The project does not increase the level-of-service (LOS) for Avenida Vista Hermosa according to the August 29, 2018, Traffic Study.
3. The outdoor dining areas are consistent with goals and Design Guidelines to emphasize outdoor spaces in the Urban Design Element of the General

Plan. Therefore, the proposed project supports Urban Design Element Policy UD-5.01, Outdoor Spaces, “For...commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements and encourage the same for other types of development”.

- IV. With respect to CUP 17-404 for the proposed menu board sign, the Planning Commission finds as follows:
- A. The proposed accessory use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed, in that:
1. The menu board signs meet required development standards with regard to height, number, area, and materials.
 2. The menu board signs are consistent with the General Plan Urban Design Element Policy 1.09, Signs, “...Signs should be compatible with the architectural character of the buildings on which they are placed, prevailing streetscape character and surrounding community character and should not be visually obtrusive.”
 3. The menu board signs are located in the behind the building and out of the view from the public right-of-way and are proposed in a design that is consistent with other signs and with the buildings and overall site design.
- B. The site is suitable for the type and intensity of use that is proposed, in that:
1. The menu board is ancillary to the drive-through which is a permitted use in the Neighborhood Commercial zone.
 2. The project meets required development standards and is conditioned to meet the City’s lighting ordinance.
- C. The proposed use will not negatively impact surrounding land uses, in that:
1. The menu boards are located behind the building, behind a densely landscaped setback area and out of view from the public right of way.
- V. With respect to Tentative Parcel Map 17-405, the Planning Commission finds as follows:
- A. The site is physically suitable for the type of development.
1. The subdivision is limited to subdividing one parcel into two lots for future conveyance of two commercial lots with shared parking which has been

conditioned for recordation prior to final map approval.

2. The subdivision complies with standards for minimum lot size, minimum street frontage, minimum lot width, and maximum floor area ratio. Public services and utilities can be provided to the parcels.
 3. The site is suitable for the type and intensity of use that is proposed, in that the uses are permitted/conditionally permitted in the Neighborhood Commercial zone. Furthermore, the project meets required development standards and is conditioned to maintain compliance.
- B. The site is physically suitable for the proposed density of the development.
1. The Neighborhood Commercial zone permits commercial uses and the project has 12 percent lot coverage, where 25 percent lot coverage is permitted within the zone. This means the traffic, air quality, noise, and other land use impacts of the project are below what was projected and mitigated in the environmental study for the General Plan build-out.
 2. The subdivision complies with standards for minimum lot size, minimum street frontage, minimum lot width, and maximum floor area ratio. Public services and utilities can be provided to the parcels.
 3. The site is suitable for the type and intensity of use that is proposed, in that the uses are permitted/conditionally permitted in the Neighborhood Commercial zone. Furthermore, the project meets required development standards and is conditioned to maintain compliance.
- C. The design of the subdivision or the proposed improvements is not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat in that:
1. The site is zoned for commercial use, the project consists of less than the 10,000 square feet, the proposal does not include significant amount of hazardous substances, all necessary public services and facilities are available, and the surrounding area is not environmentally sensitive.
- D. The design of the subdivision or the type of improvements is not likely to cause serious public health problems in that:
1. The subdivision complies with standards for minimum lot size, minimum street frontage, minimum lot width, and maximum floor area ratio. Public services and utilities can be provided to the parcels.
- E. The subdivision, with its provisions for any design and improvements, is consistent with the General Plan and any applicable specific plan in that the site is suitable for the type and intensity of use that is proposed, in that:

- 1. The uses are permitted/conditionally permitted in the Neighborhood Commercial zone. Furthermore, the project incorporates the design guidelines and meets required development standards and is conditioned to maintain compliance.

F. The design of the subdivision or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision in that:

- 1. The subdivision complies with standards for minimum lot size, minimum street frontage, minimum lot width, and maximum floor area ratio. Public services and utilities can be provided to the parcels.

Section 4. Planning Commission Approval.

Based on the foregoing recitals and findings, the written and oral comments, facts, and evidence presented, the City of San Clemente Planning Commission hereby approves Site Plan Permit 17-400, Architectural Permit 17-403, Conditional Use Permit 17-404, and Tentative Parcel Map 17-405, Target Commercial Retail Center, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Planning Commission on December 19, 2018.

Chair

CERTIFICATION:

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on December 19, 2018, carried by the following roll call vote:

AYES: COMMISSIONERS:
 NOES: COMMISSIONERS:
 ABSTAIN: COMMISSIONERS:
 ABSENT: COMMISSIONERS:

Secretary of the Planning Commission

CONDITIONS OF APPROVAL
 SITE PLAN PERMIT 17-400, ARCHITECTURAL PERMIT 17-403, CONDITIONAL USE
 PERMIT 17-404, TENTATIVE PARCEL MAP 17-405
 TARGET COMMERCIAL RETAIL CENTER

1.0 GENERAL CONDITIONS OF APPROVAL

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| 1.1 | Within 30 days of approval of this application, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City. Failure to submit this acknowledgement may be grounds to revoke this approval. | Planning |
| 1.2 | The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs, The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. | Planning |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws. | All |
| 1.5 | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations. | Code Comp |

2.0 PRIOR TO APPROVAL OF A FINAL MAP

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| 2.2 | Prior to recordation of the final map, the applicant shall submit to the City Engineer evidence that the County Surveyor has approved a digitized tract/parcel map pursuant to Orange County Ordinance No. 3809 dated January 28, 1991. The owner or designee shall pay for all costs of said digital submittals, including supplying digital copies to the City of the final, County Surveyor-approved digital map in DXF format. | Public Works |
| 2.3 | The owner shall indicate on the map, the location of all applicable easements for public sidewalk, storm drains, utilities, and reciprocal access. [Citation - Section 16.28.030.A & B of the SCMC] | Public Works |
| 2.4 | Prior to final parcel map approval, the owner or designee shall demonstrate to the satisfaction of the City Engineer or designee, that quitclaims in favor of the City have been obtained from all persons having any interest in existing rights of way for pipelines for the conveyance of water, and for all rights to all underground water. The owner or designee shall convey the right to all underground water, but without right of entry to the surface thereof, to the City. The owner or designee shall cause no easements to be granted nor recorded over any portion of the property shown on the submitted record map between the tentative map approval date by the Planning Commission and the recording date of the final or record map by the County Recorder. [Citation - Section 13.04.500.A, B & C of the SCMC] | Public Works |
| 2.5 | Prior to the review of final parcel map, plans, CC&R's, and legal documents, the owner shall deposit minimum \$5,000.00 for plan check. Plan check of this Final Map will involve both City and County review as applicable and other plan check fees will apply for the County. [Citation – Fee Resolution No. 08-81 and Sections 12.08 and 16.32.010.B of the SCMC] | Public Works |
| 2.6 | Prior to final parcel map approval, the owner shall pay or reimburse the City all costs associated with City Attorney review of the project CC&Rs, Disclosure Statements, and any other applicable documents. Also the owner shall pay all applicable development and final map fees for each unit, which may include, but are not limited to, City Consultants review fees, park acquisition and development, water and sewer connection, drainage, grading. [Citation - S.C.M.C. Title 15, Building and Construction, Sections 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]. | Public Works |

Buyer Notification

- 2.7 The applicant shall submit to the City Planner, and the City Attorney's Office shall approve, a buyer's notification disclosure form, to be given to all potential buyers of the lots/units, which indicates the existence, operations, characteristics, and potential exposure to nuisance/objectionable odors/risk of upset/hazards of the following: Planning
- Prima Deshecha Landfill
 - TRW
 - United States Marine Corps, Camp Pendleton
 - San Onofre Nuclear Generating Station
 - Ford Aerospace
 - Fire hazard due to wildland exposure (Fire - FP16)
 - The Forster Ranch ridgeline trail and connections
 - Orange County Flood Control Channel
 - City of San Clemente Wastewater Treatment Plant
 - Owens-Illinois Sand and Gravel Operation

Easements

- 2.10 The applicant shall submit to the City Engineer, and the City Attorney's Office shall approve, reciprocal parking and access easements. The recording document shall specifically state the purposes of the easements to be the preservation of access and parking availability in accordance with City Ordinances and the State Subdivision Map Act. Public Works
- (SCMC Section 17.64)

Financial Security

- 2.11 The applicant shall submit, and the City Engineer shall approve, separate improvement bonds or irrevocable letters of credit for 100% of the estimated cost of each improvement cost, as prepared by a registered civil engineer, including, but not limited to, the following improvements: rough grading; precise grading; street improvements; sidewalks; signage; trail improvements; street lights; sewer lines; water lines; storm drains; erosion control; landscaping in rights of way, private slopes and open space; and off-site street repair. In addition, the owner or designee shall provide separate labor and material bonds or irrevocable letters of credit for 100% of the above estimated improvement costs, as determined by the City Engineer or designee. (SCMC Section 16.32.020) Public Works
- 2.12 The applicant shall submit, and the City Engineer shall approve, an irrevocable demand payment letter of credit, Certificate of Public Works

Deposit or a cash deposit for each signalization improvements and enter into an agreement with the City stipulating the timing of installation of each new signal or signal improvement. (SCMC Section 16.32.020)

- 2.13 Prior to the review of grading plans, soils report and documents, the owner or designee shall deposit a minimum of \$5,000.00 for plan check. [Citation – Fee Resolution No. 08-81 and Section 15.36 of the SCMC] Public Works

Improvement Plans

- 2.17 The applicant shall submit, and the City Engineer shall approve, water and reclaimed water improvement plans, prepared by a registered civil engineer, which reflect consistency with the City's Water and Reclaimed Water Master Plans and standards. Said plan shall provide for the following: Public Works
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- A. Indicate a service system which provides, or allows for, independent water metering.
 - B. All water meters shall be tapped into the public water main and be located in the public ROW.
 - C. A double detector check shall be installed at the transition from public to private for water systems.
 - D. All reclaimed service lines shall have meters at the public ROW. (SCMC Section 16.32.010)

Improvements proposed to be located adjacent to City easements shall be designed with footings that do not encroach or surcharge City facilities and the public storm drain system. Public Works
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In the event that on-site traffic circulation and/or vehicle stacking causes a backup of vehicles out onto Avenida Vista Hermosa that is determined by the City Engineer to be unacceptable, the City and property owner/tenant agree to meet to discuss on-site traffic circulation alternatives to reduce traffic conflicts at the street. Potential modifications could include, but are not limited to, modifying the western drive approach to be an Exit-Only. Resulting modifications shall be paid for by the owner and/or their tenant. Public Works
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Reports

- 2.30 The applicant shall submit, and the City Engineer shall approve, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all other applicable codes, ordinances and regulations. (SCMC Section 16.12.050) Public Works

3.0 PRIOR TO ISSUANCE OF GRADING PERMITS

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| 3.1 | The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. | Planning |
| 3.2 | The City Engineer shall determine that development of the site shall conform to general recommendations presented in the geotechnical studies, including specifications for site preparation, landslide treatment, treatment of cut and fill, slope stability, soils engineering, and surface and subsurface drainage, and recommendations for further study. (SCMC Chapter 15.36) | Public Works |
| 3.5 | The applicant shall submit, and the City Engineer shall approve, a precise grading plan as required by the City Grading Manual and Ordinance. (SCMC Chapter 15.36) | Public Works |

Improvements

Landscape Plans

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| 3.11 | The applicant shall submit, and the City Planner and Beaches, Parks and Recreation Manager shall have approved, a detailed landscape and irrigation plan incorporating drought tolerant plants, for medians, parkways, public trails, fuel modification areas, common areas, and slopes, and other landscaped areas, prepared by a registered landscape architect, and in compliance with all pertinent requirements including, but not limited to guidelines contained in the City's Master Landscape Plan of Scenic Corridors. (SCMC Section 17.68.020) | Planning
BPR |
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4.0 PRIOR TO ISSUANCE OF BUILDING PERMITS

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| 4.1 | The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution. | Planning |
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“As Built” plans

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| 4.3 | The applicant shall demonstrate to the satisfaction of the City Engineer or designee that all water, sewer and/or storm drain facility improvements necessary to serve the development have been completed in accordance with the approved plans, and that the "as-built" plans, prepared by a registered civil engineer, have been submitted and approved by the City Engineer. (SCMC Chapter 16.32) | Public Works |
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Noise

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| 4.5 | Prior to the issuance of building permits for each structure or tenant improvement, other than a parking structure, the applicant shall submit, and the City Planner shall approve, a final acoustical report. The report shall demonstrate that the development will be sound attenuated against present and projected noise levels including stationary, roadway, aircraft, helicopter, and railroad noise to meet City interior and exterior noise standards. The report shall be accompanied by a list identifying the sheet(s) of the building plans that include required sound attenuation measures. | Planning |
| 4.6 | The applicant shall demonstrate to the satisfaction of the Building Official that the plans include all sound attenuation measures specified in the acoustical report required by Conditions 3.13 and 4.5. | Building |

NPDES

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| 4.7 | The applicant shall demonstrate to the satisfaction of the City Engineer or designee that the project meets all requirements of the San Diego Regional Water Quality Control Board National Pollutant Discharge Elimination System (NPDES) Municipal Separate Storm Sewer Permit, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. (SCMC Chapter 13.40) | Public Works |
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Security Plan

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| 4.8 | The applicant shall submit, and the Code Compliance Manager and the Orange County Sheriff's Department shall approve, a security plan for this business. The security plan shall address the following issues: overnight parking of vehicles; patrols of parking lots; and private security within the building. | Code
Comp
OCSD |
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Shared Parking

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| 4.9 | (a) The applicant shall submit to the City Planner, the City Attorney's Office shall approve, and the applicant shall have recorded, a shared parking agreement between the subject property owner and the owner of an adjacent property within 300 feet of the subject property, for the reciprocal use of 448 off-site parking spaces, or as otherwise determined by the City Planner based on the operational characteristics of the approved use. The shared parking agreement shall restrict the use of the land on which the off-site parking is located for the duration of the use for which that parking is provided. | Planning |
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(b) The CC&Rs required per Conditions 2.5 and 2.6 shall include a provision for shared parking between the two parcels resulting from the parcel map. Per Condition 2.6, the shared parking provision is subject to review and approval of the City Attorney.

