



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: May 20, 2020

PLANNER: Jonathan Lightfoot, Associate Planner

SUBJECT: **Site Plan Permit (SPP) 19-203, Architectural Permit (AP) 19-204, Conditional Use Permit (CUP) 19-205, Amended Discretionary Sign Permit (AM-DSP) 18-546, 610 Camino De Los Mares; Plaza by the Sea Drive-Through**, a request to demolish a freestanding commercial building and construct a new 4,250 square foot commercial building for two tenants including a drive-through in an existing commercial center at 610 - 628 Camino De Los Mares within a city Gateway and the Community Commercial 4 Zone (CC4). A dividing wall between Plaza by the Sea and neighboring Ocean View Plaza (638 Camino De Los Mares) is proposed to be removed to allow for shared access between the retail centers. The recently approved Master Sign Program is proposed to be updated to include signage for the new building including a drive up menu-board.

REQUIRED FINDINGS

The following findings shall be made to approve the proposed project. The draft Resolution (Attachment 1) 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 a new commercial building.

- 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, 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 (AP), Section 17.16.100, to allow the development of a new commercial building and an outdoor dining (per Section 17.28.205).

- a. The architectural treatment of the project complies with the San Clemente General Plan.
- b. The architectural treatment of the project complies with the Zoning Ordinance including, but not limited to, height, setback, and color.
- 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.
- f. The outdoor dining area contributes to the village/pedestrian ambiance of the City, consistent with the City's General Plan.
- g. The outdoor dining area complies with the standards of this section; and
- h. 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.

Conditional Use Permit (CUP), Section 17.16.060, to allow 1) a drive-through per Table 17.36.020, and 2) amplified sound per Section 8.48.030, and 3) drive up menu board signs for drive up food service per Table 17.84.030A, and 4) outdoor dining area proposing more than four tables, per Section 17.28.205.

- 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, the following specific findings also must be made:

- a. The outdoor dining area contributes to the village/pedestrian ambiance of the City, consistent with the City's General Plan.
- b. The outdoor dining area complies with the standards of this section; and
- c. 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.

Amended Discretionary Sign Permit (DSP), Section 17.84.020(G), to add new signage to an approved Master Sign Program for the retail center.

- 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;
- 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; and
- 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; and
- h. All new signs within the Master Sign Program are in compliance with the design standards of this chapter.

BACKGROUND:

The project site encompasses 192,125 square-feet of gross area near the Camino De Los Mares off-ramp from the northbound I-5 freeway. The commercial center, referred to as Plaza by the Sea, contains 52,683 square-feet of single story commercial building space including a Stater Brothers grocery store. The General Plan, Urban Design Element, Figure UD-1 identifies the site as a freeway gateway. The site is within the Camino de Los Mares Focus Area and the Community Commercial 4 (CC4) zoning district. The center is adjacent to another retail center, Ocean View Plaza, both of which are now owned and managed by Brixmoor, the applicant for this project. The vicinity map is included in Attachment 2. The 610 building, proposed to be demolished, is shown in Figure 1, and sits at the northwest corner of the site near the 76 gas station.

Figure 1: Outparcel Building (610) Proposed to be Demolished



Entitlement History

The existing commercial center was developed in 1976. The building nearest Camino De Los Mares (addressed as 622-628) was developed earlier in 1974, but was incorporated into the more comprehensive site plan in 1976. The buildings, site plan, and signage were reviewed and approved by the Architectural Review Board. Architectural entitlements were not required at the time of construction of the original buildings on site.

Figure 2: Approved Stater Bros. Elevation



On October 18, 2018, the Zoning Administrator (ZA) approved Minor Conditional Use Permit (MCUP) 18-481 allowing a shared parking strategy to utilize the parking ratios for restaurants and retail uses in the Central Business overlay because the provided parking study demonstrated a surplus of on-site parking for the plaza.

On March 7, 2019, the ZA approved an application for Minor Architectural Permit (MAP) 18-250 to remodel the other commercial buildings at the property (Figure 2). An application for the demolition of the 610 building and new construction of America's Tire facility was submitted and ultimately withdrawn before the approval of the plaza's façade remodel. Staff included the following condition of approval regarding the 610 building to clarify the next step for the center's renovation:

Condition of Approval 1.6

The applicant shall take one of the following actions by March 7, 2021:

- *Submit the Phase 2 application, which is expected to incorporate entitlements for an Architectural Permit, Site Plan Permit, and Discretionary Sign Permit to clearly address the plans for the demolition and rebuilding of Building E (610 Camino De Los Mares); or*
- *Submit an application for a Master Sign Program and an amendment to MCHP 18-250 detailing a façade update for Building E consistent with the approved plans herein. The architectural and landscape plans shall be subject to DRSC review prior to the Zoning Administrator review of said amendment; or*
- *Submit an application for a Master Sign Program and submit plans through building plan check to demolish Building E.*

The applicant moved forward with the first option (to demolish and rebuild the 610 building), and, therefore, this application satisfies the condition. Discretionary Sign Permit 18-546 was approved on November 20, 2019. It was called up by City Council for their review at the January 21, 2020 Council meeting and was approved without modification.

Development Management Team

The Development Management Team (DMT) first reviewed the project on June 13, 2019, and April 16, 2020. The DMT supports the project with the proposed Conditions of Approval.

Noticing

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

PROJECT DESCRIPTION AND ANALYSIS

The following sections describe the different aspects of the project. For further analysis of compliance with Development Standards, General Plan Policies and Design Guidelines, please see Attachment 3.

Architectural Permit 19-204

Per Zoning Code Section 17.16.110, an Architectural Permit (AP) is required for review of any new non-residential buildings. The applicant proposes to demolish the freestanding commercial building (610 building) and construct a new commercial drive-through building. The building would house two tenants; the drive-through would serve the coffee/café tenant only. The other tenant use is to be determined, potentially a retail use or bakery. As the project is within a freeway gateway, Spanish Colonial Revival (SCR) architecture is required. The new building, shown in Figure 3 would include smooth white stucco throughout, two tower elements with exposed rafters and two-piece clay tile, a scalloped cornice wrapping the remainder of the building's roof edge, and a latticed pergola over a patio area for the café.

Figure 3: Revised Rendering after DRSC Review



Details including inset tile, awnings, and decorative lighting are also proposed. The entries to the two tenant suites are differentiated, one inset in a rectangular opening and the other in an arched opening. Both have decorative tile surrounds. The awnings are traditional SCR style, supported by wrought iron supports with a canvas sweep. A simple wrought iron element accents the top of the towers' walls. Full elevations for this proposal are available in the plan sets, Attachment 5.

Plaza by the Sea qualifies as a freeway gateway because of the parcels' adjacency to the northbound off ramp at Camino de Los Mares. The rear roofline area of the 610 building is visible from the freeway and off ramp, and is shown as the northwest elevation in Figure 4. Queueing cars would generally not be visible due to landscaping and topography. The front and patio elevations are visible primarily from the interior parking lot of the plaza.

Figure 4: Drive-Through Elevations with Menu Board and Pick Up Window



Site Plan Permit 19-203

As design, identity, and visual impacts are also addressed by the Architectural Permit, this section will focus on site planning, circulation, and landscaping. In addition to the new building, the project would introduce a new drive-through adjacent to the building, and it would remove the wall on the other side of the plaza that currently separates the center from Ocean View Plaza.

While the Urban Design Element (UD-2.06) encourages siting buildings at street frontages with parking screened behind them, placing a drive-through building at the street edge would route the queueing vehicles along that frontage, which is not ideal. Routing the drive-through along the parcel edge helps to screen the queue and minimize disruption to the internal circulation of the site. The proposed site layout also maintains the building towers and patio as the predominant features of the development when viewed from within the site and separates the drive-through queue from the pedestrian paths of travel. The new trash enclosure will be located across the drive aisle in an area with limited visibility against the Stater Bros. wall and was recommended in the preliminary Water Quality Management Plan (WQMP). Overall, the proposed building placement is appropriate as it balances various concerns related to aesthetics, internal vehicle circulation, and water quality.

The applicant proposes to remove the wall between Plaza by the Sea and Ocean View Plaza to provide connecting access between both plazas as seen in Figure 5A. The trash container is also proposed to be relocated and rebuilt to make way for a new path of travel. Due to the congestion that commonly occurs on the Ocean View Plaza side of this drive aisle (near Trader Joes), Planning initially recommended a pedestrian only connection and cited Urban Design Policy 5.01, which encourages paseos and other outdoor pedestrian friendly features. However, Engineering is supportive of a full vehicular connection as proposed, which prevents short turn outs onto Camino De Los Mares for people trying to move from one plaza to the other. The applicant incorporated a clearly delineated path of travel and improved landscaping through this “paseo” area. Engineering also supports the trash container relocation which maintains lines of sight for vehicles attempting to back out of parking stalls in that area. Planning staff is wary of the location in that it partially blocks a non-ADA route of pedestrian travel between buildings C and D as seen in the plan view of Figure 5A. The trash enclosure would partially obscure the arched opening of Building D’s veranda. However, the relocation was necessary to facilitate the new path of travel, and the new enclosure will be an aesthetic improvement with white stucco walls and clay tile roofing and will be partially screened by adjacent landscaping as seen in the rendering of Figure 5B.

Figure 5A: Location of Proposed Wall Removal and Trash Relocation

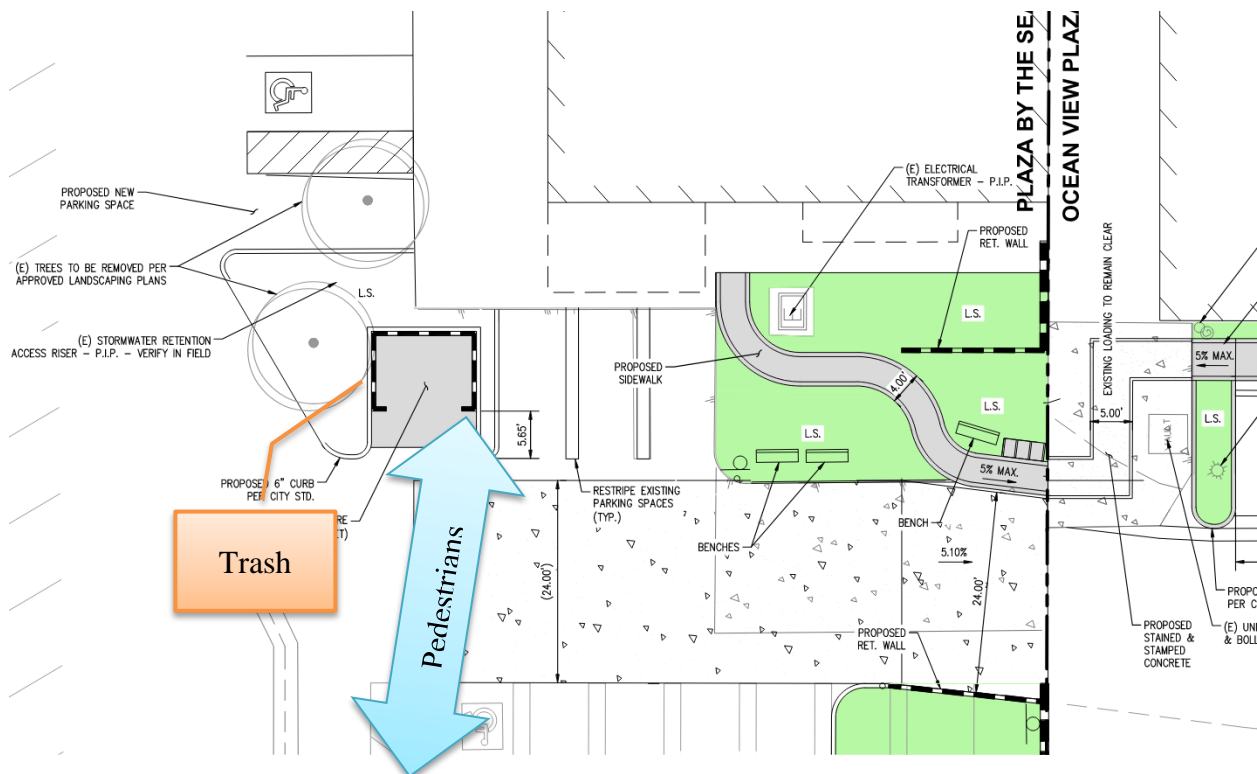


Figure 5B: Rendering of Paseo Area

Landscaping

Significant landscape changes are proposed to the site plan. The proposed landscape plan accomplishes a few goals: additional screening of the parking lot from Camino De Los Mares; additional screening of the rear side of the site which is visible from the freeway with taller Sycamore; replacing various eucalyptus trees with shorter more decorative trees; and providing shrub and ground cover in areas that are currently unmaintained or unplanted. Within the site, 18 trees are proposed for removal and 38 new trees are proposed. The majority of removal and replanting occurs near the new outparcel building. Existing trees (including a date palm, sycamore, and several eucalyptus) would be removed, and multiple new trees planted, including Natchez Crepe, California Pepper, Australian Willow, and Marina Strawberry Tree. Eight new California Sycamore trees are to be planted at the rear of the Stater Brothers building to add landscape screening to the rear side of that building which is freeway visible. These trees were reviewed as part of the prior MAP entitlement for the center's façade remodel. Finally, turf is proposed to be replaced in the area of the wall removal and replaced with shrubs and three Natchez crape trees.

The landscape coverage is currently 15.5%. The development standard for the CC4 zone is 25% landscape coverage, so the site is nonconforming. The project removes some existing landscaping area in creating the drive-through; however, the amount of permeable area is maintained because the new pedestrian areas around the outparcel building are proposed to use permeable pavers. The preliminary plans have been reviewed and approved by the City's landscape consultant. Conditions of approval have been added to require a review of the detailed landscape and irrigation plans by the City's consultant (COA 4.5) and to require that the paved "end cap" areas of the parking lot be converted to landscaping with shrubs or ground cover (5.5), which will increase the site's landscape coverage.

Conditional Use Permit 19-205

Per Table 17.36.020, which describes the allowed uses within commercial zones, a drive-through facility for a coffee shop requires approval of a Conditional Use Permit (CUP). The code standards for drive-throughs are evaluated in Attachment 3 along with a consistency analysis with the General Plan and Design Guidelines. The proposed tenant has yet to be announced, but the applicant states the tenant is a coffee use and has not operated a drive through previously. The applicant proposed stacking of 9 vehicles within the drive-through lane exceeding the minimum queue for 6 stacked vehicles in the Zoning Ordinance. An additional 5 to 6 vehicles could be accommodated within the shared drive aisle entry into the plaza before backing into the public sidewalk along Camino De Los Mares.

The proposed drive-through was reviewed by the Engineering Division which expressed initial concerns about the length of the queue because of the potential peak hour back ups that could interfere with the primary access into the plaza from Camino De Los Mares at the Camino El Molino signalized intersection. The applicant prepared a queueing analysis, in response to Engineering's concerns, and surveyed three southern California Coffee Bean & Tea drive-through locations as a baseline for the proposed facility. The proposed drive-through size would accommodate peak queues observed (10 vehicles) at the busiest surveyed Coffee Bean location. While this data seems to indicate the queue length would be sufficient, Engineering expressed concerns due to the lack of definitive comparable data. For instance, the comparable service times provided are from Coffee Bean stores along major thoroughfares, but none were as close to a freeway as the project site. Engineering did note, however, that the study is conservative in that it does not take into account the potential alleviation of traffic from the proposed new connection between Plaza by the Sea and Oveanview Plaza due to the removal of the wall. Overall, Engineering is satisfied by the analysis and supports the project. Condition of approval 7.18 does require that the operator meet with the City Engineer to discuss management strategies should the City receive complaints about the stacking of the drive-through.

Staff supports the location of the drive up menu board, which is primarily oriented towards the adjacent gas station use. The drive-through building is setback within a larger shopping center and is 250 feet from the nearest residence. The adjacent gas station operates 24-hours. Coffee/café uses typically begin service around 5 a.m. and end around 8 p.m. Given the location, distance from residential uses, and ambient noises of the freeway and Camino De Los Mares that surround the site, staff supports the location of the drive through and menu board and does not feel that conditioning the hours of operation are necessary. However, staff has incorporated Condition of Approval 7.16, from the precedent of the Starbucks drive-through on Pico, which allows the Community Development Director to establish hours of operation if there are repeated complaints from residents due to operational noises from the drive-through or menu board.

Amended Discretionary Sign Permit 18-546

The applicants proposes a drive up menu board and directional signage to support the drive-through use. The tenant signs would follow the existing guidelines of the Plaza by the Sea Master Sign Program. No freeway-oriented signs are proposed or permitted for this proposed new outparcel building. Tenant signage will be pin mounted with white LED halo illumination. The menu boards will be selected by the tenant; however, as the plans indicate, a decorative wrought iron surround will be custom manufactured to integrate the menu sign into the SCR style of the proposed building. The nearest adjacent use to the menu board is the existing 76 gas station and convenience store. The nearest residence is approximately 250 feet away and across Camino De Los Mares.