The landlord shall maintain an updated parking table indicating all tenants, their suite number, the use classification, hours of operation, and parking requirements for each suite. Prior to any future parking lot redesign or restriping that alters the number of available parking stalls, the property owner shall demonstrate to Planning staff that sufficient parking stalls will be available to meet the demands of the mix of uses on site by providing an updated parking table reflecting the new number of total available parking stalls.

Planning
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The tenant use types within the center shall be limited to the available parking on site. Based on the Shared Parking as approved herein, parking requirements shall be assessed utilizing the same code requirements as established in the by the parking demand analysis and supplemental parking analysis on file.

Planning
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If subsequent to the project approval the City Planner determines that parking issues are negatively affecting the project site or adjacent properties, the applicant shall submit an amendment to the parking analysis on file and provide an updated parking survey. The survey shall include parking counts from weekends and weekdays demonstrating adequate parking is provided on-site to accommodate the expected peak parking demand needs of the existing Target even with the inclusion of the proposed project with outdoor seating are parking demand. Should there be a parking shortage, the property owner shall be responsible for working with businesses to implement parking management tools to reduce parking demand, or locate and enter into an off-site parking agreement.

Planning
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Utilities

4.10 If the project pertains to a Food Service Establishment (FSE), the applicant shall submit, and the City Utilities Director shall approve, plans depicting the Fats, Oils, and Greases (FOG) controls, with the plans and design approved by the Orange County Health Care Agency.

Utilities

4.11 The applicant shall submit, and the City Engineer shall approve, plans depicting the installation of an approved double-detector check backflow assembly on any/all fire lines above ground and as near to the point of connection to the potable water system as practical, given functional and aesthetic considerations. An

Public Works

isolation valve shall be installed on any/all fire lines at the point of connection to the water main. (SCMC Section 13.04.350)

- 4.12 The applicant shall submit, and the City Engineer shall approve, plans depicting the installation of an approved reduced pressure principal backflow assembly on any/all potable water systems, and any/all irrigation systems, above ground, directly after each water meter as practical, and at a minimum height of 12" from the bottom of each assembly to ground level. (SCMC Section 13.04.350) Public Works

5.0 PRIOR TO FINAL INSPECTION

Engineering

Landscaping

- 5.5 The applicant shall submit, and the City Planner shall approve, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans. Planning

- 5.6 The applicant shall submit, and the Beaches, Parks and Recreation Manager shall approve, a letter from a registered landscape architect confirming that parkway trees have been planted and staked according to the approved landscape plans. BPR

Lighting

- 5.7 The applicant shall submit, and the City Planner shall approve, a letter from the preparer of the lighting plans confirming that all lighting has been installed in accordance with the approved plans, and that the lighting conforms to all standards set forth in the Municipal Code. Planning

Surveys

- 5.8 Prior to approval to pour foundations, the applicant shall submit, and the City Planner and Building Official shall approve, a survey prepared by a registered civil engineer that is licensed to do surveying or a land surveyor confirming that the building foundations conform to the required setbacks as set forth on the approved plans. Planning
Building
- 5.9 Prior to approval of the framing inspection, the applicant shall submit, and the City Planner and Building Official shall approve, a survey prepared by a registered civil engineer that is licensed to Planning
Building

do surveying or a land surveyor confirming that the height of all structures conforms to the dimensions set forth on the approved plans.

6.0 PRIOR TO RELEASE OF FINANCIAL SECURITY

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| 6.1 | All catch basins and/or storm drain inlets shall be stenciled/marked on either the top of the curb or the curb face adjacent to the inlet "NO DUMPING - DRAINS TO OCEAN." All catch basins shall have filter basket inserts that capture litter and debris down to 5 mm in size. (SCMC Chapter 13.34) | Utilities |
| 6.3 | The applicant shall demonstrate to the satisfaction of the City Engineer that all survey monuments damaged or destroyed are restored. "Corner Records" shall be prepared for submission to the City Engineering Division and for filing with the County Surveyor's Office in compliance with AB 1414. All restorations of survey monuments shall be certified by the Registered Civil Engineer or Land Surveyor in accordance with Section 8771 of the Business and Professions Code. (SCMC Title 16) | Public Works |
| 6.7 | The waste debris enclosure shall be of appropriate size to accommodate bins for recyclable materials, organic waste (food and landscape trimmings) and trash. For residential projects, all waste bins must be substantially hidden from view from any public street or alley. (SCMC Chapter 8.28) | Utilities |
| 6.8 | All water and sewer systems, e.g. pump stations, generators, reservoirs, PRV's, etc., shall be fully tested, in the presence of a representative of the Utilities Department, to verify system performance in accordance with design specifications. (SCMC Section 13.24.120) | Utilities |
| 6.10 | The applicant shall submit mylar sheets at a scale of 1"=20' or 1"=40', or at an appropriate scale to be determined by the City Engineer, showing "as built" of grading, trails, and irrigation intended for City Maintenance. | Public Works |
| 6.11 | Prior to issuance of certificates of occupancy, the owner shall demonstrate to the satisfaction of the City Engineer and City Maintenance Manager or their designees that all frontage improvements have been completed, and accepted and that any damage to new or existing street right-of-way during construction have been repaired/replaced. [Citation – Title 12 of the SCMC] | Public Works |

7.0 OPERATIONAL CONDITIONS OF APPROVAL

Business License

- 7.1 A City Discharge Permit must be obtained prior to issuance of a business license or any discharge to the City sanitary sewer system. (SCMC Chapter 13.24) Utilities
- 7.2 If the project pertains to commercial, industrial or manufacturing use that may discharge high-strength commercial sewage to the City sanitary sewage system, with between five hundred one (501) and nine hundred (900) milligrams of BOD per liter, the applicant shall submit, and the Utilities Manager shall approve, plans that have been approved by the South Orange County Wastewater Authority (SOCWA) Pretreatment Inspector. Upon approval of design a City Discharge Permit must be obtained prior to issuance of a business license or any discharge to the City sanitary sewer system. (SCMC Chapter 13.24) Utilities

Storm Drain Markers

- 7.14 The storm drain markers required pursuant to Condition 6.1 shall be maintained in good condition by the applicant. Utilities

Code Compliance

- 8.1 The Applicant (including any property owners and managers, and their designees) shall use her/his best judgment and best management practices to ensure commercial activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The business owner shall be responsible for ensuring compliance with the San Clemente Municipal Code (SCMC), and all conditions of approval contained herein. The Applicant (including any property owners and managers, and their designees) hereby understands that noncompliance with regulations and conditions of approval, shall be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y), which states, "*It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval,*" and any subsequent revision of this section of the code. Code Compliance ■■
- 8.2 The Applicant (including any property owners and managers, and their designees) shall ensure that all occupancy requirements, and required signage related to the maximum occupancy Code Compliance ■■

limitations, for the building and site, are maintained at all times.

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| 8.3 | The Applicant (including any property owners and managers, and their designees) shall ensure that discharge of wash water and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any wash water used during cleanup from entering the storm drain system. | Code
Compliance
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| 8.4 | The Applicant (including any property owners and managers, and their designees) shall abide by all applicable laws related to food and alcohol service, including those required by the Orange County Health Care Agency and the California Department of Alcoholic Beverage Control (ABC) laws. | Code
Compliance
Health
ABC_■■ |
| 8.5 | The use of amplified sound, including the electronically amplified sound of music, human voice, or other sound within a business, restaurant, bar or other commercial establishment is not permitted except under a conditional use permit (CUP) granted by the City. Sound amplification devices located outside any business's primary building are not permitted or approved in this permit.
<i>[Citation - Section 8.48.080 of the SCMC]</i> | Code
Compliance
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| 8.6 | If the Applicant (including any property owners and managers, and their designees) acquires approval to provide interior amplified sound, and it becomes necessary to open doors and windows after 9:00 p.m., the volume of amplified sound shall be lowered to maintain the same volume of sound outside the building that is audible with the building openings shut. | Code
Compliance
Sheriff
■■ |
| 8.7 | The Applicant (including any property owners and managers, and their designees) understands and agrees that no window, banner, or temporary signage is part of this review, nor is any such signage approved or permitted by this permit. Window, banner, and temporary signage shall comply with Zoning Ordinance Table 17.84.030A & Section 17.84.030(H), and any applicable Master Sign Programs. Applicant understands and agrees that as a condition of approval of this permit that Applicant is aware of the City's window, banner, and temporary sign regulations and that compliance with those regulations is a term of the subject permit's approval by the City. As such, any violation of the City's regulations related to window, banner, or temporary signs shall constitute a violation of SCMC Section 8.52.030(Y), as discussed in accompanying conditions of approval. <i>[Citation - Section 17.16.240.D of the SCMC]</i> | Code
Compliance
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| 8.8 | Only the activities routinely performed, provided, or undertaken by the commercial uses established on the subject properties with | Code
Compliance |

issuance of a City commercial- location business license, and recognized on an industry-wide basis, shall be permitted by this permit. Services or other activities not typically associated with the specific use authorized by this permit shall require separate review and approval by, but not limited to, the City, and are not allowed until permitted. Typical activities, functions, or events that would require special permitting (such as a Special Activity Permit) would be those that involve events in the parking lot or otherwise outside of an enclosed structure, open houses, the subleasing of the building or property, exhibitions or contests, fairs, sporting events, concerts or entertainment shows, etc. The Applicant (including any property owners and managers, and their designees) shall be responsible for directly notifying the Planning Division at least 30 days prior to any special activity or event, whether the special events are being hosted by them or other entities, to verify whether additional permitting is required for the service, event, or activity. *[Citation – Section 17.28.295 of the SCMC]*

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8.9 The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that no person will occupy or use any mobilehome, trailer, camp car, vehicle or other conveyance, tent or temporary structure of any kind as a dwelling or for living or sleeping purposes upon the subject property or within adjacent public property required to be maintained by the property owner. *[Citation - Section 9.04.100 of the SCMC]*

Code
Compliance

8.10 The following conditions are hereby imposed to mitigate potential noise nuisances on the Shopping Center property:

Code
Compliance

A. All exterior construction shall be performed in compliance with San Clemente Municipal Code Section 8.48.030 (J) which provides, in part, that no outdoor construction shall occur on Sundays and holidays, nor other than between the hours of seven (7:00) a.m. and six (6:00) p.m. on weekdays and Saturdays, except in cases of urgent necessity in the interest of public health and safety, and then only with a permit from the Building Official or his or her designee, which permit may be granted for a period not to exceed three (3) days or less while the emergency continues. If the Building Official or his or her designee should determine that the public health and safety will not be impaired by the erection, demolition, alteration or repair of any building or the excavation of streets and highways within the hours of six (6:00) p.m. and seven (7:00) a.m. and if he or she shall further determine that loss or inconvenience would result to any party in interest, he may grant permission for such work to be done within the hours of six (6:00) p.m. and seven (7:00) a.m.,

upon application being made at the time the permit for the work is awarded or during the progress of the work. All permits and written approvals for the emergency repair shall be made available on demand to City authorities, the security patrol guard, and law authorities on site.

B. If the Applicant (including any property owners and managers, and their designees) obtain permits to allow any individual outdoor public address systems and other amplified systems, those systems shall be turned off and remain off between 10 p.m. and 7 a.m. daily.

C. There shall be no skateboarding and/or use of remote control vehicles (including unmanned aircraft, or drones) in the parking lots or other common areas.

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| 8.11 | Any Commercial Association, or its successor in interest, shall provide training to tenant managers and their employees to demonstrate an understanding of the City's Ordinances regarding the allowed timeframes for delivery, parking lot sweeping, trash collecting and other excessively noisy activities. Copies of signatures from managers shall be submitted to the City's Code Compliance Manager or his or her designee, when requested, acknowledging that this training has occurred for new employees during orientation for the previous periods requested. | Code
Compliance
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| 8.12 | Upon completion of construction of a building on either Pad 1 or Pad 2 (as shown on the approved plans), the Applicant (including any property owners and managers, and their designees, or any Commercial Association or its successor in interest) shall obtain approval by the Code Compliance Manager or his or her designee and install uniform signage throughout the entire Shopping Center, including the major tenant buildings, inline shop buildings, pad tenant buildings, and at each of the vehicular entrances to the property from West Avenida Vista Hermosa, restricting unauthorized parking, loitering, illegal use of dumpsters. | Code
Compliance
■■ |
| 8.13 | Any violation of any condition of approval is hereby deemed a public nuisance. If a violation is confirmed, enforcement action may be initiated against, not only the individual offending retailer, but also individually and collectively against the property owner of record, as well as any any Commercial Association Board of Director's or their successor in interest. Enforcement action against the property owner and any Association will commence after the property owner and any Association have been given two warnings to require compliance by the offending retailer. Enforcement action is defined as any legal means available to the | Code
Compliance
■■ |

City including, but not limited to issuance of administrative citations, civil actions, criminal actions, or modification or revocation of not only the offending properties Site Plan Permit but that of the Shopping Center's Site Plan Permit as well.

All Conditions of Approval are standard, unless indicated as follows:

- Denotes a modified standard Condition of Approval.
- ■ Denotes a project specific Condition of Approval

RESOLUTION NO. PC 18-035

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING AMENDMENT TO DISCRETIONARY SIGN PERMIT DSP 09-317 (AM DSP 18-215), A REQUEST TO MODIFY AN EXISTING MASTER SIGN PROGRAM FOR TARGET RETAIL CENTER, TO ALLOW ADDITIONAL COMMERCIAL SIGNAGE AT THE CENTER LOCATED AT 990 AVENIDA VISTA HERMOSA.