Design Review Subcommittee

The Design Review Subcommittee (DRSC) reviewed the proposed project on January 29, 2020. DRSC supports the overall project design and recommended forwarding the project to the Planning Commission. DRSC provided several recommendations per the minutes from the January 29th meeting (Attachment 4). These recommendations and the applicant’s response are summarized in Table 1 below:

Table 1: DRSC Recommendations and Applicant Responses

Comment/Recommendation:	Applicant Response:
<p>1. Recommended the applicant review the drive-through entrance with Engineering to confirm that a car coming from the direction of Stater Brothers would be able to make a left hand turn into the drive-through cleanly. If the current turning radius is not sufficient, recommended reducing the size of the landscape island that abuts the entry to increase the stacking length for cars queued in the drive-through.</p>	<p>Addressed. The applicant modified the landscape radius so that a left turn into the drive-through could be more cleanly completed by vehicles.</p>
<p>2. Discussed the truck turning plan on Sheet SP.3 and expressed concern over potential conflicts with vehicular circulation in the parking lot when a truck is making deliveries to Stater Brothers.</p>	<p>Addressed. Truck turn radius provided in plans; delivery vehicles will have proper clearance. Additionally, deliveries to Stater Bros occur at early AM hours minimizing the number of vehicles in the parking lot.</p>

Comment/Recommendation:	Applicant Response:
3. Suggested adding decorative hardscape to the pedestrian connection between both commercial center properties. However, recommended that the drive aisle not use turf block, which would likely be difficult to maintain in a clean condition.	Not addressed. The applicant preferred to maintain consistency with adjacent concrete sidewalks in this area. However, they modified the pedestrian areas around the new outparcel building to include pervious pavers.
4. Discussed menu board and directional signage for the future drive-through restaurant and recommended using design elements that are compatible with building.	Partially addressed. Menu board signage with decorative wrought iron freestanding frame shown in plans; directional signage is indicated, but not illustrated.
5. Noted that required EVCS parking and related equipment should be shown on the site plan and integrated to minimize the visibility of the equipment.	Addressed. See plan sheet SP.1. Equipment (other than charging unit) shall be mounted to the building behind the stucco wall shown on the northwest elevation.
6. Recommended incorporating furniture items, such as benches or bike racks, would be an appropriate amenity.	Addressed. See plan sheets SP1 and LS1: bike racks and benches for seating have been added.
7. Requested that the applicant prepare a sample material board for the Planning Commission hearing that includes proposed tiles, light fixtures, etc.	Addressed. See sheet A2.2 of the plans.
8. Commented that that the rake of the roof should be modified. A typical treatment is to wrap tile over the rake and slake the stucco to encapsulate the tile.	Not addressed. The renderings do not indicate this treatment. Staff has added condition of approval that construction plans must show this treatment. Applicant has consented to this condition.

Comment/Recommendation:	Applicant Response:
<p>9. Concurred with staff’s recommendations from the DRSC report.</p>	<p>Addressed. Stucco insets at doorways to be 12” minimum; glass storefronts match stucco insets (rectangular and arched); decorative tile provided at entry insets and around drive-through window; a reserved space has been indicated for drive-through extended service; an additional tree has been added at the south side of the building; noted that old, unshielded light fixtures will be replaced or shielded; working with Stater Brothers tenant to manage rear service area.</p>

GENERAL PLAN CONSISTENCY

General Plan Table LU-1 indicates that the intent for Community Commercial (CC) zones is to provide “More intense development of localserving retail commercial; personal service; professional office; medical offices, congregate care, and related uses; lodging; cultural uses and eating and drinking uses”. The project site is outside of the Coastal Zone and does not require review or approval by the Coastal Commission. Attachment 3 provides additional evaluation of the project’s consistency with the applicable Design Guidelines and General Plan policies.

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA)

The Planning Division completed an initial environmental assessment of the project in accordance with the California Environmental Quality Act (CEQA). Staff recommends that the project be found Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15302 (Class 2: Replacement or Reconstruction) and 15311 (a) (Class 11: Accessory Structures). The project is categorically exempt because it involves the construction of a new commercial structure that replaces an existing structure of approximately the same size and use as well as the construction of accessory structures such as an associated drive up menu board.

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 and the Commission should state reasons why it cannot meet one or more of the required findings.

These actions may be appealed by the applicant to the City Council or be called up by the City Council for review and action.

RECOMMENDATION

Based on the information in the staff report and subject to the required findings and conditions of approval, staff recommends that the Planning Commission:

1. Determine the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section Section 15302 (Class 2: Replacement or Reconstruction) and 15311 (a) (Class 11: Accessory Structures); and
2. Adopt Resolution PC 19-019, approving Site Plan Permit (SPP) 19-203, Architectural Permit (AP) 19-204, Conditional Use Permit (CUP) 19-205, Amended Discretionary Sign Permit (AM-DSP) 18-546 – Plaza by the Sea Drive-Through, subject to the conditions of approval therein.

Attachments:

1. Resolution No. PC 20-008
Exhibit A - Conditions of Approval
2. Location Map and site photos
3. General Plan, Design Guidelines, and Drive-Through Consistency Analysis
4. DRSC minutes, 1-29-2020 ([link to DRSC report](#))
5. Plans
6. PowerPoint Presentation

ATTACHMENT 1

RESOLUTION NO. PC 20-008

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING, SITE PLAN PERMIT 19-203, CONDITIONAL USE PERMIT 19-205, ARCHITECTURAL PERMIT 19-204, AND AMENDED DISCRETIONARY SIGN PERMIT 18-546, PLAZA BY THE SEA DRIVE-THROUGH, A REQUEST TO ALLOW A SINGLE-STORY COMMERCIAL BUILDING WITH A DRIVE-THROUGH AND ACCOMPANYING MENU BOARDS WITH AMPLIFIED SOUND, AND AN OUTDOOR DINING AREA ON A SITE THAT INCLUDES A PARCEL LOCATED AT 610 CAMINO DE LOS MARES

WHEREAS, on June 7, 2019, an application was submitted, and completed on April 16, 2020, by Kyle Godat of Brixmor Plaza by the Sea LLC, of Sycamore Group LLC, 1525 Faraday Avenue, Suite 300, Carlsbad, CA 92008; for Site Plan Permit (SPP) 19-203, Conditional Use Permit (CUP) 19-205, Architectural Permit (AP) 19-204, and Amended Discretionary Sign Permit (DSP) 18-546, Plaza by the Sea Drive Through; a request to allow: 1) the demolition and reconstruction of a single-story commercial building, 2) a drive-through with amplified sound for the drive-through speaker system, 3) an update to the existing Master Sign Program to allow for directional and menu board signage, 4) an outdoor dining area, and 5) the removal of an existing dividing wall between Plaza by the Sea and neighboring Ocean View Plaza (638 Camino De Los Mares) to allow reciprocal access. The site is within an existing commercial center at 610 - 628 Camino De Los Mares within a city Gateway and the Community Commercial 4 Zone (CC4). The site's legal description is Parcels 2 and 3, Page 9 of Book 675 and Assessor's Parcel Number 675-091-02; and

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 15302 (Class 2: Replacement or Reconstruction) and 15311 (a) (Class 11: Accessory Structures). This is recommended because the project involves the construction of a new commercial structure that replaces an existing structure of approximately the same size and use as well as the construction of accessory structures such as an associated drive-up menu board; and

WHEREAS, between June 13, 2019 and April 16, 2020, the City's Development Management Team (DMT) reviewed various iterations of the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes. The DMT reviewed the project and recommended approval with conditions included in Exhibit A;

WHEREAS, on January 29, 2019, the City's Design Review Subcommittee (DRSC) considered the project and supported it with some recommended design

changes;

WHEREAS, in accordance with City and State requirements, notice of the public hearing was published in the *San Clemente Times* newspaper on May 7, 2020, posted at the project site, and mailed to all property owners within 300 feet of the subject parcel; and

WHEREAS, on May 20, 2020, 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 Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the City Council, and the facts outlined below, the City Council hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines section 15302 (Class 2: Replacement or Reconstruction) and 15311 (a) (Class 11: Accessory Structures).

The Class 2 exemption specifically exempts from further CEQA review the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This exemption specifically applies to the replacement of a single commercial structure, with a new structure of substantially the same size, purpose, and capacity. Here, the proposed project is the demolition of a former restaurant building with a dual tenant building for a café and retail use. The new structure will have the same primary purpose of food service and will be substantially the same size (about 4,200 square feet) as the structure to be replaced. Thus, the project qualifies for the Class 2 exemption.

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, small parking lots, or the placement of seasonal or temporary use items (such as lifeguard towers, mobile food units, portable restrooms, or similar items) in public use areas. Here, the project consists of new on premise signs appurtenant to the proposed drive through. Thus, the project qualifies for the Class 11 exemption.

Furthermore, none of the exceptions to the use of the Class 2 and 11 categorical exemptions

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 involves the redevelopment of a site not in a sensitive environment and does not have environmental resources of hazardous or critical concern. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. The project involves the redevelopment of a site according to land use restrictions that limit the amount of development of the site. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment according to the October 2017 Focused Traffic Study. There are no especially sensitive resources (endangered species, wetlands, etc.) on the project site or in the vicinity. The project redevelops a site with paving and building, and lack of habitat to support sensitive species. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. Some mature trees are removed as part of a cohesive landscape plan that improves the site's aesthetic. 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. The project site is not a hazardous waste site and the project does not alter or impact historic resources, given none are located on or abutting the site. Thus, the Class 2 and 11 exemptions apply, and no further environmental review is required.

Section 3. Site Plan Permit Findings

With respect to Site Plan Permit (SPP) 19-203, 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 the Zoning Ordinance, 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, in that:
 1. The proposed project includes a café use with drive-through and amplified sound. The proposed commercial use with drive-through is a more intense development of local serving retail which, is the intent of the Community Commercial (CC) zones. This is reflected in the General Plan Land Use Designations Summary Table intentions column, "*Intense development of local serving retail commercial*";
 2. The project is consistent with Land Use policies 7.01 and 7.06 for the Camino De Los Mares Focus area which encourage the continued enhancement of commercial centers and the imposition of Spanish style architecture for new development;
 3. The project improves the aesthetics of the site with 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. The project has traditional SCR materials, such as single-barrel clay tile roof, smooth hand-

troweled stucco, and metal details. This supports Land Use Policy LU-14.02, Architecture at Gateways and Urban Design Policy UD-2.01, Architecture/Design Quality;

4. 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, number of stories, density, and landscaping. The project proposes a single-story structure consistent with the surrounding commercial center. 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, consistent with Urban Design Policy UD-5.10, Scale and Massing;
 5. The CC4 zone permits a higher density and FAR than being requested by the project. 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;
 6. The project includes an attached outdoor dining area that is accessible through connective pedestrian pathways from the public right-of-way to the dining area. This is consistent with Urban Design Element Policy UD-5.01, Outdoor Spaces;
 7. The proposed use meets parking requirements by providing the required number of on-site parking per the previously approved Minor Conditional Use Permit 18-481 allowing a shared parking strategy to utilize the parking ratios for restaurants and retail uses in the Central Business overlay because the provided parking study demonstrated a surplus of on-site parking for the plaza; and
 8. The project is not adjacent to any residential zones and the nearest residential dwelling unit is approximately 250 feet away from the proposed building.
- B. The site is suitable for the type and intensity of development that is proposed, in that:
1. The proposed project includes a café use with drive-through and amplified sound. The proposed commercial use with drive-through is a more intense development of local serving retail which is the intent of the Community Commercial (CC) zones. This is reflected in the General Plan Land Use Designations Summary Table intentions column, "*Intense development of local serving retail commercial*";
 2. The project is not adjacent to any residential zones and the nearest residential dwelling unit is approximately 250 feet away from the proposed building;

3. 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, number of stories, density, and landscaping. The project proposes a single-story structure consistent with the surrounding commercial center. 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, consistent with Urban Design Policy UD-5.10, Scale and Massing;
 4. The CC4 zone permits a higher density and FAR than being requested by the project. 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;
 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. Should there be noise complaints from residents, conditions of approval attached hereto as Exhibit A, allow the City to adjust operating hours and require soundproofing if changes are necessary to ensure compliance with the noise ordinance and maintain the public health, safety, and welfare of the area. The applicant is required to obtain permits and inspections to ensure the project and use operations comply with requirements;
 6. The proposed use meets parking requirements by providing the required number of on-site parking per the previously approved Minor Conditional Use Permit 18-481 allowing a shared parking strategy to utilize the parking ratios for restaurants and retail uses in the Central Business overlay because the provided parking study demonstrated a surplus of on-site parking for the plaza;
 7. The project is not adjacent to any residential zones and the nearest residential dwelling unit is approximately 250 feet away from the proposed building; and
- 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, 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, number of stories, density, and landscaping. The project proposes a single-story structure consistent with the surrounding commercial center. 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, consistent with Urban Design Policy UD-5.10, Scale and Massing

2. The CC4 zone permits a higher density and FAR than being requested by the project. 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 an attached outdoor dining area that is accessible through connective pedestrian pathways from the public right-of-way to the dining area. This is consistent with Urban Design Element Policy UD-5.01, Outdoor Spaces;
 4. The proposed use meets parking requirements by providing the required number of on-site parking per the previously approved Minor Conditional Use Permit 18-481 allowing a shared parking strategy to utilize the parking ratios for restaurants and retail uses in the Central Business overlay because the provided parking study demonstrated a surplus of on-site parking for the plaza;
 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. Should there be noise complaints from residents, conditions of approval attached hereto as Exhibit A, allow the City to adjust operating hours and require soundproofing, if changes are necessary to ensure compliance with the noise ordinance and maintain the public health, safety, and welfare of the area. The applicant is required to obtain permits and inspections to ensure the project and use operations comply with requirements; and
 6. The project is not adjacent to any residential zones and the nearest residential dwelling unit is approximately 250 feet away from the proposed building.
- D. The proposed development will not be unsightly or create disharmony with its locale and surroundings, in that:
1. The project is consistent with Land Use policies 7.01 and 7.06 for the Camino De Los Mares Focus area which encourage the continued enhancement of commercial centers and the imposition of Spanish style architecture for new development;
 2. The project improves the aesthetics of the site with 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. The project has traditional SCR materials, such as single-barrel clay tile roof, smooth hand-troweled stucco, and metal details. This supports Land Use Policy LU-14.02, Architecture at Gateways and Urban Design Policy UD-2.01, Architecture/Design Quality;

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, number of stories, density, and landscaping. The project proposes a single-story structure consistent with the surrounding commercial center. 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, consistent with Urban Design Policy UD-5.10, Scale and Massing;
 3. The CC4 zone permits a higher density and FAR than being requested by the project. 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 an attached outdoor dining area that is accessible through connective pedestrian pathways from the public right-of-way to the dining area. This is consistent with Urban Design Element Policy UD-5.01, Outdoor Spaces;
 5. The building has varied rooflines with gable, hip, and flat roof elements. Although the zone has no setbacks, the proposed building has articulation and offsets with a large rear setback, and front setbacks to the entry. These massing offsets reduce the apparent scale and bulk of buildings for compatibility with surrounding properties;
 6. The proposed use meets parking requirements by providing the required number of on-site parking per the previously approved Minor Conditional Use Permit 18-481 allowing a shared parking strategy to utilize the parking ratios for restaurants and retail uses in the Central Business overlay because the provided parking study demonstrated a surplus of on-site parking for the plaza;
 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. Should there be noise complaints from residents, conditions of approval attached hereto as Exhibit A, allow the City to adjust operating hours and require soundproofing, if changes are necessary to ensure compliance with the noise ordinance and maintain the public health, safety, and welfare of the area. The applicant is required to obtain permits and inspections to ensure the project and use operations comply with requirements; and
 9. The project is not adjacent to any residential zones and the nearest residential dwelling unit is approximately 250 feet away from the proposed building.
- 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, in that:

1. The project improves the aesthetics of the site with 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. The project has traditional SCR materials, such as single-barrel clay tile roof, smooth hand-troweled stucco, and metal details. This supports Land Use Policy LU-14.02, Architecture at Gateways and Urban Design Policy UD-2.01, Architecture/Design Quality;
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, number of stories, density, and landscaping. The project proposes a single-story structure consistent with the surrounding commercial center. 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, consistent with Urban Design Policy UD-5.10, Scale and Massing;
3. The CC4 zone permits a higher density and FAR than being requested by the project. 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 an attached outdoor dining area that is accessible through connective pedestrian pathways from the public right-of-way to the dining area. This is consistent with Urban Design Element Policy UD-5.01, Outdoor Spaces;
5. The building has varied rooflines with gable, hip, and flat roof elements. Although the zone has no setbacks, the proposed building has articulation and offsets with a large rear setback, and front setbacks to the entry. These massing offsets reduce the apparent scale and bulk of buildings for compatibility with surrounding properties;
6. 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. Should there be noise complaints from residents, conditions of approval attached hereto as Exhibit A, allow the City to adjust operating hours and require soundproofing, if changes are necessary to ensure compliance with the noise ordinance and maintain the public health, safety, and welfare of the area. The applicant is required to obtain permits and inspections to ensure the project and use operations comply with requirements;
8. The proposed use meets parking requirements by providing the required number of on-site parking per the previously approved Minor Conditional Use Permit 18-481 allowing a shared parking strategy to utilize the parking

ratios for restaurants and retail uses in the Central Business overlay because the provided parking study demonstrated a surplus of on-site parking for the plaza;

9. The project is not adjacent to any residential zones and the nearest residential dwelling unit is approximately 250 feet away from the proposed building; and
10. The project provides landscaping consistent with Urban Design Policy 5.18 and the City's Design Guidelines, by providing drought-tolerant landscaping and increasing the number of trees at the site which aid in softening the development as viewed from both Camino De Los Mares and from the freeway and off-ramp.

Section 4. Conditional Use Permit Findings

A. With respect to Conditional Use Permit (CUP) 17-349, the Planning Commission finds as follows for the proposed drive-through and amplified sound for the drive-through speaker system:

1. 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, in that:
 - a. The project is consistent with Land Use policies 7.01 and 7.06 for the Camino De Los Mares Focus area which encourage the continued enhancement of commercial centers and the imposition of Spanish style architecture for new development;
 - b. The proposed drive-through and amplified sound is ancillary to a permitted restaurant use. Restaurants with a drive-through and amplified sound are a more intense commercial use and follow the intent of the Community Commercial (CC) General Plan designation. Additionally, the Design Guidelines identify the Camino De Los Mares area as an auto-oriented commercial zone, so a drive-through use is appropriate in this location; and
 - c. The project includes an attached outdoor dining area that is accessible through connective pedestrian pathways from the public right-of-way to the dining area. This is consistent with Urban Design Element Policy UD-5.01, Outdoor Spaces.
2. The site is suitable for the type and intensity of use that is proposed, in that:
 - a. The proposed drive-through and amplified sound is ancillary to a permitted restaurant use. Restaurants with a drive-through and amplified sound are a more intense commercial use and follow the intent of the Community Commercial (CC) General Plan designation. Additionally, the Design Guidelines identify the Camino De Los Mares area as an auto-oriented commercial zone, so a drive-through use

- is appropriate in this location;
- b. 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 Camino De Los Mares and within close proximity to the I-5 freeway, 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. Nevertheless, should there be noise complaints from residents, conditions of approval attached hereto as Exhibit A, allow the City to adjust operating hours and require soundproofing, if changes are necessary to ensure compliance with the noise ordinance and maintain the public health, safety, and welfare of the area;
 - c. 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 meets parking requirements by providing the required number of on-site parking per the previously approved Minor Conditional Use Permit 18-481 allowing a shared parking strategy to utilize the parking ratios for restaurants and retail uses in the Central Business overlay because the provided parking study demonstrated a surplus of on-site parking for the plaza;
 - e. The project is not adjacent to any residential zones and the nearest residential dwelling unit is approximately 250 feet away from the proposed building; and
 - f. The project provides landscaping consistent with Urban Design Policy 5.18 and the City’s Design Guidelines, by providing drought-tolerant landscaping and increasing the number of trees at the site which aid in softening the development as viewed from both Camino De Los Mares and from the freeway and off-ramp.
3. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity, in that:
 - a. The proposed drive-through and amplified sound is ancillary to a permitted restaurant use. Restaurants with a drive-through and amplified sound are a more intense commercial use and follow the intent of the Community Commercial (CC) General Plan designation. Additionally, the Design Guidelines identify the Camino De Los Mares area as an auto-oriented commercial zone, so a drive-through use is appropriate in this location;
 - b. 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 Camino De Los Mares and within close proximity to the I-5 freeway, 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. Nevertheless, should there be noise complaints from residents, conditions of approval attached hereto as Exhibit A, allow the City to adjust operating hours and require soundproofing, if changes are necessary to ensure compliance with the noise ordinance and maintain the public health, safety, and welfare of the area;

- c. 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 meets parking requirements by providing the required number of on-site parking per the previously approved Minor Conditional Use Permit 18-481 allowing a shared parking strategy to utilize the parking ratios for restaurants and retail uses in the Central Business overlay because the provided parking study demonstrated a surplus of on-site parking for the plaza; and
 - e. The project is not adjacent to any residential zones and the nearest residential dwelling unit is approximately 250 feet away from the proposed building.
4. The proposed use will not negatively impact surrounding land uses, in that:
- a. The proposed drive-through and amplified sound is ancillary to a permitted restaurant use. Restaurants with a drive-through and amplified sound are a more intense commercial use and follow the intent of the Community Commercial (CC) General Plan designation. Additionally, the Design Guidelines identify the Camino De Los Mares area as an auto-oriented commercial zone, so a drive-through use is appropriate in this location;
 - b. 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 Camino De Los Mares and within close proximity to the I-5 freeway, 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. Nevertheless, should there be a compatibility issue, conditions of approval attached hereto as Exhibit A, allow the City to adjust operating hours and require soundproofing, if changes are necessary to ensure compliance with the noise ordinance and maintain the public health, safety, and welfare of the area;
- c. 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 meets parking requirements by providing the required number of on-site parking per the previously approved Minor Conditional Use Permit 18-481 allowing a shared parking strategy to utilize the parking ratios for restaurants and retail uses in the Central Business overlay because the provided parking study demonstrated a surplus of on-site parking for the plaza;
 - e. The project is not adjacent to any residential zones and the nearest residential dwelling unit is approximately 250 feet away from the proposed building; and
 - f. The project provides landscaping consistent with Urban Design Policy 5.18 and the City's Design Guidelines, by providing drought-tolerant landscaping and increasing the number of trees at the site which aid in softening the development as viewed from both Camino De Los Mares and from the freeway and off-ramp.

Section 5. Architectural Permit Findings

With respect to Architectural Permit (AP) 17-350, the Planning Commission finds as follows:

1. The architectural treatment of the project complies with the San Clemente General Plan, in that:
 - a. The project is consistent with Land Use policies 7.01 and 7.06 for the Camino De Los Mares Focus area which encourage the continued enhancement of commercial centers and the imposition of Spanish style architecture for new development;
 - b. The project improves the aesthetics of the site with 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. The project has traditional SCR materials, such as single-barrel clay tile roof, smooth hand-troweled stucco, and metal details. This supports Land Use Policy LU-14.02, Architecture at Gateways and Urban Design Policy UD-2.01, Architecture/Design Quality;

- c. 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, number of stories, density, and landscaping. The project proposes a single-story structure consistent with the surrounding commercial center. 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, consistent with Urban Design Policy UD-5.10, Scale and Massing; and
 - d. The project includes an attached outdoor dining area that is accessible through connective pedestrian pathways from the public right-of-way to the dining area. This is consistent with Urban Design Element Policy UD-5.01, Outdoor Spaces.
 2. The architectural treatment of the project complies with the Zoning Ordinance including, but not limited to, height, setback, color, in that:
 - a. 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, number of stories, density, and landscaping. The project proposes a single-story structure consistent with the surrounding commercial center. 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, consistent with Urban Design Policy UD-5.10, Scale and Massing”;
 - b. The CC4 zone permits a higher density and FAR than being requested by the project. 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 project includes an attached outdoor dining area that is accessible through connective pedestrian pathways from the public right-of-way to the dining area. This is consistent with Urban Design Element Policy UD-5.01, Outdoor Spaces; and
 - d. The proposed use meets parking requirements by providing the required number of on-site parking per the previously approved Minor Conditional Use Permit 18-481 allowing a shared parking strategy to utilize the parking ratios for restaurants and retail uses in the Central Business overlay because the provided parking study demonstrated a surplus of on-site parking for the plaza;
 3. The architectural treatment of the project complies with the architectural guidelines in the City's Design Guidelines, in that:
 - a. The project improves the aesthetics of the site with 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 single-barrel clay tile roof, smooth hand-troweled stucco, and metal details;
- b. 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, number of stories, and density. The project does not utilize the maximum height allowed for the zone and proposes a single-story structure consistent with the surrounding neighborhood of small scale commercial development with single-stories;
 - c. 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;
 - d. The project includes an attached outdoor dining area that is accessible through connective pedestrian pathways from the public right-of-way to the dining area. This is consistent with Urban Design Element Policy UD-5.01, Outdoor Spaces; and
 - e. The project provides landscaping consistent with Urban Design Policy 5.18 and the City’s Design Guidelines, by providing drought-tolerant landscaping and increasing the number of trees at the site which aid in softening the development as viewed from both Camino De Los Mares and from the freeway and off-ramp.
4. The general appearance of the proposal is in keeping with the character of the neighborhood in that:
- a. The project improves the aesthetics of the site with 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. The project has traditional SCR materials, such as single-barrel clay tile roof, smooth hand-troweled stucco, and metal details. This supports Land Use Policy LU-14.02, Architecture at Gateways and Urban Design Policy UD-2.01, Architecture/Design Quality;
 - b. 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, number of stories, density, and landscaping. The project proposes a single-story structure consistent with the surrounding commercial center. 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, consistent with Urban Design Policy UD-5.10, Scale and Massing

- c. The CC4 zone permits a higher density and FAR than being requested by the project. 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;
 - d. The proposed project includes a café use with drive-through and amplified sound. The proposed commercial use with drive-through is a more intense development of local serving retail which is the intent of the Community Commercial (CC) zones. This is reflected in the General Plan Land Use Designations Summary Table intentions column, "*Intense development of local serving retail commercial*";
 - e. The building has varied rooflines with gable, hip, and flat roof elements. Although the zone has no setbacks, the proposed building has articulation and offsets with a large rear setback, and front setbacks to the entry. These massing offsets reduce the apparent scale and bulk of buildings for compatibility with surrounding properties; and
 - f. The project provides landscaping consistent with Urban Design Policy 5.18 and the City's Design Guidelines, by providing drought-tolerant landscaping and increasing the number of trees at the site which aid in softening the development as viewed from both Camino De Los Mares and from the freeway and off-ramp.
5. The proposal is not detrimental to the orderly and harmonious development of the City, in that:
- a. The project improves the aesthetics of the site with 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. The project has traditional SCR materials, such as single-barrel clay tile roof, smooth hand-troweled stucco, and metal details. This supports Land Use Policy LU-14.02, Architecture at Gateways and Urban Design Policy UD-2.01, Architecture/Design Quality;
 - b. 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, number of stories, density, and landscaping. The project proposes a single-story structure consistent with the surrounding commercial center. 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, consistent with Urban Design Policy UD-5.10, Scale and Massing;
 - c. The CC4 zone permits a higher density and FAR than being requested by the project. 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;
- d. The project includes an attached outdoor dining area that is accessible through connective pedestrian pathways from the public right-of-way to the dining area. This is consistent with Urban Design Element Policy UD-5.01, Outdoor Spaces;
 - e. The building has varied rooflines with gable, hip, and flat roof elements. Although the zone has no setbacks, the proposed building has articulation and offsets with a large rear setback, and front setbacks to the entry. These massing offsets reduce the apparent scale and bulk of buildings for compatibility with surrounding properties;
 - f. 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. Should there be noise complaints, conditions of approval attached hereto as Exhibit A, allow the City to adjust operating hours and require soundproofing, if changes are necessary to ensure compliance with the noise ordinance and maintain the public health, safety, and welfare of the area. The applicant is required to obtain permits and inspections to ensure the project and use operations comply with requirements;
 - g. The proposed use meets parking requirements by providing the required number of on-site parking per the previously approved Minor Conditional Use Permit 18-481 allowing a shared parking strategy to utilize the parking ratios for restaurants and retail uses in the Central Business overlay because the provided parking study demonstrated a surplus of on-site parking for the plaza; and
 - h. The project is not adjacent to any residential zones and the nearest residential dwelling unit is approximately 250 feet away from the proposed building.
6. The outdoor dining area contributes to the village/pedestrian ambiance of the City, consistent with the City's General Plan, in that:
- a. The patio dining area is consistent with the building's Spanish Colonial Revival architectural character and is enhanced with diverse surrounding landscaping;
 - b. The outdoor dining area 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.*"; and
 - c. The outdoor dining area meets required development standards, and uses a

- design and materials consistent with the required Spanish Colonial Revival architecture, such as canvas and metal materials for the outdoor dining furniture.
7. The outdoor dining area complies with the standards of this section in that:
 - d. The patio dining area is consistent with the building's Spanish Colonial Revival architectural character and is enhanced with diverse surrounding landscaping; and
 - e. The outdoor dining area meets required development standards with regard to accessibility, encroachments, height and parking.
 8. 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:
 - f. The outdoor dining area is an ancillary use to the primary restaurant use and meets the required development standards with regard to accessibility, encroachments, height and parking; and
 - g. The outdoor dining area is located adjacent at the rear of the site, which is bounded by Camino De Los Mares the I-5 freeway, both with ambient noise levels associated with vehicles and traffic.

Section 6. Amended Discretionary Sign Permit Findings

With respect to Amended Discretionary Sign Permit 18-546 the Planning Commission finds as follows:

1. The design, including lighting, scale, length and materials of the signs are consistent with the intent of the design elements of the General Plan and Camino De Los Mares Focus Area policies.
 - a. The sign program includes signs that are placed and sized to complement and be in character with the existing buildings in accordance with Urban Design Policy *UD-1.09: Signs*;
 - b. The two existing monument signs would be redesigned to better match the aesthetic of the recently approved façade remodel with smooth white stucco. The proposed monument signs would match size and design; and
 - c. The project incorporates high quality signs, such as pin-mounted halo illuminated aluminum signs for the standard tenant signage in keeping with Urban Design Policy UD-2.01 which requires a high quality design for projects in visually significant gateway locations. The anchor tenants are differentiated with an allowance for internally illuminated channel letters.
2. The design, scale and materials of the signs harmonize with the architectural design and details of the building or site it serves.

- a. The sign program includes signs that are placed and sized to complement and be in character with the existing buildings in accordance with Urban Design Policy *UD-1.09: Signs*;
 - b. The two existing monument signs would be redesigned to better match the aesthetic of the recently approved façade remodel with smooth white stucco. The proposed monument signs are proposed to have the same size and design; and
 - c. The project incorporates high quality signs, such as pin-mounted halo illuminated aluminum signs for the standard tenant signage in keeping with Urban Design Policy *UD-2.01* which requires a high quality design for projects in visually significant gateway locations. The anchor tenants are differentiated with an allowance for internally illuminated channel letters.
3. The design and scale of the signs are appropriate to the distance from which the signs are normally viewed.
- a. The wall signs are limited to two feet in height and are proportional to the tenant's store frontage, which will provide visibility from the parking lot for visitors on the site; and
 - b. The monument signs (both the added tenant signs on the existing monument and the new monument) are scaled large enough to be a focal point at the entries to the site, and provide adequate visibility for vehicular traffic, while not overpowering the site. The monuments are proposed to be the same height as the approved monuments at the Estrella Plaza.
4. The design and materials of the signs provide a contrast between the background and letters.
- a. The wall signs incorporate individual fabricated channel letters and logos with LED internal illumination or pin mounted reverse channel halo illumination;
 - b. The halo illumination for the standard tenant signage will provide additional contrast and legibility while minimizing light pollution; and
 - c. The background of both the wall signs and monument lettering is a light colored stucco, which provides a good basis for the addition of contrasting letters/logo.
5. The design, scale or location of the building dictates the use of a freestanding sign rather than building-mounted signs.
- a. The tenants of Plaza by the Sea are setback away from Camino De Los Mares and their wall signage has limited visibility from the right of way. The

Camino De Los Mares focus area is indicated as a primarily auto-serving area, and monument signs are appropriate at this location;

- b. The location and height of the remodeled monument signs were reviewed by Engineering staff within the DMT review process and were determined to be sufficiently set back from the right of way to allow for vehicular line of sight at the entry points to the plaza;
 - c. The Design Review Subcommittee (DRSC) discussed the monument sign remodels and concurred that their proposed height is consistent with nearby monument signs at the Estrella Plaza shopping center and is appropriate to allow for visibility of the tenant panels above parked cars; and
 - d. The proposed menu board is located directly adjacent to the proposed queue and is appropriately sized to provide menu information for drivers. As electronic menu boards are procured through third parties, the applicants have designed a detached decorative wrought iron frame to blend the sign with the SCR style of the building.
6. The provisions of the Master Sign Program ensure consistency in design and style of all new signs.
- a. The guidelines provide clarity to both new tenants and City staff in the parameters allowed for signs at the site;
 - b. The design incorporates high quality signs, such as individual fabricated reverse channel halo illuminated and internally illuminated channel letter signage in keeping with the Design Guidelines; and
 - c. Specified size, materials and mounting are prescribed in the sign program, but tenants are afforded flexibility in the selection of colors for their signage.
7. The provisions of the Master Sign Program address compatibility of the design and style of any existing signs on the building or site.
- a. The guidelines provide clarity to both new tenants and City staff in the parameters allowed for signs at the site;
 - b. The design incorporates high quality signs, such as individual fabricated reverse channel halo illuminated and internally illuminated channel letter signage in keeping with the Design Guidelines;
 - c. Specified size, materials and mounting are prescribed in the sign program, but tenants are afforded flexibility in the selection of colors for their signage; and
 - d. The sign program is reflective of the MSP for the adjacent Ocean View Plaza (AM DSP 19-093); tenant sign types will be the same for both shopping centers.

- 8. 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.
 - a. The proposed signs meet the material and size requirements specified within chapter 17.84 of the Zoning Code; and
 - b. The new standard tenant 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 7. 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 Site Plan Permit (SPP) 19-203, Conditional Use Permit (CUP) 19-205, Architectural Permit (AP) 19-204, and Amended Discretionary Sign Permit (AM DSP) 18-546, Plaza by the Sea Drive Through, 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 May 20, 2020.