WHEREAS, on May 18, 2010, the City Council approved DSP 09-317 for a sign program that included six signs consisting of two monument signs at the main entrance and four wall signs located on the front and street side elevations and Sign Exception Permit (SEP) 09-318 to allow the three wall signs to exceed the maximum sign area;

WHEREAS, on November 29, 2017, an application was submitted on behalf of Cadence Acquisition LLC, by Greg Fick of Tait and Associates, Inc., 701 N. Parkcenter Drive, Santa Ana, for Amendment to Discretionary Sign Permit (DSP) 09-317 (AM DSP 18-215), a request to amend a Master Sign Program at a Target shopping center in the Neighborhood Commercial zoning district (Planning Area D) of the Forster Ranch Specific Plan and the Neighborhood Commercial General Plan Land Use designation, Assessor's Parcel Number 678-161-02;

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine the project Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15311 (a) (Class 11: Accessory Structures) because the project involves the addition and alteration of on-site signs;

WHEREAS, on December 21, 2017, March 29, 2018 and October 4, 2018, the City's Development Management Team (DMT) reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes and other applicable City ordinances and codes and support of the project;

WHEREAS, on April 25, 2018 and November 14, 2018, the City's Design Review Subcommittee (DRSC) considered and supports the project and recommended minor revisions prior to public hearing;

WHEREAS, on December 19, 2018, the Planning Commission of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and

other interested parties.

NOW, THEREFORE, The Planning Commission of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Planning Commission hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Planning Commission as fully set forth in this resolution.

Section 2. CEQA Exemption.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Planning Commission, and the facts outlined below, the Planning Commission hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15311 (Class 11: Accessory Structures).

The Class 11 exemption specifically exempts from further CEQA review the construction or replacement of minor structures accessory or appurtenant to existing commercial, industrial, or institutional facilities, such as on premise signs. Here, the project consists of the addition of on-site signage for a new multi-tenant commercial retail building and a drive-through. Thus, the project qualifies for the Class 11 exemption.

Furthermore, none of the exceptions to the use of the Class 11 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project is not located in a particularly sensitive environment, and will not impact an environmental resource of hazardous or critical concern. The project site is developed with an existing commercial Target building, parking lot and ancillary signage. The addition of two monument signs is not anticipated to create substantial impact. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time in that the project site is currently developed and this is the only commercial site with frontage along Avenida Vista Hermosa within a half mile radius. There are no unusual circumstances surrounding the project that result in a significant effect on the environment. There are no especially sensitive resources (endangered species, wetlands, etc.) on the project site or in the vicinity. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. While the corner of Avenida Vista Hermosa and Avenida La Pata is a major view corridor, the proposed signage at the northwest corner of the intersection is not anticipated to negatively affect the view corridor in that the monument sign will be constructed in Spanish-style architecture and will be set into the existing slope of the project site thereby minimizing any visual impediments. The project does not include any hazardous waste sites and the project will not cause a substantial adverse change in the significance of a historical resource in that the site is currently developed with non-hazardous uses and is proposed to include new commercial buildings and signage which are non-hazardous and there are no historic resources on

or within the vicinity of the project site. Thus, the Class 11 exemption applies, and no further environmental review is required.

Section 3. Findings

With respect to Amendment to Discretionary Sign Permit 09-317 (AM DSP 18-215), the Planning Commission finds as follows:

- A. The design, including lighting, scale, length and materials, of the sign is consistent with the intent of the design elements of the General Plan and the City's Design Guidelines.
 - i. The sign program includes signs that are placed and sized to complement and be in character with the Target building and proposed multi-tenant commercial building's architecture in accordance with Urban Design Policy *UD-1.09: Signs*.
 - ii. The signs incorporate smooth white stucco with "Mission finish" to match the architecture and that is consistent with the muted earth tone colors set forth in the Design Guidelines.
 - iii. The project incorporates high quality signs, such as individual fabricated reverse channel halo illuminated logo, bronze pin-mounted lettering, with a smooth white stucco to match the architecture in keeping with Urban Design Policy UD-2.01 which requires a high quality design for projects in visually significant gateway locations.
- B. The design, scale and materials of the sign harmonize with the architectural design and details of the building or site it serves.
 - i. The sign program includes signs that are placed and sized to complement and be in character with the Target building and proposed multi-tenant commercial building's architecture in accordance with Urban Design Policy *UD-1.09: Signs*.
 - ii. The proposal includes monument signs, menu boards and wall signs in materials that are consistent with the existing and proposed commercial buildings.
 - iii. The design of the monument signs are consistent with the existing monument signs and are in a Spanish-theme design scheme that is consistent with the Design Guidelines.
- C. The design and scale of the signs are appropriate to the distance from which the signs are normally viewed.

- i. The signage will be adequately visible to vehicle and pedestrian traffic and will be an appropriate scale relative to the distance of traffic. The design will be compatible with surrounding properties by maintaining the line of sight of traffic, and minimizing light or glare on adjacent properties.
- D. The design and materials of the signs provide a contrast between the background and letters.
 - i. The signs incorporate individual fabricated reverse channel letters and logo with LED internal illumination for wall mounted signage and pin mounted reverse channel halo illuminated letters for monument signs.
 - ii. The halo illumination for the canopy signage will provide additional contrast and legibility while minimizing light pollution.
- E. The design, scale or location of the building dictates the use of a freestanding sign rather than building-mounted signs.
 - i. The existing monument signs and wall signs were legally established and are not being altered other than a minor change of copy to one monument sign.
 - ii. The proposed new monument signs include Target retail and future tenant names. As proposed, these signs are typical of, and consistent with, commercial centers of this size.
 - iii. The two (2) proposed drive-through menu board freestanding sign consistent in height and width with City code requirements.
 - iv. The proposed signs will assist the commercial center with exposure to traffic on Avenida Vista Hermosa since the buildings are set back 50 feet from the right of way and are on top of a slope with a landscaping buffer.
- F. The provisions of the Master Sign Program ensure consistency in design and style of all new signs.
 - i. The design incorporates high quality signs, such as individual fabricated reverse channel halo illuminated logo, bronze pin-mounted lettering, with a smooth white stucco to match the architecture in keeping with the Design Guidelines. Specified colors and materials are incorporated in the plans.
- G. The provisions of the Master Sign Program address compatibility of the design and style of any existing signs on the building or site.

- i. The proposed program includes signage that is consistent with current color and graphics style of the original sign program. With the exception of additional tenant names on one monument sign, there are no changes proposed to the existing signage. New signage has been designed in the same style.
- H. All new signs within the Master Sign Program are in compliance with the design standards of chapter 17.84 of the Zoning Code. The new signs meet the materials, size, and lighting specifications therein.
- i. The proposed signs meet the material and size requirements specified within chapter 17.84 of the Zoning Code.
 - ii. Sign Exception Permit (SEP) 09-318 was approved to allow the three wall signs to exceed the maximum sign area, new signage will not exceed sign code limitations.
 - iii. The new signs are pin-mounted and halo-illuminated, which is a recommended sign style within the sign design standards of 17.84.020.C of the Zoning Code.

Section 4. Planning Commission Approval.

Based on the foregoing recitals and findings above, and the written and oral comments, facts, and evidence presented, the City of San Clemente Planning Commission approves Amended Discretionary Sign Permit 18-215, Target Center Master Sign Program, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Planning Commission on December 19, 2018.

Chair

CERTIFICATION:

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on December 19, 2018, carried by the following roll call vote:

AYES:	COMMISSIONERS:
NOES:	COMMISSIONERS:
ABSTAIN:	COMMISSIONERS:

ABSENT: COMMISSIONERS:

Secretary of the Planning Commission

CONDITIONS OF APPROVAL
AMENDMENT TO DISCRETIONARY SIGN PERMIT 09-317 (AM DSP 18-215),
TARGET CENTER MASTER SIGN PROGRAM

1. The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs, The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense.
(PIng.)_____
2. Within 30 days of approval of this application, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the city. Failure to submit this acknowledgement may be grounds to revoke this approval.
(PIng.)_____
3. Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval.
(PIng.)_____
4. AM DSP 18-215 shall become null and void if the use is not commenced within three (3) years from the date of the approval thereof. [Citation - Section 17.12.150.A.1 of the SCMC]
(PIng.)_____
5. The owner or designee shall have the right to request an extension of AM DSP 18-215 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval in accordance with Section 17.16.160 of the Zoning Ordinance. *[Citation - Section 17.12.160 of the SCMC]*
(PIng.)_____
6. Applicant agrees on behalf of itself, the landlord, all predecessors, and all successors in interest, that this approval supersedes any previous signage approved by the City and that all previous signage approvals are now subject to the Master Sign Program as set forth in AM DSP 18-215. ■■(PIng.)_____
7. No individual sign permit is conveyed by the approval of AM-DSP 18-215. Prior to the issuance of a building permit, the owner or designee shall obtain approval of

an Administrative Sign Permit, providing plans that demonstrate the signage is consistent with the Master Sign Program. ■■ (PIng.)_____

All Conditions of Approval are standard, unless indicated as follows:

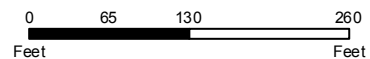
- Denotes a modified standard Condition of Approval.
- Denotes a project specific Condition of Approval



City of San Clemente

Project: Target Center

Address: 990 Avenida Vista Hermosa



PC Attachment No. 4

SITE PHOTO EXHIBIT

E. AVE. VISTA HERMOSA & TARGET, SAN CLEMENTE, CA 92673



ENTRANCE TO SHOPPING CENTER



WALKWAY/ ADA PATH TOWARDS SITE



ON SITE LOOKING AT STOP SIGN



ON SITE LOOKING NOTHWEST



ON SITE LOOKING AT CART CORALL



ON SITE LOOKING NORTHEAST AT EXISTING TARGET



ON SITE LOOKING TOWARDS AVE. VISTA HERMOSA



ON SITE LOOKING TOWARDS AVE. VISTA HERMOSA



ON SITE LOOKING SOUTHWEST TO PROPOSED SITE



ON SITE PARKING AREA



ON SITE ON SECONDARY DRIVEWAY LOOKING TOWARDS AVE. VISTA HERMOSA



ON SITE LOOKING TOWARDS AVE. VISTA HERMOSA



SEWER DRAINS ON SITE, CORNER OF TARGET AND AVE. VISTA HERMOSA



SEWER DRAINS ON SITE, LOOKING SOUTHEAST

PC Attachment No. 5



Design Review Subcommittee (DRSC)

Meeting Date: November 14, 2018

PLANNER: Amy Stonich, AICP, Contract Planner *AS*

SUBJECT: Site Plan Permit 17-400, Architectural Permit 17-403, Conditional Use Permit 17-404, Tentative Parcel Map 17-405 and Discretionary Sign Permit 18-215 - Target Site Commercial Retail Center, a request to subdivide the Target property into two parcels and to construct a multi-tenant commercial retail center with a drive-thru restaurant at 990 West Avenida Vista Hermosa in the Forster Ranch Specific Plan area.

BACKGROUND:

The project site is a 14.8 acre parcel located at the northwest corner of Avenida Vista Hermosa and Avenida La Pata. The General Plan Land Use designation is Neighborhood Commercial and it is within the Neighborhood Commercial zoning district (Planning Area D) of the Forster Ranch Specific Plan. This planning area is designated for commercial uses serving neighborhoods and to provide for the needs of existing and future residents. Typical commercial uses include retail, professional services, entertainment, professional offices and medical offices.

The site currently contains a 142,206 square foot Target and 501 surface parking spaces. Surrounding land uses include vacant land to the south and west, a 47-acre community park to the east, and the Talega residential community to the north.

Project Description

The applicant is proposing to construct a new commercial retail center with a drive-thru restaurant on the western portion of the Target site. The existing site is fully developed, but is underutilized as overflow parking for Target. The project proposes to subdivide the single parcel into two lots to accommodate two pad buildings.

Table 1 Project Data

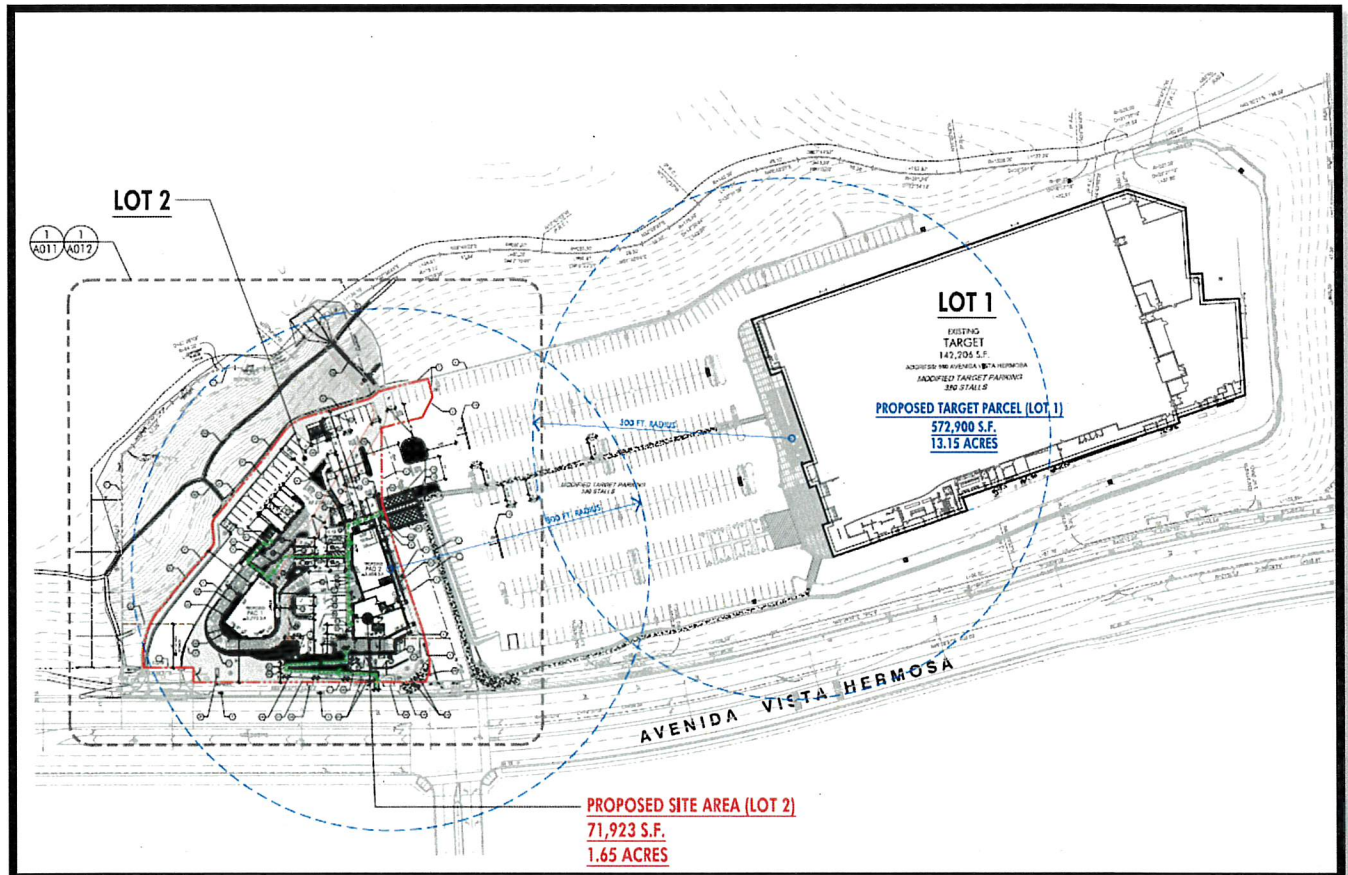
	LOT 1	LOT 2	TOTAL
SIZE (PROPOSED)	13.15-acre lot	1.65-acre	14.8 acres
USE	Target (general retail)	Pad 1: drive-thru restaurant Pad 2: bank (Tenant A), fast food (Tenant B and C)	
PARKING PROVIDED	380	68	448 spaces (proposed)