Chair

CERTIFICATION:

I HEREBY CERTIFY this Resolution was adopted at a regular meeting of the City of San Clemente Planning Commission on May 20, 2020, 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 (SPP) 19-203,
 CONDITIONAL USE PERMIT (CUP) 19-205,
 ARCHITECTURAL PERMIT (AP) 19-204, AND
 AMENDED DISCRETIONARY SIGN PERMIT (AM DSP) 18-546,
 PLAZA BY THE SEA DRIVE THROUGH

1.0 GENERAL CONDITIONS OF APPROVAL

- | | | |
|-----|---|--------------|
| 1.1 | Within 30 days of receipt of the signed conditions of approval, 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, unless an extension is granted by the City Planner. | 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. Any modifications to the project shall be reviewed by the City Planner in accordance with Zoning Ordinance Section 17.12.180. | 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 |

- 1.6 The entitlements approved herein shall be deemed to have expired if within three years of approval the project is not commenced, or the project permitted by the approved application has lapsed, as defined by Zoning Ordinance Section 17.12.150. Planning

- 1.7 Within five business days of project approval, the applicant shall submit to the Planning Division a check made payable to the Orange County Clerk-Recorder in the amount of \$50 for filing the CEQA Notice. Planning

- 1.8 The Applicant (including any property owners and managers, and their designees) shall use her/his best judgment and best management practices to ensure the commercial activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The business owner/property 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. [Citation - Section 8.52.030(Y) of the SCMC] Code
Comp
**

- 1.9 A change in the business license, including change in ownership or a future alteration of the site or floor plans, may require an amendment to the CUP. The City Planner shall determine whether such change warrants an amendment and whether the amendment shall return to a hearing to evaluate any potential impacts per Zoning Ordinance Section 17.12.180. Planning
**

- 3.0 PRIOR TO ISSUANCE OF GRADING PERMITS**

- 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 Public
Works

recommendations for further study. (SCMC Chapter 15.36)

- 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

Financial Security

- 3.9 The applicant shall provide separate improvement surety, bonds, or irrevocable letters of credit, as determined by the City Engineer, for 100% of each estimated improvement cost, as prepared by a registered civil engineer as approved by City Engineer, for the following applicable items: grading improvements; frontage improvements; sidewalks; sewer lines; water lines; onsite storm drains; and erosion control. In addition, the owner shall provide separate labor and material surety for 100% of the above estimated improvement costs, as determined by the City Engineer or designee. (SCMC Chapter 15.36) Public Works

Improvements

- 3.10 The applicant shall submit, and the City Engineer shall approve, frontage improvement plans. The applicant shall be responsible for the construction of all required frontage improvements as approved by the City Engineer including but not limited to the following: Public Works *
 - A. Sidewalk, including construction of compliant sidewalk around drive approach or other obstructions to meet current City standards (2% cross fall) when adequate right-of-way exists. Since the street right-of-way is approximately 10 feet behind the curb face, a sidewalk easement is not anticipated to be required to be granted to the City. It should be noted that the sidewalk easement was already obtained on this property for a recent separate discretionary application. Additionally, sidewalk improvements are being considered to be done along this frontage through a separate City funded project.
 - B. Contractor shall replace any damaged street improvements resulting from construction activities to the satisfaction of the City Inspector.

(SCMC Chapter 15.36 and Sections 12.08.010, and 12.24.050)

Noise

- 3.13 The applicant shall demonstrate to the satisfaction of the City Engineer that the following standards shall be satisfied:
 - A. All construction vehicles or equipment, fixed or mobile, operated within 1,000 feet of a dwelling shall be equipped with

operating and maintained mufflers.

- B. All operations shall comply with Orange County Codified Ordinance Division 6 (Noise Control).
- C. Stockpiling and/or vehicle-storage areas shall be located as far as practicable and out of view from dwellings.

The City of San Clemente Noise Ordinance, limiting the hours of construction to between 7:00 a.m. and 6:00 p.m., shall be enforced. (SCMC Chapter 15.36)

NPDES

- 3.14 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)
- 3.16 The applicant shall submit, and the City Engineer shall approve, a project binder containing the following documents:
 - A. If the project is greater than 1 acre, a Notice of Intent (NOI) for coverage under the General Construction Storm Water Permit must be filed with the State Water Resources Control Board (refer to https://www.waterboards.ca.gov/water_issues/programs/storm_water/construction.html) and a copy of the NOI, a WDID number and a copy of the Storm Water Pollution Prevention Plan (SWPPP) must be filed with the City;
 - B. If the site is determined to be a "Priority Project" (as defined by the San Diego Regional Water Quality Control Board Municipal Separate Storm Sewer Systems Permit – refer to the following web address at https://www.waterboards.ca.gov/sandiego/water_issues/programs/stormwater/), a final Water Quality Management Plan (WQMP) must be recorded with the Orange County Recorder's Office and filed with the City; and
 - C. If a site is determined to be a "Non-Priority Project," a final Non-Priority Project Checklist must be filed with the City. (SCMC Chapter 15.36)

4.0 PRIOR TO ISSUANCE OF BUILDING PERMITS

- 4.1 The working drawings shall include within the first four pages a list of all conditions of approval included in this resolution.

Planning

4.5 The applicant shall submit, and must obtain approval from the City’s Consulting Landscape Architect, a detailed landscape and irrigation plan incorporating drought tolerant plants, prepared by a registered landscape architect, and in compliance with all pertinent requirements. (SCMC Section 17.68.020) Planning

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

5.0 PRIOR TO FINAL INSPECTION

5.4 The applicant shall demonstrate to the satisfaction of the City Engineer and City Maintenance Manager that all street improvements have been completed and accepted and that any damage to new or existing street right-of-way during construction has been repaired/replaced. (SCMC Title 12) Public Works

Landscaping

5.5 The applicant shall submit, and must obtain approval from the City Planner, a letter from a registered landscape architect confirming that landscaping and irrigation have been installed in accordance with the approved plans. Planning
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1. Final landscape plans submitted shall provide 15-gallon size shrubs around any utility enclosure, trash enclosure, and backflow preventer.
2. The applicant shall maintain the landscaping surrounding the trash enclosure, and provide for vine cover of the enclosure walls where feasible, in a manner that it provides coverage and encourages the vines to grow to provide screening.
3. The parking aisle end caps, currently an asphalt painted buffer, shall be converted into curbed landscaping areas with plant species to be approved by the City’s consulting Landscape Architect.

Lighting

5.7 The applicant shall submit, and must obtain approval from the City Planner, 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

- 5.8 Prior to the issuance of Certificates of Occupancy, the owner or designee shall demonstrate to the satisfaction of the City Planner or designee that all exterior lighting is designed, arranged, directed or shielded per the approved plans, and in such a manner as to contain direct illumination on site, thereby preventing excess illumination onto adjoining site(s) and/or street(s). The existing exterior lighting on the rear and side elevations of the Stater Brothers building are currently not screened and produce glare. These fixtures shall be shielded or replaced with new fixtures that direct the lighting downward and within the parcel boundaries.

Planning
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Architecture

- 5.10 All exterior details and materials shall be approved by the Planning Division prior to installation.
- 5.11 Two-piece clay tile roofing shall be used with booster tiles on the edges and ridges and random mortar packing. The mortar shall be packed on 100 percent of the tiles in the first two rows of tiles and along any rake and ridgeline, and shall be packed on 25 percent of the tiles on the remaining field. Mortar packing shall serve as bird stops at the roof edges. The volume of mortar pack to achieve the appropriate thickness shall be equivalent to a 6 inch diameter sphere of mortar applied to each tile.
- 5.12 Stucco walls shall consist of 'steel, hand trowel' (no machine application), smooth Mission finish and slight undulations (applied during brown coat) and bull-nosed corners and edges, including archways (applied during lathe), with no control/expansion joints.
- 5.13 Windows shall be inset a minimum of 6" and primary entryways shall be inset a minimum of 12".
- 5.14 Prior to issuance of any commercial building permits, the owner or designee shall submit for review and obtain approval of the Director of Community Development or designee plans indicating that the height of any roof mounted equipment shall not exceed the height of the parapet wall intended to screen the equipment, and the equipment will be painted in such a manner as to cause the equipment to blend with the roof when viewed from surrounding areas. Additional screening devices may be required in conjunction with tenant improvements if deemed necessary by the Director of Community Development.
- 5.15 The construction drawings shall indicate a roof edge detail showing wrapped tile over the rake at the gable ends with stucco slaked to encapsulate the tile.

Planning

Planning

Planning

Planning

Planning

6.0 PRIOR TO RELEASE OF FINANCIAL SECURITY

- 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) Public Works
- 6.9 The applicant shall submit, and the City Engineer and City Planner shall approve, an agreement which designates responsibility for maintenance and irrigation of parkway trees, shrubs and ground cover within the public right-of-way. The City or designee shall be responsible for maintaining all medians within the public right-of-way, and shall prune and keep disease-free all parkway trees within the public right-of-way. The owner or designee, or the homeowners' association or designee, shall be responsible for watering all parkway trees, shrubs and ground cover within the public right-of-way, and shall trim and otherwise maintain parkway shrubs and ground cover. (Section 12.24 of the SCMC) Public Works Planning

7.0 OPERATIONAL CONDITIONS OF APPROVAL

- 7.16 In the event the City receives complaints regarding the noise of the drive through operation, the property owner and drive-through business tenant shall work with the City to implement changes to address noise complaints, which may include revising the hours of operation. The Community Development Director shall have the discretion to determine appropriate noise mitigation measures to be implemented. Planning **
- 7.17 The path of travel between Ocean View Plaza and Plaza by the Sea shall be maintained free of obstructions. The Applicant (including any property owners and managers, and their designees) shall be responsible and ensure that no boxes, gates, carts, product, machinery, trucks or otherwise impede or obstruct the newly installed path of travel, on the side of the building, serving to connecting the two (2) parcels. Planning Code Comp **
- 7.18 All drive through queueing shall be contained on site. In the event on-site traffic circulation causes backup of vehicles onto Camino De Los Mares or the public sidewalk and causes unacceptable traffic congestion as determined by the City Engineer, the business owner shall meet with the City Engineer or designee and, if deemed necessary by the City Engineer, submit an amendment to this CUP with a management plan to address the circulation, parking, and/or traffic issues. The amendment shall be submitted within 60 days of receiving notice from the City identifying such issues. The business owner shall be responsible for implementing Planning Eng **

- the traffic management plan, at their expense. The amendment shall be subject to Zoning Administrator review and approval.
- 7.19 The drive through menu shall be limited to quick service beverages and foods. Made to order meals should be directed to the indoor lobby only. Planning
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- 7.20 The business shall direct large drive through orders to a dedicated waiting stall to prevent backups in the queue. Planning
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- 7.21 The Applicant (including any property owners and managers, and their designees) shall ensure that discharge of washwater and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any washwater used during cleanup from entering the storm drain system. Code
Comp
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- 7.22 The Applicant (including any property owners and managers, and their designees) shall have a manager on the premises at all times, and available to respond to issues raised by the Orange County Sheriff's Department, Orange County Fire Authority, or City of San Clemente Code Compliance, during the hours of operation. Code
Comp
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- 7.23 The Applicant (including any property owners and managers, and their designees) shall abide by all Orange County Health Care Department (OCHCA) requirements. Code
Comp
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- 7.24 The Applicant (including any property owners and managers, and their designees) understands and agrees that no temporary signage is part of this review, nor is any such signage approved or permitted by this permit. All 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 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. [Citation - Section 17.16.240.D of the SCMC] Code
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- 7.25 The Applicant (including any property owners and managers, and their designees) understands and agrees that in the event noise generated by the use approved by this permit impacts neighboring properties, the tenant must soundproof the facility, or use other best management practices as determined by the City Planner and/or City Building Official, to comply with the City's noise Code
Comp
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standards, as described in SCMC Chapter 8.48.

- 7.26 The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that no noise-generating maintenance activities on the subject property are conducted between the hours of ten (10:00) p.m. and seven (7:00) a.m. Such prohibited activities include, but are not limited to, dumping trash into outside trash bins, the use of parking lot sweepers, and the use of high-pressure washers. [Citation - Section 8.48.070(P) of the SCMC] Code Comp **
- 7.27 The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that no loud and excessive noise-generating activities on the subject property in connection with loading or unloading any vehicle or the opening and destruction of bales, boxes, crates and containers are conducted between the hours of ten (10:00) p.m. and seven (7:00) a.m. [Citation - Section 8.48.070(O) of the SCMC] Code Comp **
- 7.28 The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that overnight parking of vehicles, whether occupied or otherwise, does not occur, with the exception of those vehicles authorized to be on the premises for the purposes of commercial activity (such as cleaning and maintenance crews). Property owner shall be responsible for posting signs on the property that provide warnings to this effect, and shall take all necessary steps to enforce this prohibition, including providing private security to patrol the site on a regular and nightly basis. Code Comp **
- 7.29 The Applicant (including any property owners and managers, and their designees) shall be responsible for addressing all issues arising from any person or persons trespassing on the subject property, whether in an automobile or not, without lawful business at the property, or when not authorized by the owner or manager of the premises. To address these issues, the property owner shall do either, or both, of the following: 1) Provide private security to patrol the site on a regular and daily basis and address violations as they arise; or 2) provide authorization to the Orange County Sheriff's Department for the purposes of entering the subject property to request that any person who is at the subject property, including, without limitation, all buildings, structures, parking lots, common areas, and private sidewalks, to leave the subject property when identified as a trespasser by the property owner's authorized representatives. [Citation - Section 9.04.010(B)(8&9) of the SCMC] Code Comp **

7.30 The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that overnight parking of vehicles, whether occupied or otherwise, does not occur, with the exception of those vehicles authorized to be on the premises for the purposes of commercial activity (such as cleaning and maintenance crews). Property owner shall be responsible for posting signs on the property that provide warnings to this effect, and shall take all necessary steps to enforce this prohibition, including providing private security to patrol the site on a regular and nightly basis.

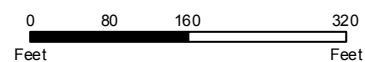
* Denotes modified standard Conditions of Approval

** Denotes Project-Specific Conditions of Approval



City of San Clemente

Project: Plaza by the Sea Drive-Through
Address: 610-628 Camino de los Mares



Outparcel building (existing)



Outparcel building (existing)



Wall between plazas (existing)



Service area by wall between plazas (existing)



ATTACHMENT 3

Plaza by the Sea Drive Through: Consistency Analysis with City Standards

Table 1 – Development standards

	Development Standard	Proposed	Complies with standards
Density, Floor Area Ratio (Maximum)	.50	.25 (center)	Yes
Lot coverage (Maximum)	60%	25% (center)	Yes
Height (Maximum)	45' top-of-roof, 37' plate line, 3 stories	25'4" towers, 19'4" plate line, 1 story	Yes
Setbacks (Minimum):			
Front (east) facing street	0'	130'	Yes
North side yard	0'	21'	Yes
South side yard	0'	100'+	Yes
Rear yard (faces I-5)	0'	12'	Yes
Landscaping (Minimum):			
Trees	6 trees required for 150' of street frontage. One 15-gallon tree required per 25' street frontage	64 trees	Yes
Percent of gross lot area with plant coverage	25%	15.5% center (15.5% existing)	Yes
Percent of parking area	12% for 50+ shared stalls in commercial center	20.4% center	Yes
Planter adjacent to street frontage	10' wide	7.8' center existing	Yes
Required parking (Minimum):			
610 Building	1 space per 5 seats for coffee/café 1 space per 400 square feet for retail	11 adjacent spaces	Yes*
Entire Plaza	Governed by on-site shared parking; allows "downtown" parking ratios	197 parking spaces with parking lot redesign and restriping (originally 202)	Yes*

* MCUP 18-481 was approved and allows for on-site shared parking using the CB Overlay Parking ratio

Table 2 – Drive Through Standards, 17.28.260

Standard	Project Consistency
<p>1. Driveways and Queuing. To mitigate circulation impacts, ingress, egress, and queuing area shall be reviewed and approved by the City Engineer. The queuing area shall not interfere with on-or-off site circulation patterns.</p>	<p>Consistent. The applicants provided a queuing analysis for review by Public Works demonstrating that the drive through will not interfere with circulation patterns. COA () has been included to indicate that the drive through operator shall meet with the City Engineer if there are complaints about circulation or the City observes obstructions that affect the Camino Del Los Mares ROW.</p>
<p>2. Hours of Operation. To mitigate noise impacts, limited hours of operation should be considered as part of the discretionary review process. An example measure would be to limit hours from 7:00 a.m. to 10:00 p.m. when located on a site adjacent to, or separated by an alley from, any residentially zoned property. Friday and Saturday night closing time could be extended by two hours to 12:00 a.m.</p>	<p>Consistent. Given the significant distance from the nearest residence, the fact that the adjacent gas station is open 24 hours, and that there is ambient noise from Camino De Los Mares and the freeway, staff did not feel that it was necessary to impose specific hours of operation. COA () has been added to require a review of the hours with the Community Development Director should the City receive any noise complaints regarding the drive through operations.</p>
<p>3. Location. Please refer to the use tables in Chapters 17.36, Commercial Zones and Standards, through 17.40, Mixed-use Zones and Standards, of this title.</p>	<p>Consistent. A drive-through use is permitted in the Community Commercial 4 zone.</p>
<p>4. Noise. Any speaker systems used on the site shall be designed to compensate for ambient noise levels in the immediate area and shall not be located within 30 feet of any residential zone or any property used for residential uses. Sound should be directed away from residences. A noise study may be required through the discretionary review process.</p>	<p>Consistent. The drive through menu board is more than 250' away from the nearest residence and is directed towards the adjacent gas station use. Given the variety of ambient noise and the significant separation from residential uses, staff did not require a noise study in this instance.</p>
<p>5. Parking. One lane for each drive-up window with stacking spaces for six vehicles.</p>	<p>Consistent. One lane with stacking for 9 vehicles is provided.</p>
<p>6. Other Requirements. Any construction must conform to parking, height, setback, lot coverage, architectural review, fees, charges, and all other applicable General Plan, zoning and building requirements.</p>	<p>Consistent. Refer to Table 1 above as well as the staff report discussion of the Spanish Colonial Revival Architecture.</p>

Table 3 – Design Guidelines

Design Guideline	Project Consistency
7. <i>Design Guidelines II.B.3, Scale, Mass, and Form.</i> “Design buildings to be compatible in scale, mass and form with adjacent structures and the pattern of the neighborhood.”	Consistent. The building has setbacks between adjacent uses and the project’s scale and size are in character with existing buildings in the commercial center.
8. <i>Design Guidelines II.C.2, Basic Principles of ‘Spanish Colonial Revival’ Architecture.</i> “Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture.”	Consistent. The project incorporates SCR elements, such as whitewashed stucco, and red-tile, single-barrel roofing. Per DRSC recommendations, the glass storefront systems have been designed to complement the stucco insets: arched glass systems in arched openings, etc. The project provides varying roof heights, a scalloped cornice, an outdoor patio area, new drought tolerant landscaping, and permeable pavers in the surrounding pedestrian space.
9. <i>Design Guidelines II.C.3.b, Building Form and Massing.</i> “Reduce the perceived height and bulk of large structures by dividing the building mass into smaller scale components.” And “Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provide strong shadow and visual interest.”	Consistent. There are plane breaks and building offsets to break the height and bulk of the building into smaller components. The towers and pergola over the patio area break up building surfaces, modulate the perceived height, provide shadow lines, and add visual interest.
10. <i>Design Guidelines II.C.3.c, Proportion and Scale.</i> “Create a visual balance in the relation between dimensions of buildings and their parts.”	Consistent. There is visual balance in the scaling and sizing of most building elevations. The mass and height of the towers help to signify the two tenant spaces, and the decorative tile surrounds of the inset doors clearly delineate the entries for each.
11. <i>Design Guidelines II.E.3, Parking Lot Perimeters.</i> “Visually screen off-street lots from street view through the use of landscaping.”	Consistent. The project improves landscaping with plant species and sizing to provide screening and enhance the site’s appearance. Additional trees are proposed to be planted at both the front and rear property lines.
12. <i>Design Guidelines II.C.3.d. Building Materials, Color, and Texture.</i> White, off white, or earth tone cement plaster/stucco finishes are encouraged along with whitewashed brick or adobe; windows should be	Consistent. Sheet A.2 of the plans provides a materials board and references the Santa Barbara color guide for Spanish Colonial Revival buildings. The indicated colors and materials are appropriate.

Design Guideline	Project Consistency
wood framed or non-corrosive metal finish; awnings are encouraged; dark and reflective glass are discouraged.	
13. <i>Design Guidelines II.C.3.e, Signage.</i> “Signs should be integrated with the design concept of the building and site.”	Consistent. Wall signs will be regulated by the recently approved Master Sign Program (MSP). The MSP will be amended to indicate that no signs will be placed on the rear elevation of the building that is freeway visible and will also indicate the parameters of the drive through menu board(s) as shown in the development plans.
14. <i>Design Guidelines II.F, Building Equipment and Services.</i> “Locate and design building equipment to minimize visual impact on public streets and neighboring properties.”	Partially consistent. The drive through trash enclosure meets design guidelines and is located across the drive aisle and attached to the Stater Brothers building. It is visually screened from the primary parking and pedestrian areas. The rebuilt trash enclosure in the paseo area specifies the same design criteria as that of the drive through. The relocation of the trash enclosure allows for the pedestrian connection between the two plazas and allows line of sight for cars that would use that new through way. However, the new location is not ideal as it partially obstructs an informal pedestrian pathway between Buildings C and D at the plaza. Staff and the applicant have determined this to be the best available solution for its siting.

Table 4 – General Plan Policies

Policy	Project Consistency
1. <i>LU-7.01, Camino De Los Mares Focus Area, Commercial Areas.</i> “We support the continuation and enhancement of commercial centers...”	Consistent. The project demolishes a dilapidated vacant building, develops a more attractive building, improves the landscaping in the commercial center.

Policy	Project Consistency
<p>2. LU-7.06, Camino De Los Mares focus Area, Design Treatment. “Within the Camino de los Mares Focus Area, development projects, including major remodels, shall have a Spanish architectural design, consistent with the Design Guidelines.”</p>	<p>Consistent. The project meets the Spanish Colonial Revival guidelines for new development in gateway areas of the City.</p>
<p>3. 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 offramps...shall follow Spanish Colonial Revival [SCR] architectural style...”</p>	<p>Consistent. The project incorporates SCR elements, such as whitewashed stucco, and red-tile, single-barrel roofing. Per DRSC recommendations, the glass storefront systems have been designed to complement the stucco insets: arched glass systems in arched openings, etc. The project provides varying roof heights, a scalloped cornice, an outdoor patio area, new drought tolerant landscaping, and permeable pavers in the surrounding pedestrian space.</p>
<p>4. UD-5.10, Scale and Massing. “We require that the scale and massing of development be compatible with its surroundings and with the General Plan, applicable specific plan and or area plan.”</p>	<p>Consistent. The project’s scale and size is in character with the existing commercial center, and the proposed FAR and height are below the allowed limits within the General Plan and Zoning Code.</p>
<p>5. UD-5.18, Drought Tolerant/Native Species Landscaping. “Ornamental plantings in new, non-residential development should consist primarily of drought tolerant and California native species. Only in small areas and special public locations, such as high-use areas of parks, should lawns or other high water use vegetation be used.”</p>	<p>Consistent. The landscape plan was reviewed by the City’s landscape architect consultant, Summers Murphy Partners. The plan was found to be in compliance with requirements. The total landscape coverage is legal nonconforming; but that existing coverage is being maintained. Staff is incorporating COA () to require that the void space within the parking lot be converted to additional curbed landscape area. Permeable pavers have been added to the building’s adjoining pedestrian areas. Detailed irrigation plans are required prior to issuance of building permits.</p>

ATTACHMENT 4

CITY OF SAN CLEMENTE MINUTES OF THE REGULAR MEETING OF THE DESIGN REVIEW SUBCOMMITTEE JANUARY 29, 2020

Subcommittee Members Present: Bart Crandell, Zhen Wu, Chris Kuczynski

Subcommittee Members Absent: none

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Jonathan Lightfoot, Recreation Manager Samantha Wylie

1. MINUTES

The Subcommittee approved the minutes from the December 11, 2019 regular meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Mural on Public Property, San Clemente Pier Restroom (S. Wylie)

A request to install a mural on the plumbing chase door of the public restroom building on the San Clemente Municipal Pier.

Recreation Manager Samantha Wylie summarized the staff report. Lori Donchak, representing Pier Pride, described the extensive review process of potential mural designs that included public involvement and review of submissions from 17 different artists for 23 different art concepts.

Chair Crandell opened and closed the public comment section of the item.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Expressed support for the proposed artwork and restroom renovation project as a whole.
- Requested additional information on the timeline; staff stated the restroom rehabilitation project is anticipated to be complete by Memorial Day weekend and the proposed mural would be painted shortly thereafter.
- Recommended reaching out to Larry Culbertson from the Historical Society prior to the Beaches, Parks, and Recreation Commission meeting.
- Recommended reviewing exterior lighting at the restroom building to ensure the mural would be visible at nighttime.
- Discussed whether to incorporate text into the mural to signify San Clemente, and expressed a preference for incorporating "SC Pier" somewhere into the mural or restroom building.

The Subcommittee supported the proposed mural design and requested their recommendations be forwarded to the Beaches, Parks, and Recreation Commission and City Council.

B. **Site Plan Permit 19-203, Architectural Permit 19-204, and Conditional Use Permit 19-205, Plaza by the Sea Drive-Thru, 610 Camino De Los Mares**
(Lightfoot)

A request to demolish a freestanding commercial building and construct a new commercial drive-through building for two tenants in an existing commercial center at 610 - 628 Camino De Los Mares within a city Gateway and the Community Commercial 4 Zone (CC4). A dividing wall between Plaza by the Sea and neighboring Ocean View Plaza (638 Camino De Los Mares) is proposed to be removed to allow for shared access between the retail centers.

Associate Planner Jonathan Lightfoot summarized the staff report. The applicant and property owner, Kyle Godat representing Brixmor, was also present and available for questions. Associate Planner Lightfoot described each staff recommendation from the report and answered questions related to the recommended changes.

Chair Crandell opened and closed the public comment section of the item.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Discussed parking lot circulation and recognized the constraints with anticipating drive-through queueing demands when the building tenant is unknown at the time.
- Recommended the applicant review the drive through entrance with Engineering to confirm that a car coming from the direction of Stater Brothers would be able to make a left hand turn into the drive through cleanly. If the current turning radius is not sufficient, recommended reducing the size of the landscape island that abuts the entry to increase the stacking length for cars queued in the drive through. Suggested having a "Plan B" should it become an issue in the future that would allow them to pick up a few extra stacking lengths.
- Discussed the truck turning plan on Sheet SP.3 and expressed concern over potential conflicts with vehicular circulation in the parking lot when a truck is making deliveries to Stater Brothers.
- Suggested adding decorative hardscape to the pedestrian connection between both commercial center properties. However, recommended that the drive aisle not use turf block, which would likely be difficult to maintain in a clean condition.
- Discussed menu board and directional signage for the future drive through restaurant and recommended using design elements that are compatible with building.
- Noted that required EVCS parking and related equipment should be shown on the site plan and integrated to minimize the visibility of the equipment.
- Regarding the proposed connection between Plaza by the Sea and Ocean View Plaza, one committee member stated a preference for a pedestrian only

connection so that enhanced paving and outdoor dining could be incorporated. Another member stated a preference for the vehicular access to remain because it would ease traffic circulation for both plazas and maintain existing parking that exists in that area. Both agreed that incorporating furniture items, such as benches or bike racks, would be an appropriate amenity.

- Requested that the applicant prepare a sample material board for the Planning Commission hearing that includes proposed tiles, examples of light fixtures, etc.
- Supported staff's recommendations from the staff report and added a comment that the rake of the roof should be modified. A typical treatment is to wrap tile over the rake and slake the stucco to encapsulate the tile.

The Subcommittee generally agreed with all staff recommendations, provided additional comments, and recommended moving the application forward to the Planning Commission for consideration with project modifications.

C. **Cultural Heritage Permit 18-177, Krupowicz Residence, 503 Elena Lane (Lightfoot)**

A request to construct a first and second story addition to a single-family residence located at 503 Elena Lane in the RM-CZ Zoning District. The subject site abuts a historic resource at 505 Elena Lane.

Associate Planner Jonathan Lightfoot summarized the staff report. Designer Frank Mirjihangir and Property Owner Barry Krupowicz were also present and available for questions. The applicants provided additional background information on why the addition is being requested.

Chair Crandell opened and closed the public comment section of the item.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Discussed sidewalk installation and whether it would be ADA compliant. Asked staff to confirm whether an up-and-around sidewalk around the driveway would be required by Engineering.
- Noted that the size of the office seems to be incorrectly indicated on the plans.
- Indicated the Subcommittee could not support allowing a minor exception to permit the addition with a substandard side yard setback abutting a historic property. Recommended revising the project to comply with 5-foot side yard setback.
- Noted that the indicated side setback (5 feet) does not match the elevations which show a continued wall plane at 4 feet.
- Expressed concern over the nonconforming landscape coverage, and discussed options to increase landscaping to reduce nonconformity. Recommended removing the existing stairs adjacent to the historic residence and converting it to a landscape area with low lying landscape.

- Indicated that the driveway could be reduced as low as 16' in width to provide additional room for landscaping. Additionally, turf block or Hollywood drives can increase landscape area.
- Noted that the landscape plan indicates the existing building footprint. It should be modified to indicate the proposed footprint.
- Expressed concern that the proposed building mass towers over the historic residence.
- Suggested reducing the height of the retaining planter box near the north side property line to remove that visual obstruction towards the historic property to the extent feasible.
- Recommended maintaining views of the historic residence from the Elena Lane/Avenida Victoria intersection. Suggested adding trees and/or more landscaping to soften the proposed building, but indicated that trees should be set back from the street to maintain the views to the historic residence.
- Agreed with staff's recommendation that the applicant needs to identify a distinct architectural style and stated that Spanish Colonial Revival (SCR) is not required.
- Stated the project lacks building articulation and suggested shifting top floor backwards to be further setback from lower floor.
- Commented that the current proposal has a 30-foot rear setback and that new construction could be sited at the rear which would reduce project costs and concerns about massing towards the front of the property.

The Subcommittee generally agreed with all staff recommendations, provided additional comments, and recommended the project return to the Subcommittee for a second architectural review prior to the Planning Commission hearing.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, February 12, 2020 at 4:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Bart Crandell", written over a horizontal line.

Bart Crandell, Chair

Attest:

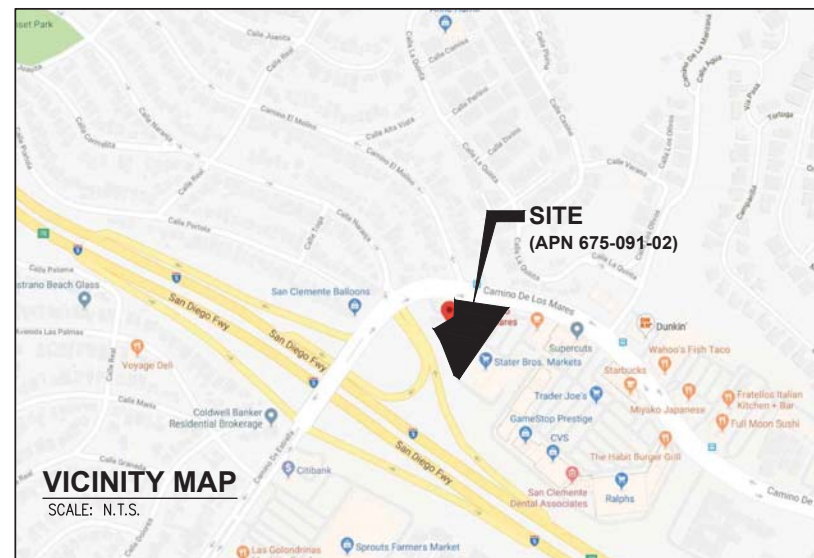
A handwritten signature in blue ink, appearing to read "S. Roxas", written over a horizontal line.

Stephanie Roxas, Senior Planner

PROPOSED MULTITENANT BUILDING

ATTACHMENT 5

610 CAMINO DE LOS MARES
SAN CLEMENTE, CA 92673



SHEET INDEX:

SHEET	TITLE
COVER	COVER SHEET, RENDERING, & PROJECT INFORMATION
SP.1	CONCEPTUAL SITE PLAN
SP.2	CONCEPTUAL WALL REMOVAL PLAN
SP.3	TRUCK TURN ANALYSIS
LS.1	CONCEPTUAL LANDSCAPE PLAN
LS.2	EXISTING TREE INVENTORY
A.1	CONCEPTUAL FLOOR & ROOF PLAN
A.2	CONCEPTUAL ELEVATIONS & MATERIAL CALLOUTS
A.2.1	CONCEPTUAL COLOR ELEVATIONS & MATERIAL CALLOUTS
A.2.2	BUILDING COLORS & MATERIALS

OWNER/APPLICANT:

PROPERTY OWNER: BRIXMOR PLAZA by the SEA LLC
C/O BRIXMOR PROPERTY GROUP INC.
450 LEXINGTON AVENUE, 13TH FLOOR
NEW YORK, NY 10017

APPLICANT: SAME AS OWNER

SITE/BUILDING DESCRIPTION:

LIMIT OF DISTURBANCE: ≈17,020 SF / ≈0.391 AC
BUILDING FOOTPRINT: ≈4,252 SF / ≈0.098 AC

EXISTING ZONING: CC4 COMMUNITY DEVELOPMENT
PROPOSED ZONING: CC4 COMMUNITY DEVELOPMENT

A.P.N.: 675-091-02 & 675-091-06

CONSTRUCTION TYPE: I
OCCUPANCY: "B"
FIRE SPRINKLERS: T.B.D. PENDING CODE REQUIREMENTS

PROJECT DESCRIPTION:

PROJECT SCOPE OF WORK IS TO DEMOLISH EXISTING ABANDONED BUILDING, REMOVE EXISTING TREES AND PARKING SPACES TO ACCOMMODATE THE NEW BUILDING LOCATION AND SITE IMPROVEMENTS. DEMOLITION INCLUDES REGARDING OF THE EXISTING PAD CONFIGURATION. PROPOSED SITE IMPROVEMENTS ARE EXPECTED TO INCLUDE TRENCHING FOR UNDERGROUND UTILITIES AND BUILDING FOUNDATION FOR A NEW 1-STORY, ≈4,252 S.F. MULTITENANT BUILDING (≈4,175 SF G.L.A.), ≈504 SF OUTDOOR PATIO AREA, NEW A/C PAVING FOR A PROPOSED DRIVE-THRU, NEW/MODIFIED COMMERCIAL LANDSCAPING, PARKING LOT RESTRIPING, PAVED WALKWAYS AND ADA PATH OF TRAVEL, AND DRAINAGE/STORMWATER IMPROVEMENTS.

DESCRIPTION
DATE

BRIXMOR
Property Group

PROPOSED MULTITENANT BUILDING
610 CAMINO DE LOS MARES
SAN CLEMENTE, CA 92673

COVER SHEET, RENDERING,
& PROJECT INFORMATION
(AP, CUP, SPP)

THIS DRAWING IS A
CONCEPTUAL PLAN, NOT
AN ENGINEERING
DOCUMENT. THE FINAL
DESIGN & ENGINEERING
SHALL BE COMPLETED &
STAMPED BY A LICENSED
PROFESSIONAL & SHALL
CONFORM WITH ANY
APPLICABLE LOCAL,
STATE AND/OR FEDERAL
REGULATIONS.