Target Site Commercial Retail Center

	LOT 1	LOT 2	TOTAL
BUILDING SQUARE FOOTAGE	142,206 square feet (sf)	Pad 1: 2,772 sf (drive-thru) Pad 2: 2,500 sf (Tenant A) 1,546 sf (Tenant B) <u>1,562 sf (Tenant C)</u> 8,380 sf	150,586 sf
FLOOR AREA RATIO (FAR) WITH THE SUBDIVISION OF THE LOTS (MAXIMUM ALLOWED FAR OF 0.35)	0.25	0.12	NA

Pad 1 would feature a take-out/fast food restaurant with drive-thru, 2,772 square foot building area and hours of operation from 3:30 a.m. to 12 a.m., daily. Pad 2 would be a multi-tenant building approximately 5,608 square feet in area. The multi-tenant building is anticipated to be shared between a bank and two take-out/fast food restaurant tenants. The bank operating hours would be 8 a.m. to 6 p.m. Monday thru Saturday, and the two restaurants' hours of operation would be from 6 a.m. to 12 a.m., daily.

Exhibit 1- Proposed Overall Site Plan



Target Site Commercial Retail Center

Why is DRSC Review Required?

The proposed project requires Planning Commission approval of a conditional use permit (CUP) for the proposed drive-thru restaurant use (section 17.28.205) and shared parking between the parcels (section 17.16.060). Additional required entitlements include: a Site Plan Permit for the development of a project that will result in the addition of greater than 2,000 SF (section 17.16.050); Architectural Design Review for the proposed development project that will result in the addition of new buildings (section 17.16.100) and to ensure compliance with the City's General Plan and the Design Guidelines; and a Discretionary Sign Permit (section 17.84.020(G)) for any new commercial project with multiple buildings to ensure that signage is compatible with the proposed architecture and the existing Target.

As authorized by Municipal Code Section 17.12.025(B), the City Planner has referred this project to the Design Review Sub-Committee (DRSC), prior to Planning Commission review, in order to evaluate the project for compliance with the City's Design Guidelines and the applicable General Plan policies. The application was previously considered by DRSC on April 25, 2018.

ANALYSIS:

Recommendations regarding site design and architecture made at the initial DRSC hearing and the applicant's responses are summarized in Table 2 below:

Table 2 – DRSC Recommendations

Recommendation:	Applicant's Response:
Clarification requested of staff as to the General Plan gateway designation.	The project is within the Neighborhood Commercial General Plan land use designation. The corner of Avenida la Pata and Avenida Vista Hermosa are designated as a gateway. In accordance with LU-14.02, Architecture at Gateways, we require new development in gateway areas to provide attractive, high quality architecture, and visual screening and/or architectural treatments on all sides of buildings to provide attractive, welcoming City gateways. This has been addressed in the revised plans as discussed further in this report.
The DRSC expressed concern regarding the density of the proposed project relative to the size of the property.	The project is consistent with the General Plan, Zoning and development standards, including the FAR and lot coverage. Refer to Table 1, above.

Target Site Commercial Retail Center

Recommendation:	Applicant's Response:
The DRSC requested that the applicant enhance the main drive-way leading to the commercial retail center.	The proposal includes concrete pavers at the main entry off Avenida Vista Hermosa.
The DRSC requested that the project be designed with pedestrian connectivity from the intersection. A sidewalk and/or stair way for pedestrian access should be explored.	A new pedestrian walkway has been added to accommodate access directly off of Avenida Vista Hermosa.
The DRSC expressed concern related to circulation on the site, particularly the drive-thru exit area and pedestrian connectivity.	The drive-thru has been revised to accommodate circulation within the shopping center. A traffic impact analysis was prepared to address drive-thru queuing and circulation. This analysis has been reviewed by the City Traffic Engineer and found to be acceptable.
Parking is a concern. DRSC directed staff to carefully analyze the parking study and report back to the DRSC at the next meeting.	A parking demand analysis was prepared for shared parking between parcels. The analysis confirmed that, through shared parking, there will be sufficient parking available.
The DRSC requested broad trees be planted within the parking lot to provide shade.	The plan includes California Sycamore, African Sumac, Bradford Pear, and Flowering Pear trees that will be planted throughout the parking area and in peripheral landscape areas.
Careful consideration should be made to the design of the signs proposed for the project.	A Master Sign Program has been included in the proposal. The design of the signage is consistent with that of the existing Target signs.

Project Design

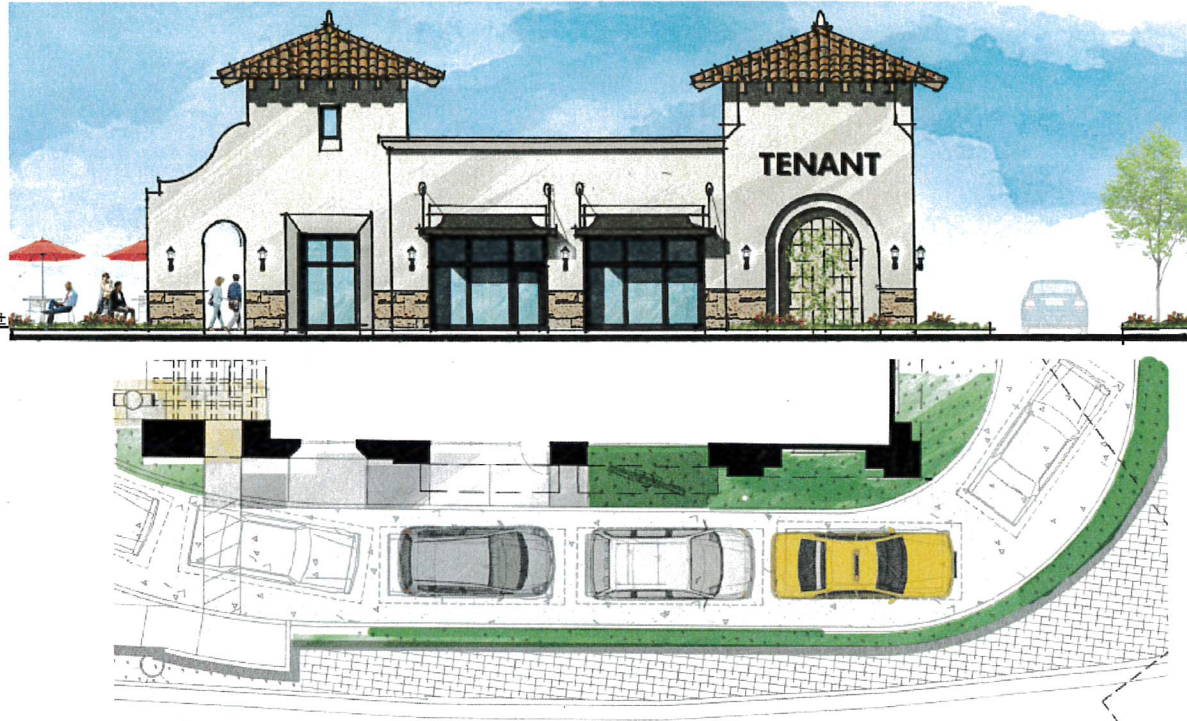
The project has been designed in a Spanish style architecture with smooth stucco, El Dorado stone base, 2-piece mission tile with mortar boosters, metal canopies and trellises, wood eaves, concrete patio pavers, and black anodized storefronts. The buildings emphasize Spanish architecture through individual design features and elements such as outdoor patio seating, wrapped trellises, and roof finials.

The proposed commercial development will maintain a building scale that is consistent with other commercial developments in the vicinity. The development exhibits high quality site planning, architecture, landscaping and reflects the lush Mediterranean landscaped character and drought tolerant and California native plantings. Overall, the proposed architecture compliments that of the existing Target and blends in with the surrounding

Target Site Commercial Retail Center

environment. The building design takes the site's natural topography, public view corridors and adjacent building profiles into consideration.

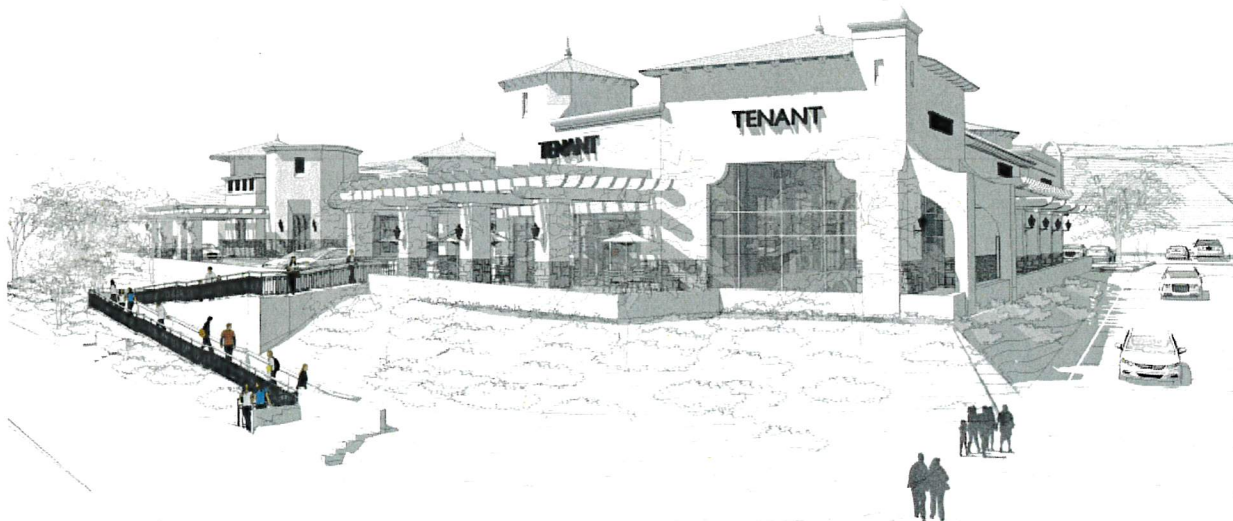
Exhibit 2 Proposed Storefront (Drive-thru)



Pedestrian Walkway

The applicant has incorporated a new walkway into the project proposal in response to the request from the DRSC and in compliance with ADA accessibility. This walkway will provide pedestrian access directly from Avenida Vista Hermosa to the project site. Reference Attachment 4, Perspective Views for additional renderings.

Exhibit 4 Pedestrian Walkway



Development Standards

Table 3 outlines the development standards and how the project is consistent with these standards.

Table 3 – Applicable Development Standards

Development Standard	Required	Proposed	Complies with SP
Maximum Height	35 feet	32-35 feet	Yes
Minimum Setback from Scenic Highway	50 feet	50 feet	Yes
Bufferyards* at project perimeter	6 feet average	14-62 feet	Yes
Parking	565 spaces	448 spaces	No

* Landscaped bufferyards are required at the project perimeter in addition to any interior open area.

As indicated in Table 1, above, the project is consistent with all development standards with the exception of parking. The applicant has applied for a CUP to allow shared parking between parcels. This is addressed further in the following section.

Traffic and Parking

A traffic impact analysis and parking demand analysis were prepared to analyze any potential traffic impacts and parking demand associated with the proposed commercial retail center. The traffic study analyzed the existing traffic conditions in the vicinity and provided an evaluation of the anticipated opening year condition of the project and traffic demands. The Public Works Traffic Engineer reviewed the traffic analysis and has determined that there are no negative impacts anticipated with the proposed development.

Shared parking may be granted through CUP approval for private parking facilities shared by multiple uses whose activities are not normally conducted during the same hours, or when peak use hours vary. The parking demand analysis for this project was prepared by Linscott, Law and Greenspan, Engineers (LLG)(August 29, 2018). The report evaluates the needs of each of the proposed (Drive-thru and multi-tenant building) and existing (Target) uses and the parking demand based on an actual field study of existing peak parking demands at the site, application of City code and further application of the Urban Land Institute’s (ULI) *Shared Parking* methodology.

Based on the parking code, Pad 1 will require 37 total parking stalls calculated based on a ratio of 1 space per 35 square feet (SF) for the quick service area and 1 parking space per 200 SF for the remaining space. Pad 2 will require a total of 54 parking stalls calculated based on a ratio of 1/300 SF for the proposed bank use, 1/35 SF for the quick dining area, 1/200 SF for the remaining service area. The proposed project, in addition to the Target parcel, requires a total of 565 parking stalls; however, the site will provide a total of 448 parking stalls. Therefore, the applicant is proposing shared parking for both parcels.

Target Site Commercial Retail Center

LLG has prepared an analysis based on hourly parking demand profiles (expressed in percent of peak demand) and applied it to the project based on profiles developed by ULI. These shared parking assessments are commonly accepted by cities and present hourly parking demand for several general land use categories except for the coffee drive-thru use. Therefore, LLG based the coffee drive-thru on empirical data (Dunkin Donuts with drive-thru transaction data).

The following table outlines the data for each use, hours of operation, the parking requirements based on City code and the ULI shared parking demand as utilized in the parking analysis.

Table 4 Parking Data

Pad	Square feet (SF)	Type of Use	Hours of operation	Parking Code	ULI Shared
Pad 1 (Lot 2)	2,772 SF (951 SF seating + 1,821 SF other)	Fast food service donut/coffee with drive-thru service	3:30 a.m. to 12 a.m. 7-days a week	1 space per 35 SF of seating + 1 per 200 SF of other = 36 spaces	Zone 1: Demand of 56-64 spaces
Pad 2 (Lot 2)	5,608 SF	Multi-tenant building shared			
	2,500	A bank	8:00 a.m. to 6:00 p.m. Monday thru Saturday	1 space per 300 SF = 9 spaces	
	3,108 (1,242 SF seating + 1,866 SF other)	Two (2) restaurant tenants	6:00 a.m. to 12:00 a.m. 7-days a week	1 space per 35 SF of seating + 1 per 200 SF of other = 45 spaces	
Target (Lot 1)	142,206 SF	General retail	8:00 a.m. to 11 p.m. Monday to Saturday and 8:00 a.m. to 10:00 p.m. on Sunday	1 space per 300 SF of GFA = 474 spaces	Zone 2: Demand of 211-247
Totals				564	264-291

**The project proposes a maximum of 16 outdoor seats for each of the three restaurant tenants (total of 48). Per section 17.28.205, these do not require additional seating.*

Based on a review of the peak shared parking demand for proposed Pad 1 and 2 (Zone I), the demand is 56 parking spaces (peak at 10:00 a.m. and 1:00 p.m.) during a typical weekday and 64 parking spaces (peak between 10:00 a.m. and 1:00 p.m.) on a weekend day. With an on-site parking supply of 68 parking spaces, the site will have sufficient parking at all times. Furthermore, a minimum parking surplus of 4 spaces is forecasted for the development during weekend peak hours for Lot 2.

Target Site Commercial Retail Center

In order to determine the most appropriate peak-parking requirement for the Target (Lot 1) with the proposed project (Lot 2), a parking survey was conducted and combined with the parking demand for the proposed project. The survey/shared peak parking requirement (which was conducted multiple days) for the site during a typical weekday and weekend day totaled between 264 to 274 parking spaces at noon and between 277 to 291 parking spaces in the afternoon. Therefore, the peak survey/shared parking demand for the Target (with the proposed project) is 291 parking spaces. In conclusion, based on a supply of 448 parking spaces with the shared parking between the parcels, the site will have a peak surplus of 157 parking spaces.

With regard to the drive-thru queuing, the applicant provided a traffic analysis to assess internal circulation, queuing, and any potential traffic impacts with the proposed project. The coffee drive-thru pad will provide eleven (11) stacking spaces. The analysis concluded that there is more than adequate storage for the proposed drive-thru since the maximum, as observed in three study sites, was 9 vehicles. Therefore, the queue is expected to be more than adequate. Furthermore, results of the intersection capacity analysis provided evidence that the proposed project will not significantly impact the four key study intersections. This report was thoroughly reviewed by the Public Works Traffic Engineer and determined that there is not a significant impact based on the proposed project. Nevertheless, conditions of approval will be added in the unlikely event that there is overflow of the eleven spaces.

Master Sign Program Permit

Pursuant to the Forster Ranch Specific Plan, signs are permitted in accordance with the City Sign Ordinance which requires a Discretionary Sign Permit (DSP). The purpose of the DSP, and related Master Sign Program, is to ensure signs are compatible with properties and consistent with standards, design guidelines, and General Plan policies. Master Sign Programs ensure there is a cohesive approach for signage on buildings when four or more signs are proposed.

The proposed Master Sign Program includes the existing Target tenant wall signs and the two monument signs at the Avenida Vista Hermosa entry. The applicant proposes to add signage to one of the two existing monument signs (Sign Type 1 and 1a) would include the Target sign and up to four commercial tenants as shown in Exhibit 2, below. The applicant also proposes two new monument signs (Sign Type 3 and 4) of the same size and design to be located at the north east and south east corners facing Avenida La Pata. Additional signage proposed includes a new 65 square foot multi-tenant sign (Sign Type 2) at the west entrance, a menu board and pre-menu board (Sign Type 6) each measuring 42.75 square feet at the drive-thru on the proposed Lot 2 and individual wall signs for each tenant as shown in Table 3, below (Attachment 3).

Exhibit 2, Represents Sign Types 1, 1a (Target only), 3, and 4

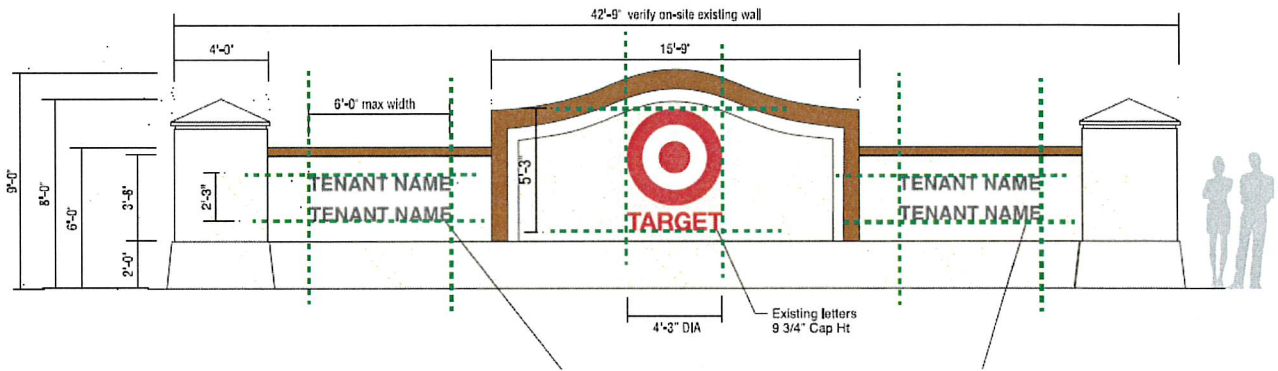


Table 1 provides an analysis of the development standards for the proposed new signage.

Table 5 –Height and Sizing Standards

Sign Type	Signs	Allowed	Proposed	Complies with Standard
1	Monument (Existing)	1 monument sign per street frontage.	Add 4 commercial tenants	Yes, no change in size
1a	Monument (Existing)	1 additional sign for sites with more than 150 ft. of street frontage;	No changes	Yes
2	Monument (New)	Max 64 sf; Max 10 ft height	65 sf 10 ft height	No. Exceeds max by 1 sf
3	Monument (New)		384.75 sf	No. Overall size exceeds maximum
4	Monument (New)		9 ft height	
5	[Deleted]			
6	Menu board and pre-menu board (New)	2 per site 32 square feet	2 per site 42.75 square feet	No. Overall size exceeds maximum
C1	Tenant wall signs	One square foot of sign allowed for each lineal foot of all business façade; max 65 sf	One square foot of sign allowed for each lineal foot of all business façade; max 25 sf	Yes

Note: This matrix does not include the existing/permitted wall signs at Target.

The existing sign program for Target includes two monument signs nine feet in height and four wall signs consisting of three Target logos and one pharmacy sign totaling 357.18

Target Site Commercial Retail Center

square feet. Sign Exception Permit (SEP 09-318) was approved to allow deviations from sign requirements for maximum size, number, height, length and location in the Forster Ranch Specific Plan. Note, SEPs are not available today due to a Zoning Ordinance Amendment, however, previously approved SEPs can remain.

The proposed wall signage and copy with tenant names proposed on the existing monument signs complies with sign area requirements, subject to the approval of a DSP. While the proposed new Sign Type 3 and 4 monument signs exceed the maximum size of signs, they are the same as those existing at the entry and appear to be in scale and proportional to the project site. Additionally, a required finding for a DSP, pertaining to freestanding signs, is: "If a freestanding sign is included in the sign application, the design, scale or location of the building dictates the use of freestanding signs, rather than building-mounted signs."

The monument signs are not anticipated to appear inconsistent with the design of the buildings because Sign Types 3 and 4 are located at a distance and below the grade of the buildings. Instead, these monument signs will provide signage for businesses located on the project site where there is limited visibility.

Design Guidelines Consistency

The Forster Ranch Specific Plan provides design guidelines intended to establish a high level of product quality. Several of the City's Design Guidelines were addressed in the prior proposal. The following table provides an outline of the architectural and landscape detail guidelines that were previously noted as "not consistent".

Table 6 – Relevant Design Guidelines

Design Guideline	Project Consistency
Screening of Service Areas - Service and storage areas and trash enclosures should be screened from public view by means of walls and landscaping.	Consistent. The applicant has revised the design and location of the trash enclosures to satisfy concerns regarding circulation and accessibility. A design which includes a trellis and painted doors has been included in the plans. These have been reviewed by Public Works and found to be in conformance with the City's standards.
Parking Lot Size - Where parking lots must accommodate over thirty (30) cars, they should be broken up into modules of less than thirty (30) spaces by means of intervening landscaping, access drives, or buildings in order to avoid large unbroken expanses of paved areas.	Consistent. Landscaping has been incorporated into the design of the

Target Site Commercial Retail Center

Design Guideline	Project Consistency
<p>Parking Lot Buffering - There should be a buffer area of at least five (5) feet between buildings and parking areas or driveways in order to avoid placing paved vehicular areas next to building walls. Except where there are walkways, this buffer area should be landscaped.</p>	<p>Consistent. Landscaping, including trees and California native plantings have been included in the revised landscape plan.</p>
<p>Project Entries - Major project entries shall be designed as special statements reflective of the character of the project in order to establish identity for residents, commercial tenants, and visitors. Special paving textures, flowering accents, and specimen trees should be used to reinforce the entry statement.</p>	<p>Consistent. Concrete pavers have been included at the entry to the project site. The location of the pavers is appropriate in that it is located at a pedestrian crossing. This is intended to provide a visual and tactical slowing mechanism for drivers.</p>
<p>Parking Area Screening - Parking and circulation areas should be screened from the street by means of landscaping and berming in order to shield views of cars and paving while promoting views of buildings on the site. A minimum average of one tree should be planted within parking lots for every five parking spaces.</p>	<p>Consistent. New trees and landscaping will be incorporated into the parking area and periphery landscape areas. This will provide a buffer for pedestrians and at outdoor seating areas throughout the project site.</p>
<p>Boundary Landscaping - Boundary landscaping should be installed along all property lines with at least one tree planted for every 30 lineal feet on average. Also, landscape mounding should be used along all arterial highways unless determined infeasible by the Planning Commission due to safety or other site considerations.</p>	<p>Consistent. Boundary landscaping has been included in the plan along Avenida Vista Hermosa as is consistent with the standard. Specifically, in accordance with the City's Architectural and Landscaping Urban Design Element Policy 5.01 (UD-5.01), outdoor seating spaces in mixed use and commercial development will integrate such area into the architectural and surrounding landscape elements.</p>
<p>Decorative Paving - Decorative paving at project entries and interior project pedestrian areas should be used. This should consist of brick, tile, pavers, stamped concrete, or similar materials.</p>	<p>Consistent. Decorative and stamped paving has been incorporated at the entry and within the outdoor patios.</p>

GENERAL PLAN CONSISTENCY

The project as proposed is consistent with the Centennial General Plan. Specifically, *Land Use Plan Primary Goal #8*: “Provide a diversity of land use areas that complement one another and are characterized by differing functional activities and intensities of use” in that the project site is intended for commercial use. It’s location will ensure the neighborhood character is maintained and that the use is compatible with the intent of the zone.

Furthermore, Policy 1.3.6 requires projects to be designed and developed to achieve a high level of quality, distinctive character and compatibility with existing uses and development in accordance with this Element and the Urban Design Element. Overall, the architectural treatment of the project complies with the architectural guidelines in the City’s Design Guidelines. The proposed project has a high quality design that is reflective of the Spanish Colonial Revival architecture. It includes individual design features and elements that are consistent with the City’s Design Guidelines. Additionally, the project design maintains the character of the neighborhood in that the proposed architectural style (i.e., Spanish Colonial Revival architecture) is consistent with other commercial retail developments in the neighborhood.

RECOMMENDATION AND CONCLUSION:

Quality design was implemented in the project as is consistent with the Forster Ranch Specific Plan. Modifications to the overall architecture and design as directed by the DRSC have been incorporated into the revised plan. With the exception of the Master Sign Plan, the proposed project is consistent with the Design Guidelines of the specific plan development standards.

Staff requests input from the DRSC on whether the proposed monument signs, including Sign Types 3 and 4, are warranted based on the design, scale or location of the building. Staff recommends that Sign Type 2 (new monument) and Type 6 (menu boards) be reduced in size to meet the City’s sign code requirements.

Staff seeks DRSC concurrence with the above recommendations and welcomes additional input. DRSC comments on the project’s design will help ensure a project of the highest quality. Staff recommends the project proceed to the Planning Commission public hearing for consideration with the incorporation of any recommended design modifications.