DATE: 02-03-2020

DRAWN BY: JN

CHECKED BY: AG/KG

SCALE: N.T.S.

SHEET 1 OF 10



EXISTING OVERALL L.S. SUMMARY:

TOTAL SITE AREA: 196,125± SF (4.50± AC)
 TOTAL EXISTING LANDSCAPE AREA: 30,400± SF (0.70± AC)
 EXISTING LANDSCAPE COVERAGE RATIO: 15.5%

PROPOSED OVERALL L.S. SUMMARY:

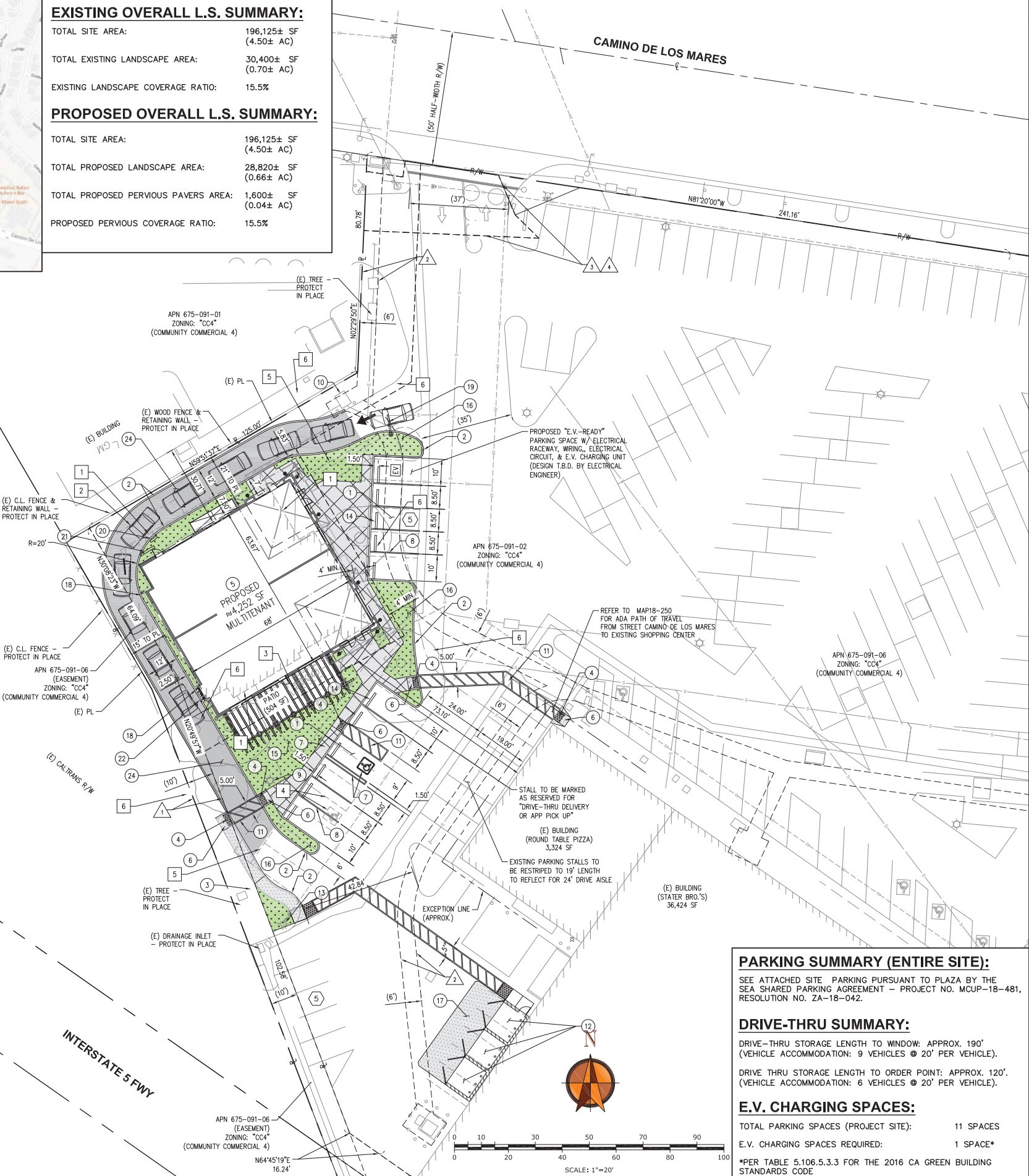
TOTAL SITE AREA: 196,125± SF (4.50± AC)
 TOTAL PROPOSED LANDSCAPE AREA: 28,820± SF (0.66± AC)
 TOTAL PROPOSED PERVIOUS PAVERS AREA: 1,600± SF (0.04± AC)
 PROPOSED PERVIOUS COVERAGE RATIO: 15.5%

SITE DESCRIPTION:

LIMIT OF DISTURBANCE: ~17,020 SF / ~0.391 AC
 BUILDING FOOTPRINT: ~4,252 SF / ~0.098 AC
 EXISTING ZONING: CC4 COMMUNITY DEVELOPMENT
 PROPOSED ZONING: CC4 COMMUNITY DEVELOPMENT
 A.P.N. 675-091-02 & 675-091-06

LEGAL DESCRIPTION:

PARCEL 1: THAT PORTION OF LOTS 6 AND 7 OF TRACT NO. 1127, AS PER MAP RECORDED IN BOOK 36, PAGES 7 TO 12 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, AND THAT PORTION OF PARCELS 15 AND 16 SHOWN ON A MAP FILED IN BOOK 4, PAGE 15 OF RECORD OF SURVEYS, RECORDS OF SAID ORANGE COUNTY, TOGETHER WITH THAT PORTION OF LOT C IN BLOCK A OF TRACT NO. 883 RECORDED IN BOOK 27, PAGES 1 TO 10 OF MISCELLANEOUS MAPS, PURPORTED TO BE ABANDONED BY RESOLUTION NO. 39-74 OF THE CITY OF SAN CLEMENTE, RECORDED MAY 3, 1974 IN BOOK 11135, PAGE 1438 OF OFFICIAL RECORDS OF SAID ORANGE COUNTY, DESCRIBED AS FOLLOWS:
 BEGINNING AT A POINT ON THE SOUTHWESTERLY BOUNDARY OF SAID LOT 7 OF TRACT NO. 1127, WHICH SAID POINT BEARS SOUTH 54 DEGREES 59' 20" EAST ALONG SAID SOUTHWESTERLY BOUNDARY, 419.39 FEET FROM THE MOST WESTERLY CORNER OF SAID LOT 7
 THENCE FROM SAID POINT OF BEGINNING, SOUTH 20 DEGREES 49' 47" EAST 116.35 FEET
 THENCE SOUTH 29 DEGREES 34' 17" EAST 165.53 FEET
 THENCE NORTH 38 DEGREES 00' 40" EAST 645.67 FEET TO THE MOST NORTHERLY CORNER OF LOT 5 OF TRACT NO. 5951,
 AS PER MAP RECORDED IN BOOK 260, PAGES 40, 41 AND 42 OF MISCELLANEOUS MAPS, RECORDS OF SAID ORANGE COUNTY, SAID NORTHERLY CORNER ALSO BEING A POINT ON THE SOUTHERLY BOUNDARY OF CAMINO DE LOS MARES, AS SHOWN ON SAID MAP OF TRACT NO. 5951, SAID SOUTHERLY BOUNDARY BEING A CURVE CONCAVE SOUTHERLY, HAVING A RADIUS OF 923.54 FEET, A RADIAL LINE TO THE CENTER OF SAID CURVE BEARS SOUTH 23 DEGREES 03' 18" WEST
 THENCE IN A WESTERLY DIRECTION ALONG SAID SOUTHERLY BOUNDARY OF CAMINO DE LOS MARES AND ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 14 DEGREES 23' 18", A DISTANCE OF 231.92 FEET THENCE TANGENT TO THE ABOVE MENTIONED CURVE AND CONTINUING ALONG SAID SOUTHERLY BOUNDARY, NORTH 81 DEGREES WEST 268.57 FEET THENCE LEAVING SAID SOUTHERLY BOUNDARY OF CAMINO DE LOS MARES, SOUTH 2 DEGREES 29' 50" WEST 80.78 FEET
 THENCE SOUTH 59 DEGREES 51' 37" WEST 125.00 FEET
 THENCE SOUTH 30 DEGREES 08' 23" EAST 63.28 FEET
 THENCE SOUTH 20 DEGREES 49' 47" EAST 183.20 FEET TO THE POINT OF BEGINNING,
 EXCEPT THAT PORTION OF LOT 7 OF TRACT NO. 1127, AS PER MAP RECORDED IN BOOK 35, PAGES 7 TO 12 INCLUSIVE OF MISCELLANEOUS MAPS, RECORDS OF ORANGE COUNTY, CALIFORNIA, DESCRIBED AS FOLLOWS:
 COMMENCING AT A POINT AT THE SOUTHWESTERLY BOUNDARY OF SAID LOT 7 OF TRACT NO. 1127, WHICH SAID POINT BEARS SOUTH 54 DEGREES 59' 20" EAST ALONG SAID SOUTHWESTERLY BOUNDARY, 419.39 FEET FROM THE WESTERLY CORNER OF SAID LOT 7;
 THENCE SOUTH 54°59'20" EAST, 16.21 FEET;
 THENCE NORTH 35°00'40" EAST, 112.26 FEET TO THE TRUE POINT OF BEGINNING;
 THENCE CONTINUING NORTH 35°00'40" EAST, 70.27 FEET;
 THENCE NORTH 54°29'12" WEST, 43.44 FEET;
 THENCE SOUTH 35°00'40" WEST, 70.27 FEET;
 THENCE SOUTH 54°29'12" EAST, 43.44 FEET; TO THE TRUE POINT OF BEGINNING.
 ALSO EXCEPT FROM THAT PORTION LYING IN SAID LOTS 6 AND 7, ALL COAL, OIL AND OTHER MINERALS WITHIN OR UNDERLYING SAID LAND, INTENDING THEREBY TO INCLUDE ANY AND ALL INORGANIC SUBSTANCES, INCLUDING OIL AND NATURAL GAS, NOW KNOWN TO EXIST OR HEREINAFTER DISCOVERED, HAVING SUFFICIENT VALUE SEPARATED FROM THEIR SITUS AS A PART OF THE EARTH, TO BE MINED, PIPED, PUMPED, QUARRIED, DUG OR OTHER SUBSTANCES FOR THEIR OWN SAKE OR THEIR OWN SPECIFIC USES, TOGETHER WITH THE PERPETUAL AND EXCLUSIVE RIGHT TO REMOVE ANY AND ALL SUCH SUBSTANCES, THE EARTH OR OTHER MATTER CONTAINING SAME, NECESSARY OR CONVENIENT IN THE REMOVAL THEREOF IT BEING UNDERSTOOD, HOWEVER, THAT NEITHER THE CONSOLIDATED PACIFIC INVESTMENT CO. NOR ITS SUCCESSORS, GRANTEEES OR ASSIGNS, SHALL HAVE THE RIGHT TO USE ANY OF THE SURFACE OF SAID LAND AND THAT THE MINING AND REMOVAL OF SAID SUBSTANCES SHALL BE CARRIED ON IN SUCH A WAY AS NOT TO DAMAGE THE SURFACE OF SAID LAND OR TO INTERFERE WITH THE USE OF THE SURFACE OF SAID LAND BY THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, OR WITH ANY EXCAVATIONS OR UNDERGROUND IMPROVEMENTS OR FACILITIES CONSTRUCTED, MAINTAINED OR USED BY THE GRANTEE, ITS SUCCESSORS OR ASSIGNS, AS RESERVED IN THE DEED FROM CONSOLIDATED PACIFIC INVESTMENT CO., A CORPORATION, BY DEED RECORDED DECEMBER 6, 1945 IN BOOK 1375, PAGE 166 OF OFFICIAL RECORDS, AND WHICH DEED ALSO PROHIBITS THE GRANTEE, ITS SUCCESSORS OR ASSIGNS FROM DRILLING, MINING OR OTHERWISE EXPLOITING FOR ANY OR ALL INORGANIC SUBSTANCES, INCLUDING OIL AND NATURAL GAS FROM THE SURFACE OF SAID LAND.



SITE PLAN NOTES:

- 1 EXISTING PARKING LOT PAVING TO REMAIN.
- 2 PROPOSED 6" CONCRETE CURB PER CITY STD.
- 3 PROPOSED CONCRETE SIDEWALK (4' WIDE TYP.) PER CITY STD.
- 4 PROPOSED DETECTABLE WARNING SURFACE.
- 5 BUILDING IMPROVEMENTS PER BUILDING PLANS.
- 6 CONSTRUCT ADA CURB RAMP.
- 7 ADA PARKING STALL STRIPING & SIGNAGE.
- 8 4" WIDE PARKING STALL STRIPING (TYP.).
- 9 EXISTING LIGHT POLE - PROTECT IN PLACE.
- 10 EXISTING TRANSFORMER ON CONCRETE PAD W/ BOLLARDS - PROTECT IN PLACE.
- 11 PAINT 5' WIDE BLUE ADA CROSSWALK AT LOCATION SHOWN. STRIPE 45° AT 3' O.C.
- 12 PROPOSED COVERED TRASH ENCLOSURE.
- 13 EXISTING FIRE HYDRANT - PROTECT IN PLACE.
- 14 PROPOSED CONCRETE WHEEL STOP (TYP.).
- 15 PROPOSED BIOFILTRATION BASIN.
- 16 PROPOSED LANDSCAPING PER LANDSCAPING PLANS.
- 17 PROPOSED CONCRETE APRON.
- 18 PROPOSED 12" DIA. CONCRETE BOLLARD.
- 19 PROPOSED DRIVE-THRU ENTRY SIGN.
- 20 PROPOSED DRIVE-THRU ORDERING INTERCOM.
- 21 PROPOSED DRIVE-THRU MENU.
- 22 PROPOSED DRIVE-THRU WINDOW.
- 23 NOTE REMOVED - NOT USED.
- 24 PROPOSED AC PAVING (APPROX.).

DEMOLITION & REMOVAL NOTES:

- 1 EXISTING BUILDING TO BE DEMOLISHED.
- 2 EXISTING CANOPY TO BE DEMOLISHED.
- 3 EXISTING GREASE INTERCEPTOR TO BE REMOVED.
- 4 EXISTING PARKING LOT STRIPING TO BE REMOVED (TYP.).
- 5 EXISTING CURB TO BE DEMOLISHED (TYP.).
- 6 EXISTING TREES TO BE REMOVED PER L.S. PLANS (TYP.).
- 7 NOTE REMOVED - NOT USED.

EXISTING EASEMENTS OF RECORD:

- 1 10' WIDE INGRESS, EGRESS, DRIVEWAY, & PARKING EASEMENT
- 2 6' WIDE ELECTRICAL EASEMENT.
- 3 COMMON DRIVEWAY EASEMENT AS SHOWN.
- 4 WATER & SEWER UTILITIES EASEMENT AS SHOWN.

LEGEND:

- - - EXISTING PROPERTY LINE
- - - EXISTING EASEMENTS OF RECORD
- - - PROPOSED IMPROVEMENTS
- - - EXISTING IMPROVEMENTS
- - - EXISTING IMPROVEMENTS TO BE DEMOLISHED
- █ PROPOSED BUILDING
- █ PROPOSED COMMERCIAL LANDSCAPING
- █ PROPOSED AC PAVING
- █ PROPOSED CONCRETE PAVING
- █ PROPOSED PERVIOUS PAVERS (PATIO AREAS)
- # PARKING STALL COUNT

PARKING SUMMARY (ENTIRE SITE):

SEE ATTACHED SITE PARKING PURSUANT TO PLAZA BY THE SEA SHARED PARKING AGREEMENT - PROJECT NO. MCUP-18-481, RESOLUTION NO. ZA-18-042.

DRIVE-THRU SUMMARY:

DRIVE-THRU STORAGE LENGTH TO WINDOW: APPROX. 190' (VEHICLE ACCOMMODATION: 9 VEHICLES @ 20' PER VEHICLE).
 DRIVE THRU STORAGE LENGTH TO ORDER POINT: APPROX. 120'. (VEHICLE ACCOMMODATION: 6 VEHICLES @ 20' PER VEHICLE).

E.V. CHARGING SPACES:

TOTAL PARKING SPACES (PROJECT SITE): 11 SPACES
 E.V. CHARGING SPACES REQUIRED: 1 SPACE*

*PER TABLE 5.106.5.3.3 FOR THE 2016 CA GREEN BUILDING STANDARDS CODE

GENERAL SITE NOTES:

1. NO ACCESSORY STRUCTURES (STORAGE, EMPLOYEE AREAS, ETC.) ARE PROPOSED.
2. ALL LIGHTING MUST BE CONTAINED WITHIN THE SUBJECT PROPERTY PER CITY OF SAN CLEMENTE ZONING ORDINANCE SECTION 17.24.130. EXTERIOR LIGHT FIXTURES SHALL BE DARK SKIES FRIENDLY.
3. REFER TO CIVIL PLANS FOR PROPOSED UTILITY CONNECTIONS & CONCEPTUAL WATER QUALITY MANAGEMENT PLAN / CONCEPTUAL DRAINAGE PLAN.