Attachments:

1. Location Map
2. Project Plans
3. Master Sign Program Plans
4. Perspective Views Plans
5. DRSC Report April 25, 2018



City of San Clemente

Project: Target Site Retail Center

Address: 990 Avenida Vista Hermosa





**NWC Avenida Vista Hermosa
San Clemente, CA 92624**

Signage Master Plan

Revised October 24, 2018

BECK & GRABOSKI
Design Office

Telephone 310 393 9325

247 Sixteenth Street Santa Monica California 90402

Target San Clemente Square Footage Calculations for Signage

(E) = Existing Sign, (N) = New Proposed Sign

Sign Type / Drawing Number	Dimensions (h x w)	Square Footage	Quantity	
Existing Target Signs:				
A.	TARGET Logo & Text Main Entrance - Wall sign	9'-0" x 9'-0"	81 sq ft (E)	1
B.	TARGET Logo & Text - Wall sign	9'-0" x 9'-0"	81 sq ft (E)	1
C.	TARGET Bullseye only - Wall sign	9'-0" x 9'-0"	81 sq ft (E)	1
D.	Existing CVS Pharmacy - Wall Sign	2'-0" x 18'-4"	36.66 sq ft (E)	1
TOTAL SQUARE FOOTAGE OF EXISTING TARGET SIGNS		279.66 sq ft * (E), All existing signs		
Proposed New Signs:				
1.	Existing TARGET Logo on Existing Monument (with proposed new 4 tenants names on Avenida Vista Hermosa)	5'-3" x 4'-3" 2'-3" x 6'-0"	22.3125 sq ft (E) * 31.5 sq ft at Existing entrance (N)	1
1a.	Existing TARGET Logo on Existing Monument - (with No tenant names on Avenida Vista Hermosa)	5'-3" x 4'-3"	22.3125 sq ft at Existing entrance (E) *	1
2.	Proposed new Project Monument Sign Target text & tenants on Avenida Vista Hermosa	5'-6" x 4'-0"	22. sq ft at New entrance (N)	1
3.	TARGET New Monument logo on Avenida La Pata with 4 tenant names	5'-3" x 4'-3" 2'-3" x 6'-0"	22.3125 sq ft (N) 31.5 sq ft (N)	1
4.	TARGET New Monument logo on corner with 4 tenant names	5'-3" x 4'-3" 2'-3" x 6'-0"	22.3125 sq ft (N) 31.5 sq ft (N)	1
5.	DELETED			
6.	Menuboard and Pre-Menuboard at Drive Thru	9'-6" x 4'-6" x 2 signs	85.5 sq ft (N)	2
TOTAL SQUARE FOOTAGE OF PROPOSED PROJECT SIGNS		237.4375 sq ft (N)		
Retail Tenant Signs:				
C-1 & C-2	Retail Tenant Sign (criteria) - Wall Signs	- See drawings C-1 and C-2		

Revised

BECK & GRABOSKI
D E S I G N O F F I C E

Telephone: 310 351 9325
247 Sixteenth Street, Santa Monica, California 90402

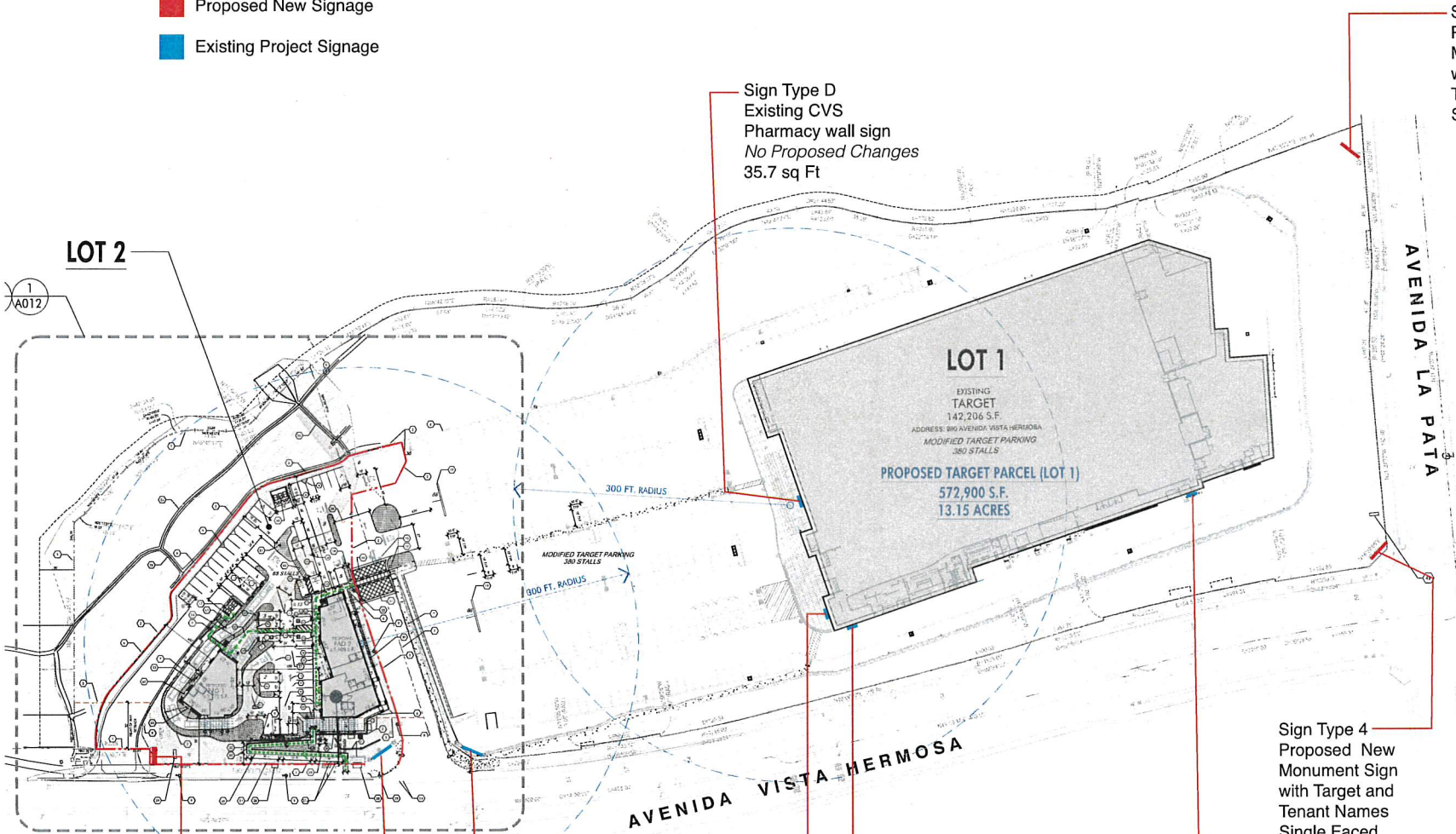
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Target
NWC Avenida Vista Hermosa
San Clemente, CA 92624

Date August 27, 2018
Project 630
Scale
Drawn By
Check
Revised

SqFt

- Proposed New Signage
- Existing Project Signage



Sign Type D
Existing CVS
Pharmacy wall sign
No Proposed Changes
35.7 sq Ft

Sign Type 3
Proposed New
Monument Sign
with Target and
Tenant Names
Single Faced

LOT 2
A012

LOT 1
EXISTING
TARGET
142,206 S.F.
ADDRESS: 810 AVENIDA VISTA HERMOSA
MODIFIED TARGET PARKING
380 STALLS
PROPOSED TARGET PARCEL (LOT 1)
572,900 S.F.
13.15 ACRES

AVENIDA LA PATA

AVENIDA VISTA HERMOSA

Sign Type 4
Proposed New
Monument Sign
with Target and
Tenant Names
Single Faced

Sign Type 2
Proposed New
Monument Signs
with Target and
4 Tenant Names
Double faced

Sign Type 1
Existing Target
Monument Sign
with 4 new Tenant signs
Single Faced

Sign Type 1a
Existing Target
Monument Sign
No tenant names
Single faced
No Proposed
Change

Sign Type A
Existing Target
logo and letters
No Proposed
Changes
105.75 Sq Ft

Sign Type B
Existing Target
logo and letters
No Proposed
Changes
105.75 Sq Ft

Sign TType C
Existing Target
logo only
No Proposed
Changes
81 Sq Ft

Site Plan
Exterior Project Signage
Not to Scale



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DESIGN OFFICE

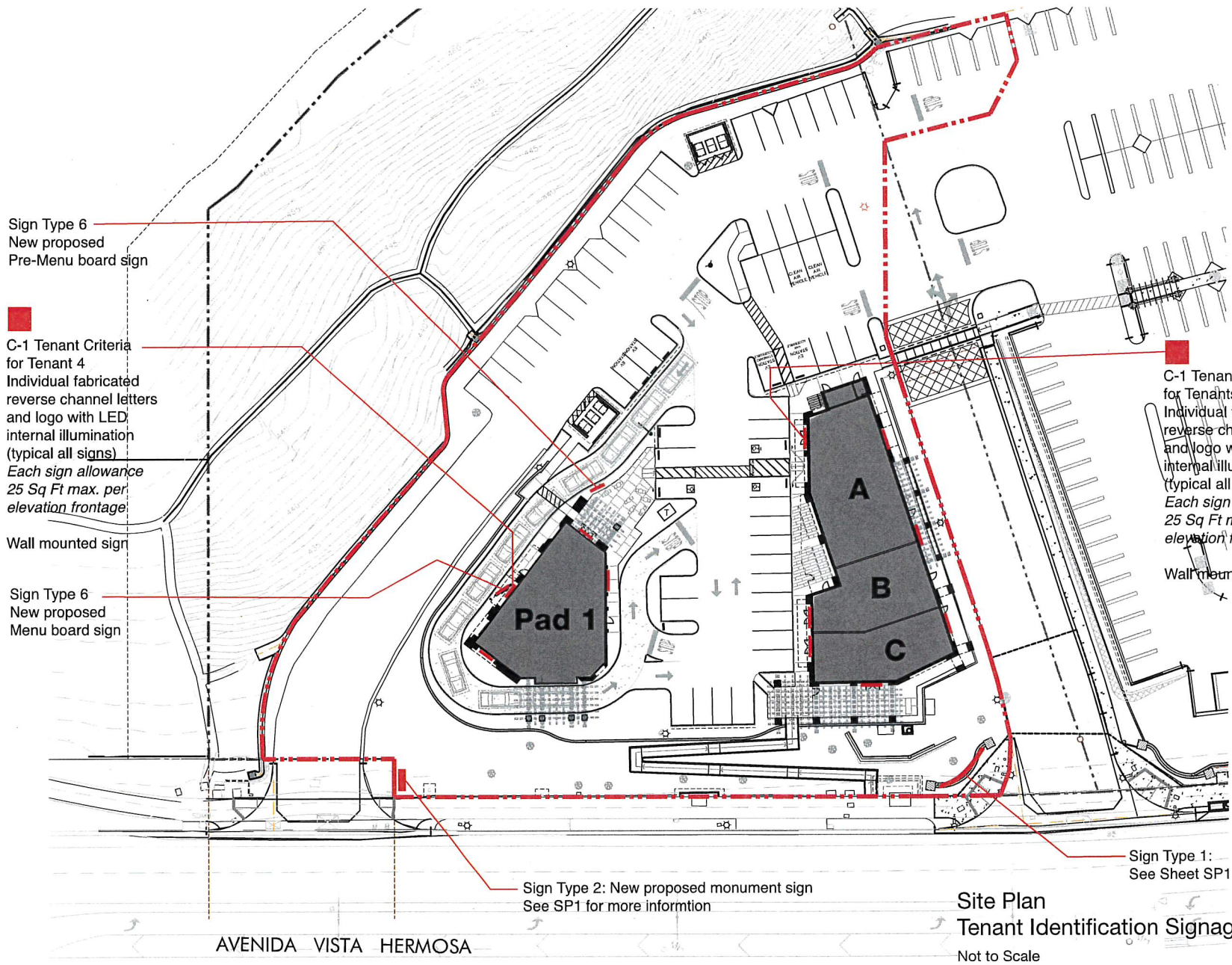
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Target
NWC Avenida Vista Hermosa
San Clemente, CA 92624

Date: October 24, 2018
Project: 630
Scale:
Drawn By:
Check:
Revised:

SP1



Sign Type 6
New proposed
Pre-Menu board sign

■
C-1 Tenant Criteria
for Tenant 4
Individual fabricated
reverse channel letters
and logo with LED
internal illumination
(typical all signs)
Each sign allowance
25 Sq Ft max. per
elevation frontage

Wall mounted sign

Sign Type 6
New proposed
Menu board sign

Sign Type 2: New proposed monument sign
See SP1 for more information

■
C-1 Tenant Criteria
for Tenants 1, 2, 3
Individual fabricated
reverse channel letters
and logo with LED
internal illumination
(typical all signs)
Each sign allowance
25 Sq Ft max. per
elevation frontage
Wall mounted sign

Sign Type 1:
See Sheet SP1

AVENIDA VISTA HERMOSA

Site Plan
Tenant Identification Signage

Not to Scale



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Target
NWC Avenida Vista Hermosa
San Clemente, CA 92624

Date: October 24, 2018
Project: 630
Scale:
Drawn By:
Check:
Revised:

SP2r

SQUARE FOOTAGE:

Target + Bullseye: 5'-3" h x 4'-3" w = 22.3125 sq ft

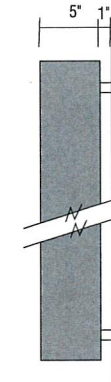
Tenant name panels with 2 names:
 2'-3" h x 6'-0" w = 15.75 x 2 panels = 31.5 sq ft

TOTAL SQ FT 53.8125 sq ft

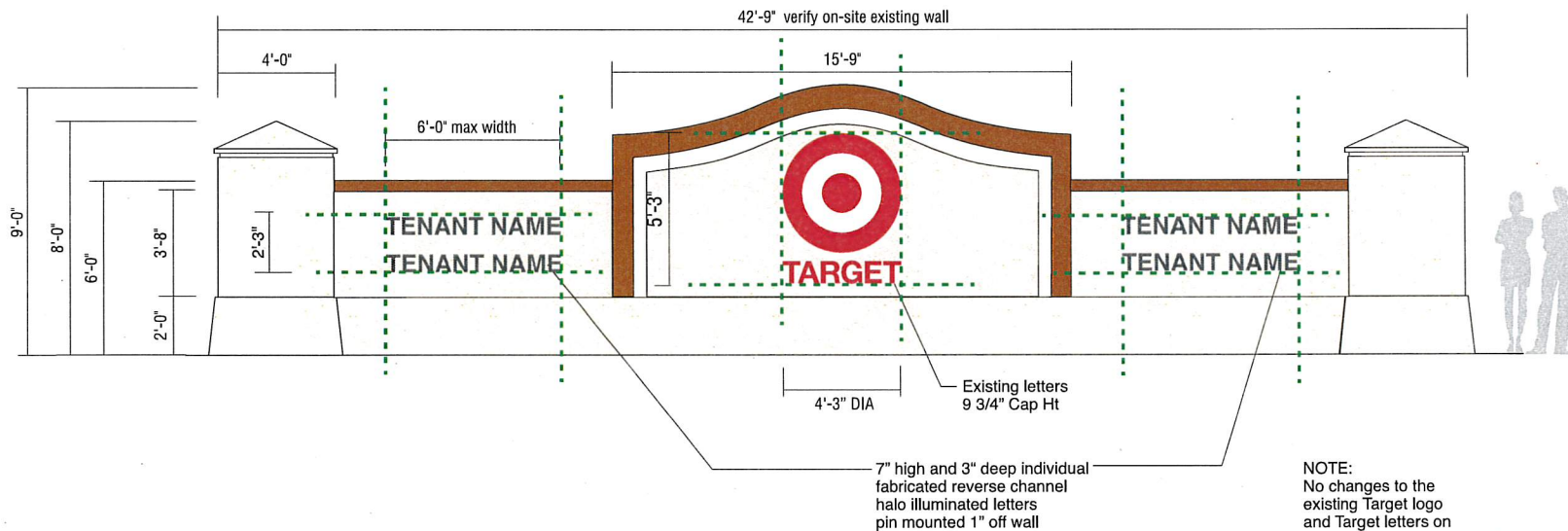
Individually fabricated
 .080 aluminum or stainless steel
 reverse channel letters
 internally illuminated with
 LED illumination

No exposed fasteners

Electrical to site of new
 letters by owner



Side View - New Tenant Channel Letters
 1/2" = 1'-0"



Sign Type 1 Existing Target Monument Sign - With New Tenant Names
 Scale: 1/4" = 1'-0"

Final logos, letter styles
 to be determined

Color to be Medium Bronze
 to match wall cap

NOTE:
 No changes to the
 existing Target logo
 and Target letters on
 this sign

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Date	August 27, 2018
Project	630
Scale	
Drawn By	
Check	
Revised	

SQUARE FOOTAGE:

Small Monument Sign: 5'-6" h x 4'-0" w = 22 sq ft per side
 Double faced sign

TOTAL SQ FT 22 sq ft

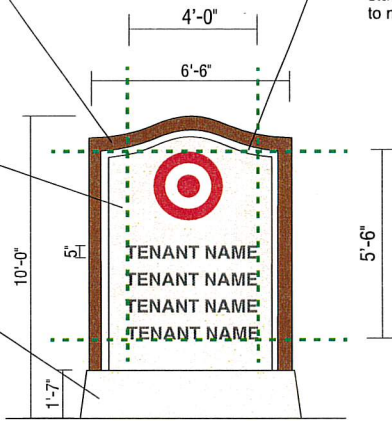
Double brick cap
 to match existing sign
 Brick: California Clay
 (Modular Brick from Pacific Clay
 Color: Sunset Red
 (as per Avenida La Plata Park)

8" CMU with smooth
 white stucco w/ "Mission Finish"
 Color: Santa Barbara White
 to match architecture

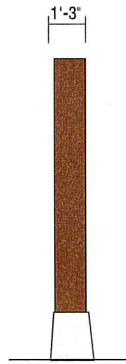
12" CMU with smooth
 white stucco w/ "Mission Finish"
 Color: Santa Barbara White
 to match architecture

Sign is double faced

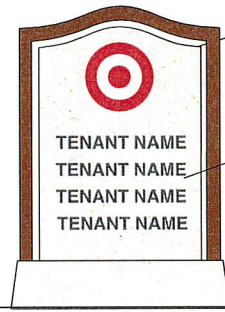
Concrete reveal
 with smooth
 stucco finish
 to match existing



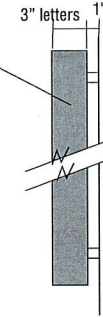
Side 1



Side View



Side 2



Individual fabricated
 aluminum reverse
 channel letters and Target logo
 internally illuminated with
 LED illumination

No exposed fasteners

Electrical to site by owner

Side View - Logo & Channel Letters
 1/2"=1'-0"

3" deep individual
 fabricated reverse channel
 halo illuminated aluminum
 Target bullseye logo
 pin mounted 1" off wall

5" high and 3" deep
 individual fabricated
 reverse channel halo
 illuminated Target and
 Tenant letters
 pin mounted 1" off wall

Final logos, letter styles
 and to be match
 Medium Bronze of wall cap

Materials & Finishes:

Faces: 2793 Red Atuglas Acrylic
 Returns: Matthews MPO03909
 Full Gloss Red
 Trim Cap: Red

Sign Type 2 - NEW Project Monument Sign - With Tenant Names
 Scale: 1/4"=1'-0"

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SQUARE FOOTAGE:	
Target + Bullseye: 5'-3" h x 4'-3" w =	22.8125 sq ft
Tenant name panels with 2 names:	
2'-3" h x 6'-0" w = 15.75 x 2 panels =	31.5 sq ft
TOTAL SQ FT	53.8125 sq ft
x 2 signs =	107.625 sq ft

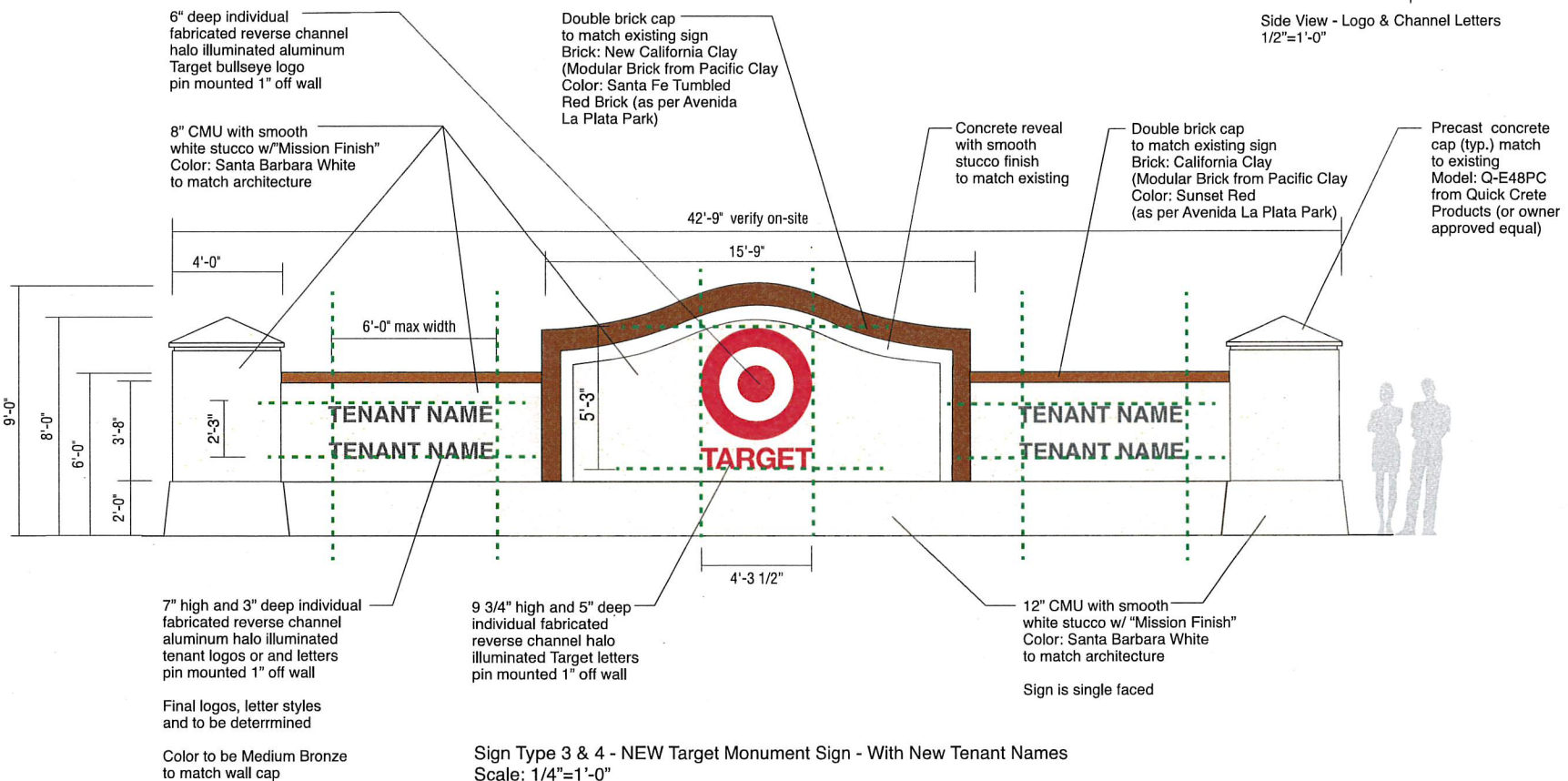
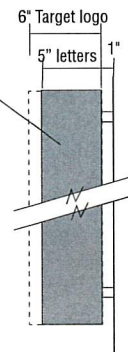
Individually fabricated .080 aluminum reverse channel letters and Target logo internally illuminated with LED illumination

No exposed fasteners

Electrical to site by owner

Materials & Finishes:

Faces: 2793 Red AtuGlas Acrylic
Returns: Matthews MPO03909
Full Gloss Red
Trim Cap: Red



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Target
NWC Avenida Vista Hermosa
San Clemente, CA 92624

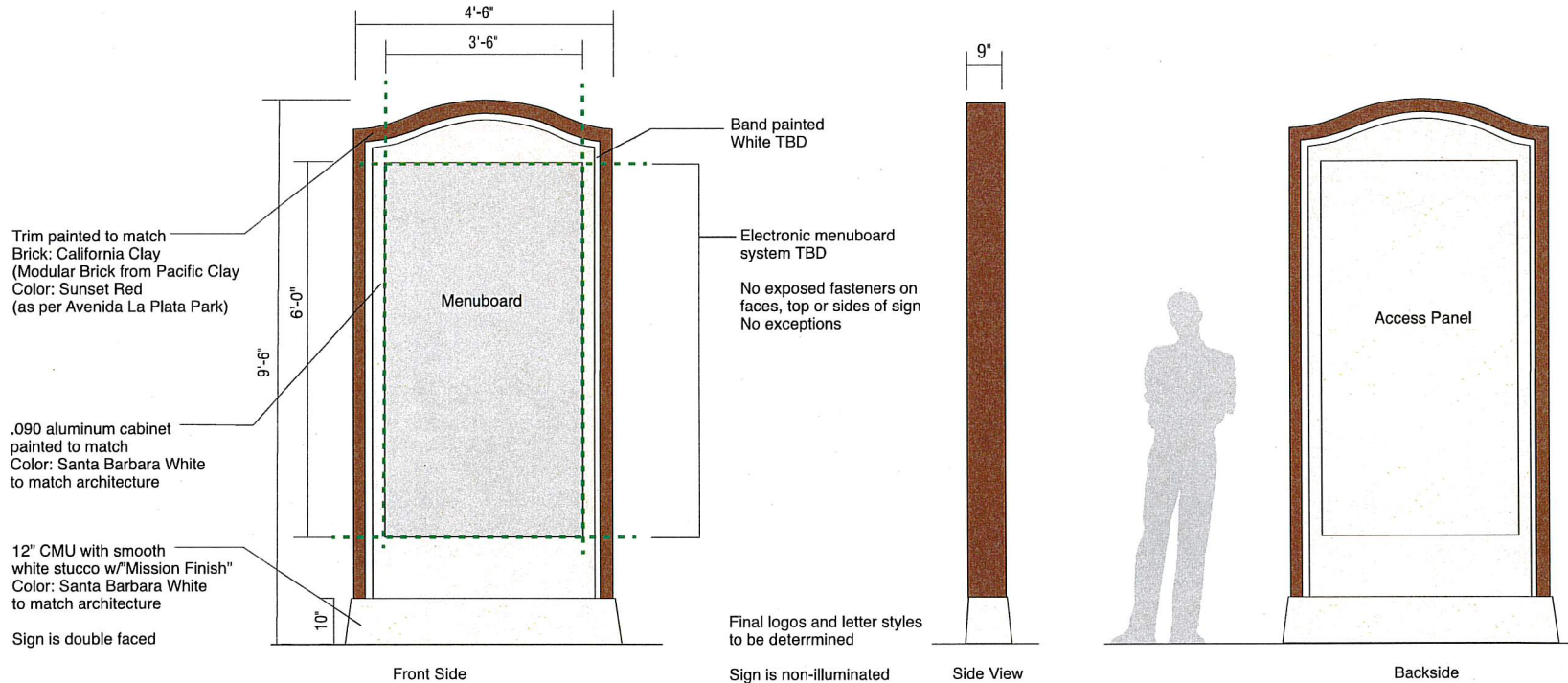
Date: August 27, 2018
Project: 630
Scale:
Drawn By:
Check:
Revised:

SQUARE FOOTAGE:

Menuboard Sign: 9'-6" h x 4'-6" w = 42.75 sq ft

TOTAL SQ FT 42.75 sq ft each

x 2 signs 85.5 sq ft



Materials & Finishes:

Faces: 2793 Red AtuGlas Acrylic
Returns: Matthews MPO03909
Full Gloss Red
Trim Cap: Red

Sign Type 6 - Drive Thru Menuboard - Electronic
Scale: 1/2"=1'-0"

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Target
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San Clemente, CA 92624