PROPOSED MULTITENANT BUILDING
 610 CAMINO DE LOS MARES
 SAN CLEMENTE, CA 92673

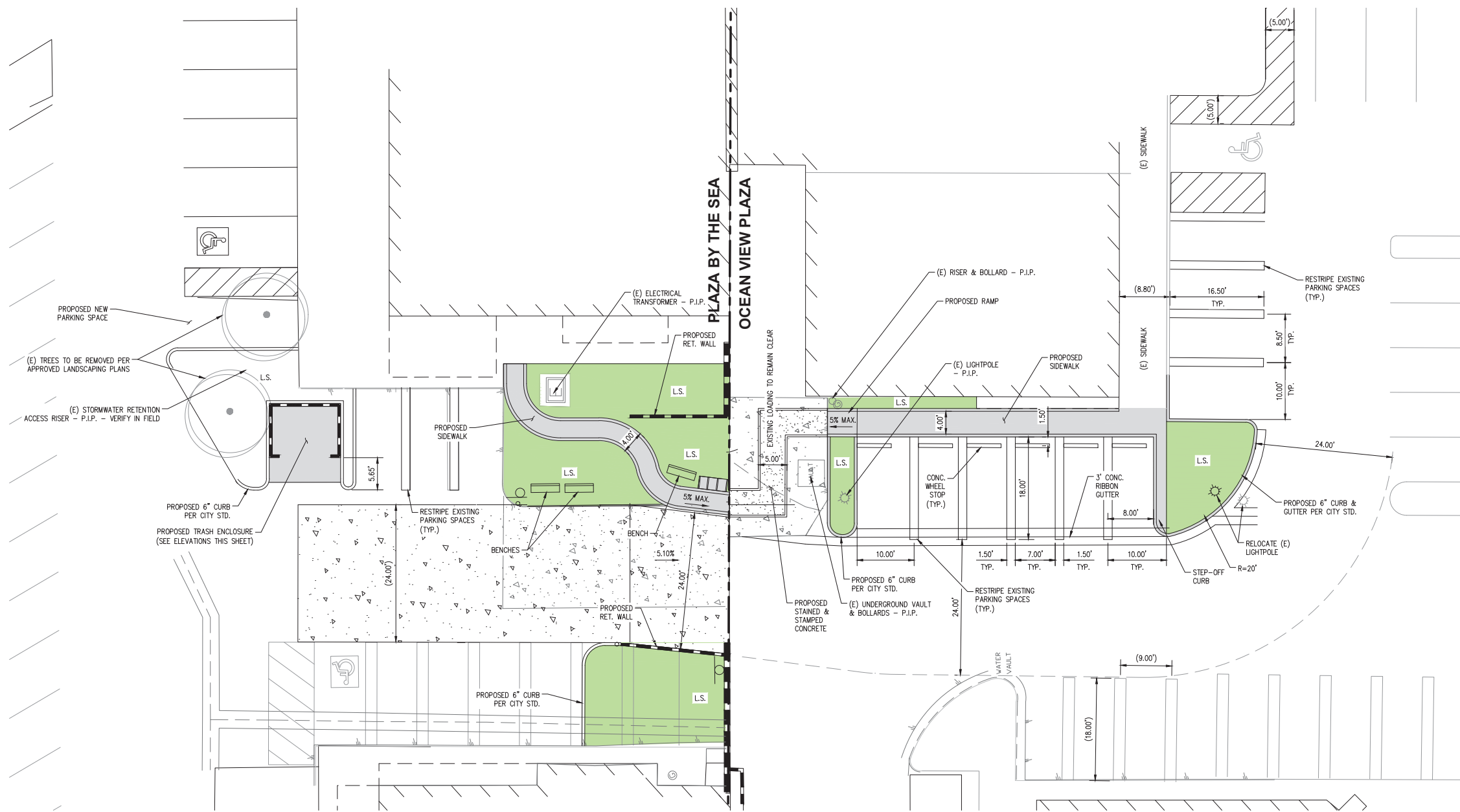
CONCEPTUAL SITE DEVELOPMENT
 (SPP 19-203, CUP 19-205, DSP 18-546)

THIS DRAWING IS A CONCEPTUAL PLAN, NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN & ENGINEERING SHALL BE COMPLETED & STAMPED BY A LICENSED PROFESSIONAL & SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE, AND/OR FEDERAL REGULATIONS.

DATE: 04-02-2020
 DRAWN BY: JN
 CHECKED BY: AG/KG
 SCALE: 1"=20'
 SHEET 2 OF 10

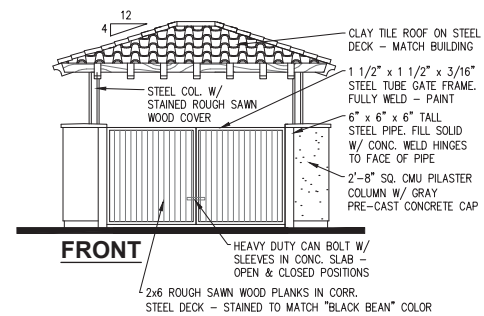
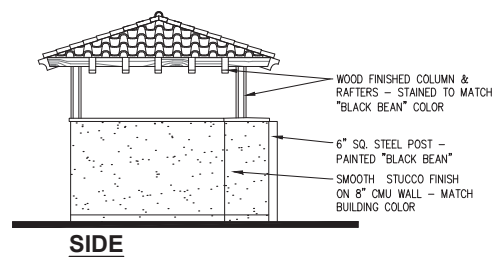
SHEET NUMBER

SP.1



PROPOSED TRASH ENCLOSURE ELEVATIONS

N.T.S.



CONCEPTUAL WALL REMOVAL

SCALE: 1"=20'

DESCRIPTION



PLAZA BY THE SEA SHOPPING CENTER
610 CAMINO DE LOS MARES
SAN CLEMENTE, CA 92673

**CONCEPTUAL WALL REMOVAL
(WITH PEDESTRIAN WALKWAY)**

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DATE: 04-02-2020

DRAWN BY: JDN

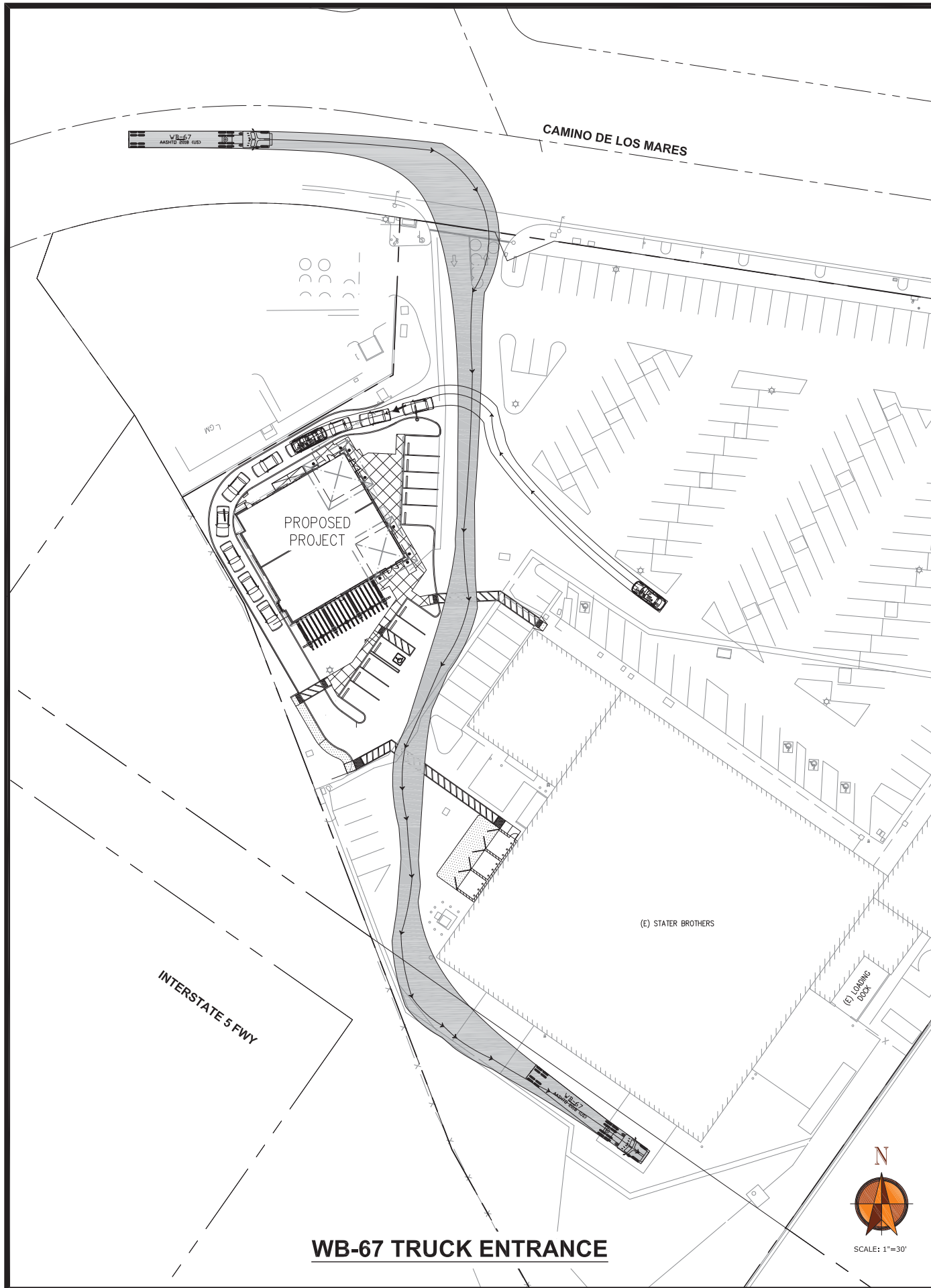
CHECKED BY: AG/KG

SCALE: 1"=20'

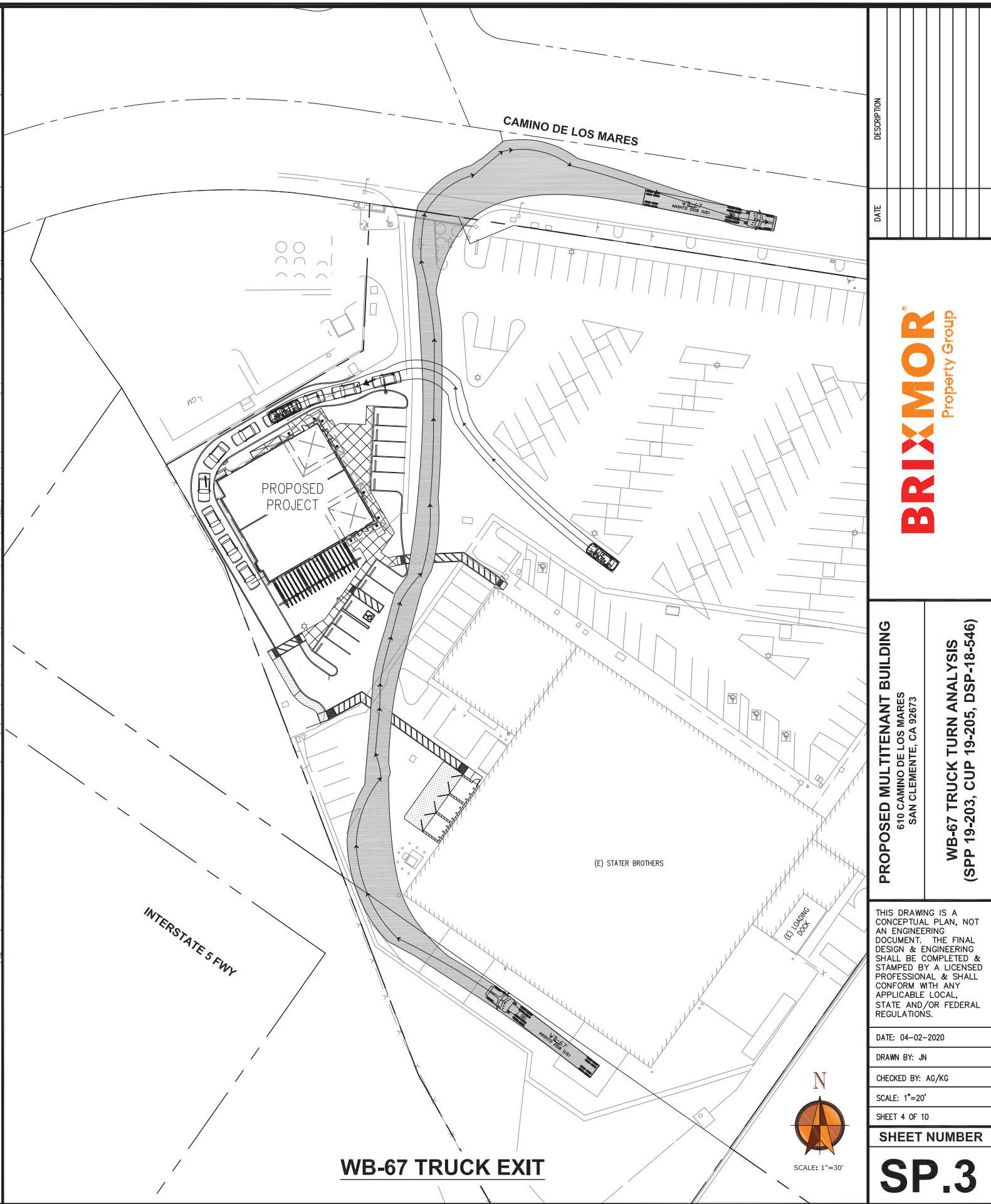
SHEET 3 OF 10

SHEET NUMBER

SP.2



WB-67 TRUCK ENTRANCE



WB-67 TRUCK EXIT

DATE	DESCRIPTION

BRIXMOR
Property Group

PROPOSED MULTITENANT BUILDING
610 CAMINO DE LOS MARES
SAN CLEMENTE, CA 92673

WB-67 TRUCK TURN ANALYSIS
(SPP 19-203, CUP 19-205, DSP-18-546)

THIS DRAWING IS A CONCEPTUAL PLAN, NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN & ENGINEERING SHALL BE COMPLETED & STAMPED BY A LICENSED PROFESSIONAL & SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE, AND/OR FEDERAL REGULATIONS.

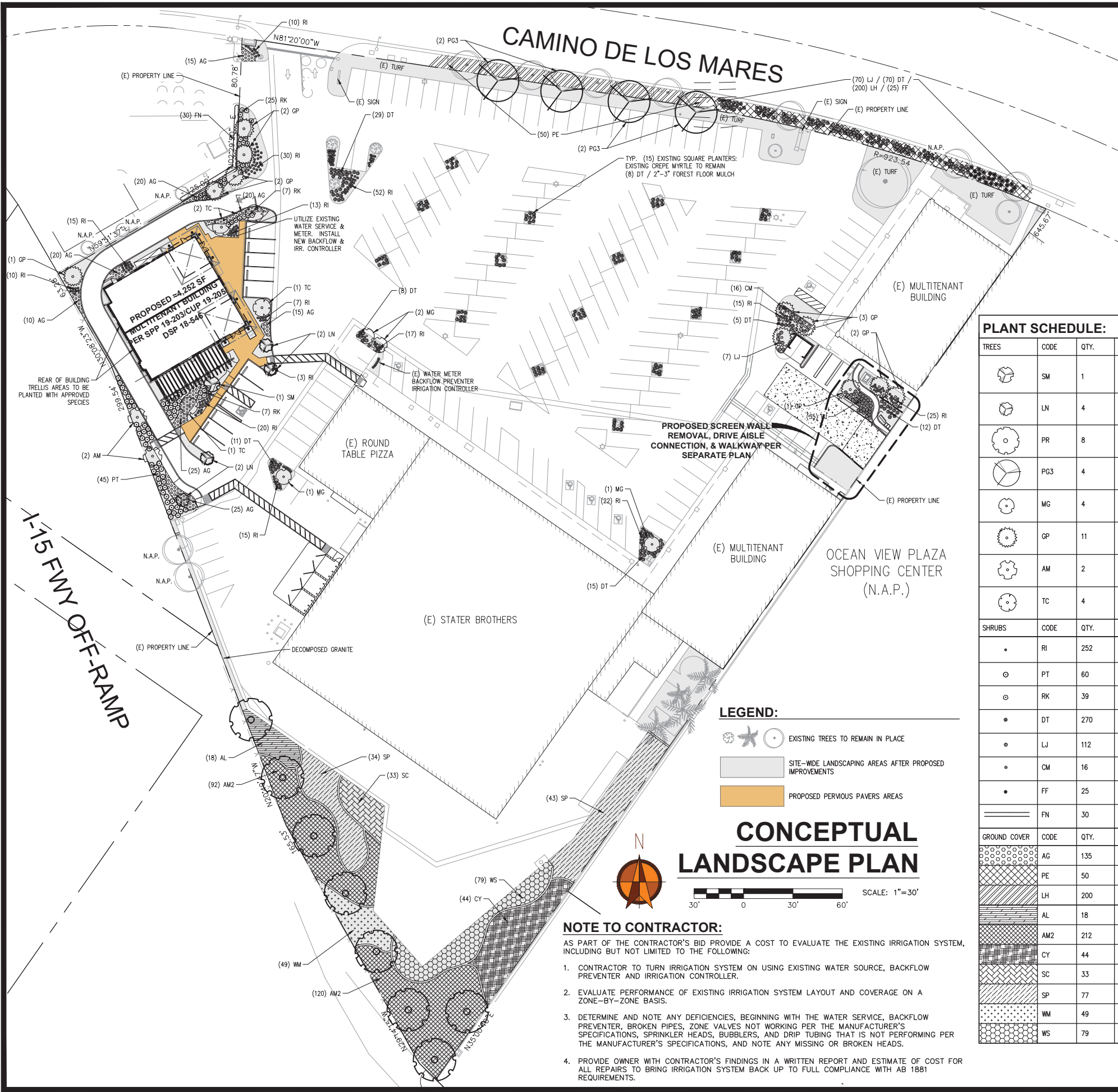
DATE: 04-02-2020
DRAWN BY: JN
CHECKED BY: AG/KG
SCALE: 1"=20'
SHEET 4 OF 10