Date: August 27, 2018
Project: 630
Scale:
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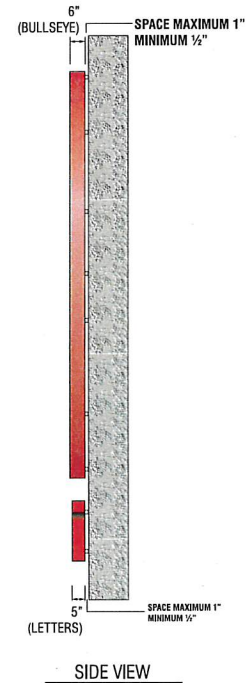


108" Bullseye Logo and 24" Target Letters

MATERIAL FINISH COLORS

 Returns <small>To Match: Mathews Mpd3909 Full Gloss Red</small>	 Faces <small>2793 Red ATUGLAS Acrylic</small>	 Trimcap <small>Red</small>
---	---	--

Sign Types A & B TARGET Sign - EXISTING SIGNS
 Scale: 1/4"=1'-0"



SIDE VIEW

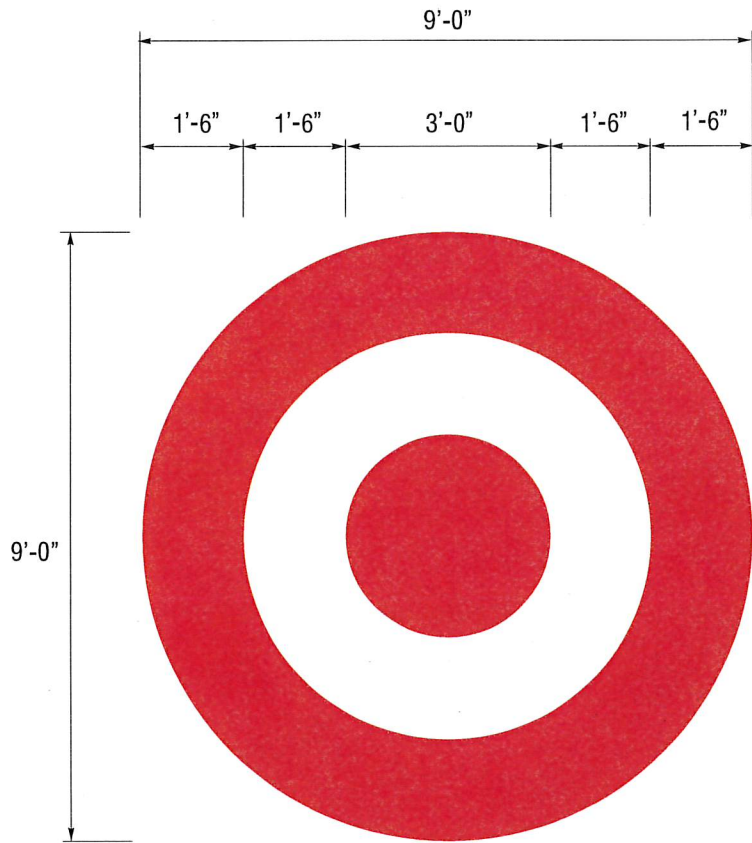
LOGO	=	81.00	SQ. FT.
LETTERS	=	66.85	SQ. FT.
OVERALL TOTAL		= 147.85	SQ. FT.

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Target
NWC Avenida Vista Hermosa
San Clemente, CA 92624

Date	August 27, 2018
Project	630
Scale	
Drawn By	
Check	
Revised	

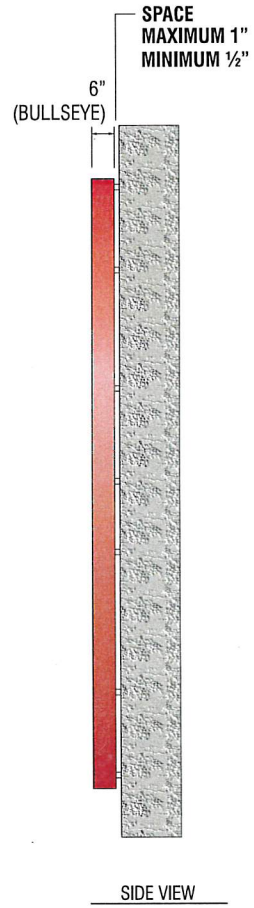
A & B



MATERIAL FINISH COLORS

 To Match: Mathews Mp03909 Full Gloss Red Returns	 2793 Red ATUGLAS Acrylic Faces	 Red Trimcap
---	---	--

Sign Type C TARGET Sign - EXISTING SIGN
Scale: 3/8"=1'-0"



LOGO = 81.00 SQ. FT.
OVERALL TOTAL = 81.00 SQ. FT.

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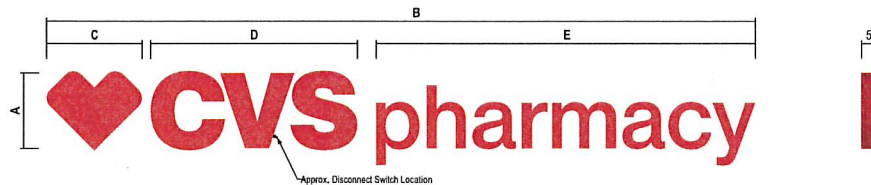
Target
NWC Avenida Vista Hermosa
San Clemente, CA 92624

Date August 27, 2018
Project 630
Scale
Drawn By
Check
Revised





Existing Sign



IL-24-CL
FACE LIT LED ILLUMINATED CHANNEL LETTERS

SIDE V
SCALE: N

TYPE	A	B	C	D	E	SQ.FT.
IL-24-CL	23 3/8"	18'-3 15/16"	2'-5 11/16"	5'-4 5/16"	9'-9 7/16"	35.70

Description: 24" Channel Letters

Qty: 1

Dimensions: 24" H x 17'-10" W (35.7 sq/ft)

Attachment Method: Flush Mounted

Sign Material: Acrylic Faces; Aluminum Returns

Illumination: LED Illuminated

Comments: Wall Type - Concrete

Sign: E-01

Type: IL-24-CL

Qty: 1

Dimensions: 23 3/8" H x 18'-3 15/16" W (35.7 sq/ft)

Illumination: LED Illuminated

Comments:

Sign Types D CVS Pharmacy Sign - EXISTING SIGN
Not to Scale

Existing Sign Specifications

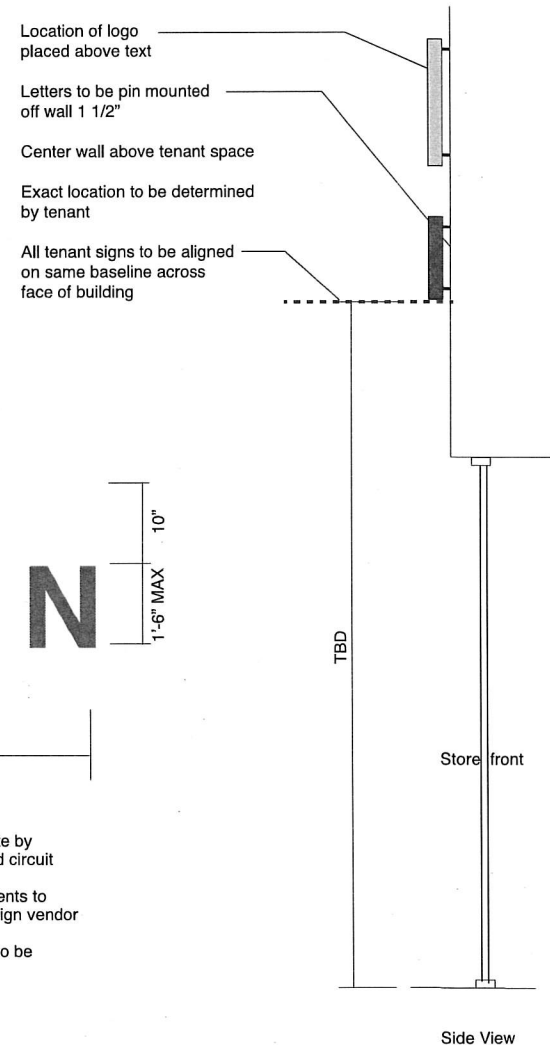
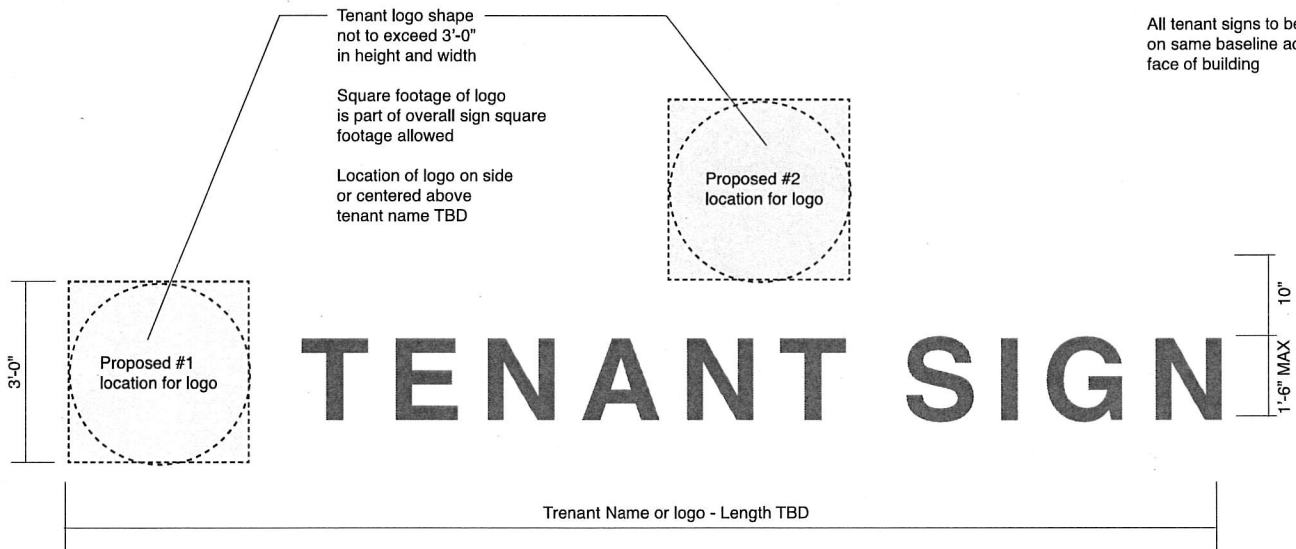
- Chemcast 3/16" Red Acrylic Faces #2793
- 5" Deep Alumet Supply Pre-Finished Hunter Red Return
- Jewelite True Red Trim Cap
- LED Module: GE Lighting Solutions
Tetra Max Red (3 LED) \ 2 Mod/F1 \ GEMXRD-1
- Power Supply: GE Lighting Solutions - GEPS12-60U

Existing Colors & Materials

- PMS 186 C (CVS Health Red)
- Jewelite True Red Trim Cap
- Chemcast Red Acrylic #2793
- Alumet Supply Pre-Finished Hunter Red Returns

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Date	August 27, 2018
Project	630
Scale	
Drawn By	
Check	
Revised	



Each tenant shall be allowed one square foot of signage for every one front foot of store front and meet all City ordinances.

A maximum of 25 square foot of signage will be allowed per tenant on each facade of business.

Signage shall consist of 5" deep individual fabricated reverse channel letters and logos with internal LED illumination

Signage shall consist of the tenants' name and logo only. No telephone numbers or .com's are allowed on the signage

Tenant may use their unique colors and type style on their signage

Each tenant shall be responsible for obtaining City approvals and permits at their own expense

The cost of all fabrication, installation and permits is the sole responsibility of the tenant. All electrical to be run back to tenant's meter.

Tenant shall obtain written approval from landlord prior to submitting signage to City for review and approval.

Electrical to sign site by tenant on dedicated circuit

Electrical requirements to be determined by sign vendor

All electrical signs to be U.L. Approved

C-1 Retail Tenant Sign Criteria
Scale: 1/2"=1'-0"

BECK & GRABOSKI
Design Office

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247 Sternth Street, Santa Monica, California 90402

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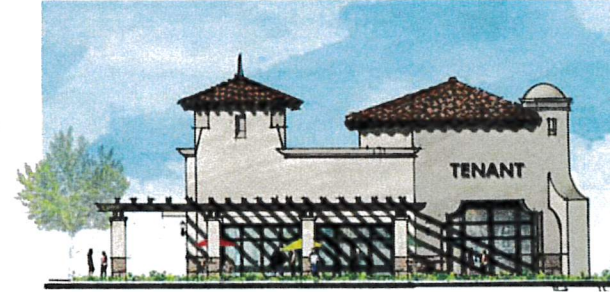
Target
NWC Avenida Vista Hermosa
San Clemente, CA 92624

Date August 27, 2018
Project 630
Scale
Drawn By
Check
Revised

C-1



West Elevation



South Elevation

Proposed locations of
Tenant signage on building

All signage to be reverse channel
letters with halo illuminated in
Tenant's style and colors



East Elevation



North Elevation

C-1 Retail Tenant Sign Criteria - Elevations - Pad 2 Building
Scale: 1/2"=1'-0"

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Target
NWC Avenida Vista Hermosa
San Clemente, CA 92624

Date	October 24, 2018
Project	630
Scale	
Drawn By	
Check	
Revised	

C-1.1r



East Elevation



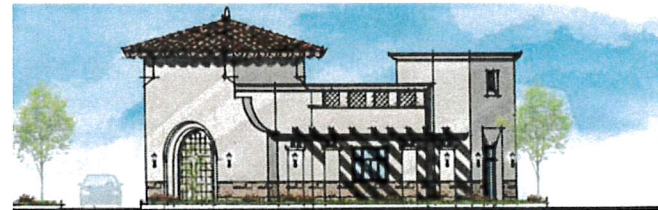
North Elevation

Proposed locations of
Tenant signage on building

All signage to be reverse channel
letters with halo illuminated in
Tenant's style and colors



West Elevation



South Elevation

C-1 Retail Tenant Sign Criteria - Elevations - Pad 1 Building
Scale: 1/2"=1'-0"