SHEET NUMBER
SP.3

CAMINO DE LOS MARES

SHEET INDEX:	
LS.1	CONCEPTUAL LANDSCAPE PLAN
LS.2	EXISTING TREE INVENTORY

PROPOSED LANDSCAPE SUMMARY:	
TOTAL SITE AREA:	196,125± SF (4.50± AC)
TOTAL PROPOSED LANDSCAPE AREA:	28,820± SF (0.66± AC)
TOTAL PROPOSED PERVIOUS PAVERS AREA:	1,600± SF (0.04± AC)
PROPOSED PERVIOUS COVERAGE RATIO:	15.5%



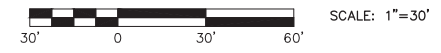
PLANT SCHEDULE:

TREES	CODE	QTY.	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS	WUCOLS	SPACING
	SM	1	Schnius molle / California Pepper	36"	BOX		M	
	LN	4	Lagerstroemia fauriei x indica 'Natchez' / Natchez Crape	36"	BOX		M	
	PR	8	Platanus racemosa / California Sycamore	15 GAL.	BOX		M	
	PG3	4	Podocarpus gracilior / Fern Pine	36"	BOX		M	
	MG	4	Magnolia grandiflora / Little Gem Magnolia	24"	BOX		M	
	GP	11	Geijera parviflora 'Standard' / Australian Willow	36"	BOX		M	
	AM	2	Arbutus Marina 'Standard' / Marina Strawberry Tree	24"	BOX		M	
	TC	4	Tristania conferta / Brisbane Box	24"	BOX		M	
SHRUBS	CODE	QTY.	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS	WUCOLS	SPACING
	RI	252	Rhaphiolepis indica 'Springtime' TM / Springtime Indian Hawthorne	5 GAL.	CONT.		M	
	PT	60	Pittosporum tobira / Wheeler's Dwarf	5 GAL.	CONT.		L	
	RK	39	Rosa 'Korbin' / Iceberg Rose	5 GAL.	CONT.		M	
	DT	270	Dianella tasmanica / Variegated Flax Lily	5 GAL.	CONT.		M	
	LJ	112	Ligustrum japonicum / Waxleaf Privet	5 GAL.	CONT.		M	
	CM	16	Carissa macrocarpa / Natal Plum	5 GAL.	CONT.		M	
	FF	25	Furcraea Foetida / Green Aloe	1 GAL.	CONT.		M	
	FN	30	Ficus Nitida / Indian Laurel (Hedge)	5 GAL.	CONT.		M	
GROUND COVER	CODE	QTY.	BOTANICAL/COMMON NAME	SIZE	ROOT	REMARKS	WUCOLS	SPACING
	AG	135	Agapanthus / Queen Anne (Blue)	1 GAL.	CONT.		L/M	
	PE	50	Perennial (Color)	1 GAL.	CONT.		L/M	
	LH	200	Lantana x 'Purple' / Trailing Lantana	1 GAL.	CONT.		L/M	
	AL	18	Arctostaphylos edmundsii 'Little Sur Manzanita' / Little Sur Manzanita	1 GAL.	CONT.		L	72" o.c.
	AM2	212	Arctostaphylos x 'Pacific Mist' / Pacific Mist Manzanita	1 GAL.	CONT.		L	60" o.c.
	CY	44	Ceanothus griseus horizontalis 'Yankee Point' / Yankee Point Ca.	1 GAL.	CONT.		L	72" o.c.
	SC	33	Salvia apiana compacta / Compact White Sage	1 GAL.	CONT.		L/M	48" o.c.
	SP	77	Salvia leucophylla 'Point Sal' / Purple Leaf Sage	1 GAL.	CONT.		L/M	72" o.c.
	WM	49	Westringia fruticosa 'Morning Light' / Morning Light Coast Rosemary	1 GAL.	CONT.		L	48" o.c.
	WS	79	Westringia fruticosa 'Smokey' / Smokey Westringia	1 GAL.	CONT.		L	48" o.c.

LEGEND:

- EXISTING TREES TO REMAIN IN PLACE
- SITE-WIDE LANDSCAPING AREAS AFTER PROPOSED IMPROVEMENTS
- PROPOSED PERVIOUS PAVERS AREAS

CONCEPTUAL LANDSCAPE PLAN



NOTE TO CONTRACTOR:
 AS PART OF THE CONTRACTOR'S BID PROVIDE A COST TO EVALUATE THE EXISTING IRRIGATION SYSTEM, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- CONTRACTOR TO TURN IRRIGATION SYSTEM ON USING EXISTING WATER SOURCE, BACKFLOW PREVENTER AND IRRIGATION CONTROLLER.
- EVALUATE PERFORMANCE OF EXISTING IRRIGATION SYSTEM LAYOUT AND COVERAGE ON A ZONE-BY-ZONE BASIS.
- DETERMINE AND NOTE ANY DEFICIENCIES, BEGINNING WITH THE WATER SERVICE, BACKFLOW PREVENTER, BROKEN PIPES, ZONE VALVES NOT WORKING PER THE MANUFACTURER'S SPECIFICATIONS, SPRINKLER HEADS, BUBBLERS, AND DRIP TUBING THAT IS NOT PERFORMING PER THE MANUFACTURER'S SPECIFICATIONS, AND NOTE ANY MISSING OR BROKEN HEADS.
- PROVIDE OWNER WITH CONTRACTOR'S FINDINGS IN A WRITTEN REPORT AND ESTIMATE OF COST FOR ALL REPAIRS TO BRING IRRIGATION SYSTEM BACK UP TO FULL COMPLIANCE WITH AB 1881 REQUIREMENTS.

DESCRIPTION	
DATE	
BRIXMOR Property Group	
PLAZA BY THE SEA 610-628 CAMINO DE LOS MARES SAN CLEMENTE, CA 92673	
CONCEPTUAL LANDSCAPE PLAN	
THIS DRAWING IS A CONCEPTUAL PLAN, NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN & ENGINEERING SHALL BE COMPLETED & STAMPED BY A LICENSED PROFESSIONAL & SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS.	
DATE: 04-02-2020	DRAWN BY: JN
CHECKED BY: AG/KG	SCALE: 1"=30'
SHEET 5 OF 10	SHEET NUMBER
LS.1	

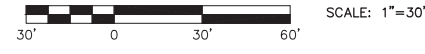
CAMINO DE LOS MARES



LEGEND:

- EXISTING TREES TO REMAIN IN PLACE
- EXISTING TREES TO BE REMOVED
- EXISTING LANDSCAPE AREAS
- EXISTING IMPROVEMENTS TO BE DEMOLISHED/MODIFIED

EXISTING TREE INVENTORY



EXISTING PLANT INVENTORY KEY:

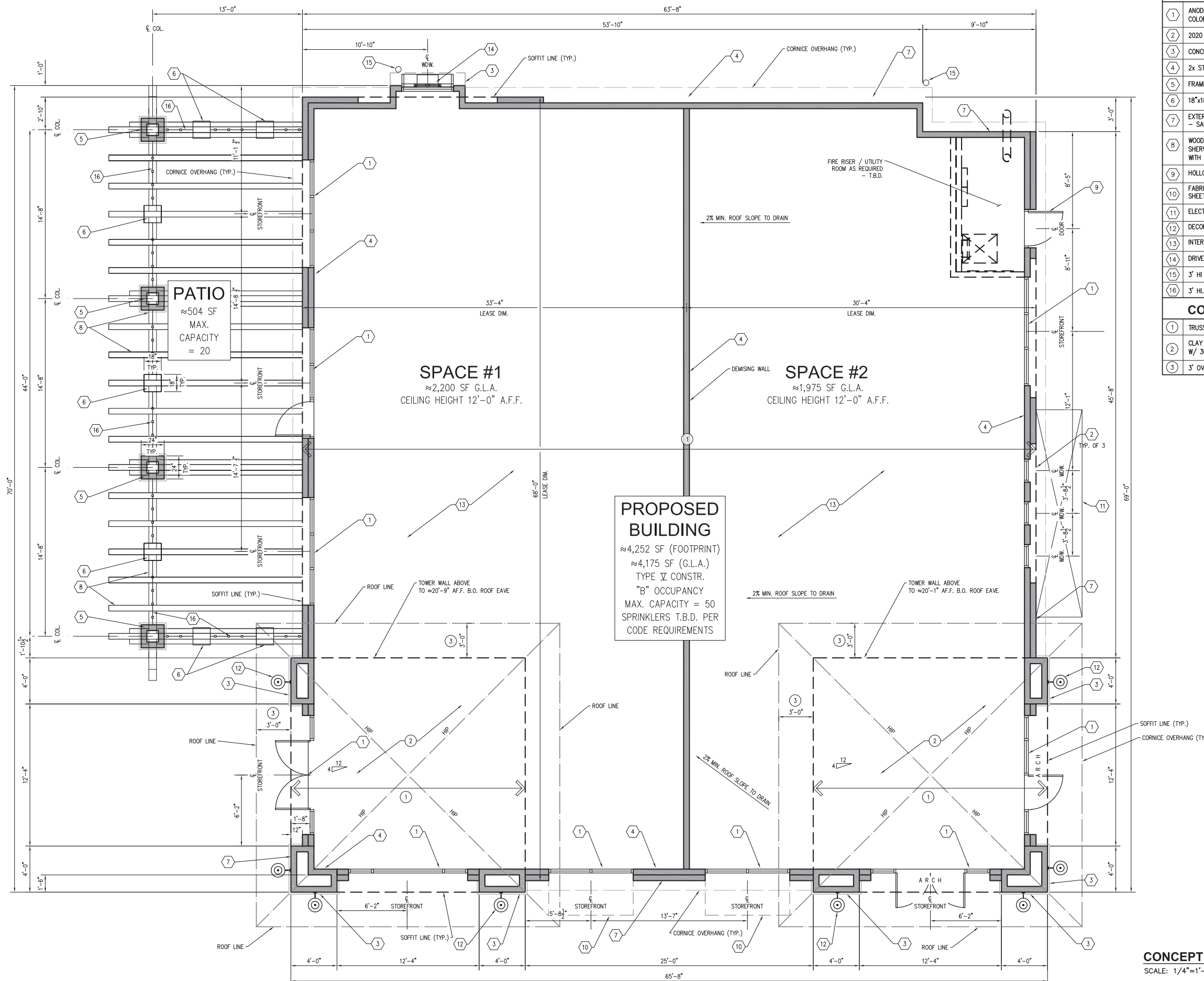
#	BOTANICAL NAME	CALIPER	SPREAD	NOTES
1	Eucalyptus Citriodora	19"	18'	REMOVE
2	Eucalyptus Citriodora	23"	15'	REMOVE
3	Eucalyptus Citriodora	18"	10'	REMOVE
4	Phoenix - Date Palm	48"9"BTB	21'	REMOVE
5	Platanus Rasemosa	24"	15'	REMOVE
6	Eucalyptus Citriodora	26"	24'	REMOVE
7	Eucalyptus Citriodora	24"	25'	REMOVE
8	Eucalyptus Citriodora	20"	24'	REMOVE
9	Eucalyptus Citriodora	21"	24'	REMOVE
10	Eucalyptus Citriodora	18"	20'	REMOVE
11	Eucalyptus Citriodora	22"	29'	REMOVE
12	Platanus Rasemosa	8"	30'	REMOVE
13	Platanus Rasemosa	8"	12'	REMOVE
14	Platanus Rasemosa	10"	28'	REMOVE
15	Crepe Myrtle	2"	6'	REMAIN IN PLACE
16	Crepe Myrtle	2"	7'	REMAIN IN PLACE
17	Crepe Myrtle	2"	5'	REMAIN IN PLACE
18	Crepe Myrtle	2"	6'	REMAIN IN PLACE
19	Crepe Myrtle	2"	5'	REMAIN IN PLACE
20	Crepe Myrtle	2"	6'	REMAIN IN PLACE
21	Crepe Myrtle	2"	6'	REMAIN IN PLACE
22	Crepe Myrtle	2"	5'	REMAIN IN PLACE
23	Crepe Myrtle	2"	6'	REMAIN IN PLACE
24	Crepe Myrtle	2"	5'	REMAIN IN PLACE
25	Crepe Myrtle	2"	6'	REMAIN IN PLACE
26	Crepe Myrtle	2"	6'	REMAIN IN PLACE
27	Crepe Myrtle	2"	6'	REMAIN IN PLACE
28	Crepe Myrtle	2"	7'	REMAIN IN PLACE
29	Crepe Myrtle	2"	6'	REMAIN IN PLACE
30	Crepe Myrtle	2"	6'	REMAIN IN PLACE
31	Crepe Myrtle	2"	6'	REMAIN IN PLACE
32	Crepe Myrtle	2"	7'	REMAIN IN PLACE
33	Eucalyptus Citriodora	30"	12'	REMOVE
34	Eucalyptus Citriodora	32"	12'	REMOVE
35	NOTE REMOVED			
36	NOTE REMOVED			
37	Eucalyptus Citriodora	18"	9'	REMAIN IN PLACE
38	Podocarpus Macrophyllus	36"	33'	REMAIN IN PLACE
39	Celtis Occidentalis	8"	15'	REMAIN IN PLACE
40	Washingtonia robusta	12"	21'	REMAIN IN PLACE
41	Washingtonia robusta	18"	9'	REMAIN IN PLACE
42	Phoenix - Date Palm	36"	33'	REMAIN IN PLACE
43	Washingtonia robusta	9"	18'	REMAIN IN PLACE

EXISTING LANDSCAPE SUMMARY:

TOTAL SITE AREA:	196,125± SF (4.50± AC)
TOTAL EXISTING LANDSCAPE AREA:	30,400± SF (0.70± AC)
EXISTING LANDSCAPE COVERAGE RATIO:	15.5%

	DESCRIPTION	
DATE		
PLAZA BY THE SEA 610-628 CAMINO DE LOS MARES SAN CLEMENTE, CA 92673		
EXISTING TREE INVENTORY		
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DATE: 04-02-2020		
DRAWN BY: JN		
CHECKED BY: AG/KG		
SCALE: 1"=30'		
SHEET 6 OF 10		
SHEET NUMBER		
LS.2		

1753-Plaza by the Sea-Review-Overall Landscaping Plan-2020 04 01.dwg



CONCEPTUAL FLOOR PLAN NOTES:

- 1 ANODIZED ALUMINUM STOREFRONT SYSTEM TO 10'-0" A.F.F. - MANUFACTURER'S STD. COLOR "DARK BRONZE ANODIZED" FINISH.
- 2 2020 FIXED WINDOW - TOP @ 12'-0" A.F.F. - PAINT TO MATCH STOREFRONT SYSTEMS.
- 3 CONCRETE COLUMN BASE (COLOR-GRAY).
- 4 2x STUDS PER FRAMING PLAN (BY OTHERS).
- 5 FRAMED 24" SQ. COLUMN.
- 6 18"x18" SQ. 2'-6" HI. PLASTER WITH DECORATIVE CAP.
- 7 EXTERIOR CEMENT PLASTER (4-PART STUCCO SYSTEM) - LA HABRA PRODUCTS - SANTA BARBARA MISSION SMOOTH FINISH, COLORS PER SHEETS A2.0, A 2.1, & A2.2.
- 8 WOOD TRELLIS/RAFTERS - WITH ROUGH SAWN WOOD TEXTURE AND STAINED TO MATCH SHERWIN WILLIAMS SW 6006 "BLACK BEAN". 6" X 12" RAFTERS ON 8" X 14" MAIN BEAM WITH DOUBLE 6" X 24" BRACKET/SUPPORT.
- 9 HOLLOW METAL DOOR.
- 10 FABRIC AWNING BY SUNBRELLA WITH DECORATIVE W.L. STEEL BRACKET SUPPORT - SEE SHEETS A2.0, A2.1, & A2.2 FOR MATERIALS & COLORS.
- 11 ELECTRICAL SWITCHGEAR CABINET - DESIGN T.B.D.
- 12 DECORATIVE SCONCE EXTERIOR LIGHTING.
- 13 INTERIOR IMPROVEMENTS BY TENANT.
- 14 DRIVE-THRU WINDOW PER TENANT/MANUFACTURER SPECIFICATIONS.
- 15 3' HI STEEL BOLLARD.
- 16 3' HI. WROUGHT-IRON FENCE.

CONCEPTUAL ROOF PLAN NOTES:

- 1 TRUSS/JOIST DESIGN BY OTHERS.
- 2 CLAY TILE ROOFING - U.S. TILE 2-PIECE MISSION BARREL TILE, TUSCANY BLEND W/ 30% BOOST.
- 3 3' OVERHANG (TYP.)

CONCEPTUAL FLOOR & ROOF PLAN
SCALE: 1/4"=1'-0"

DESCRIPTION	DATE

BRIXMOR
Property Group

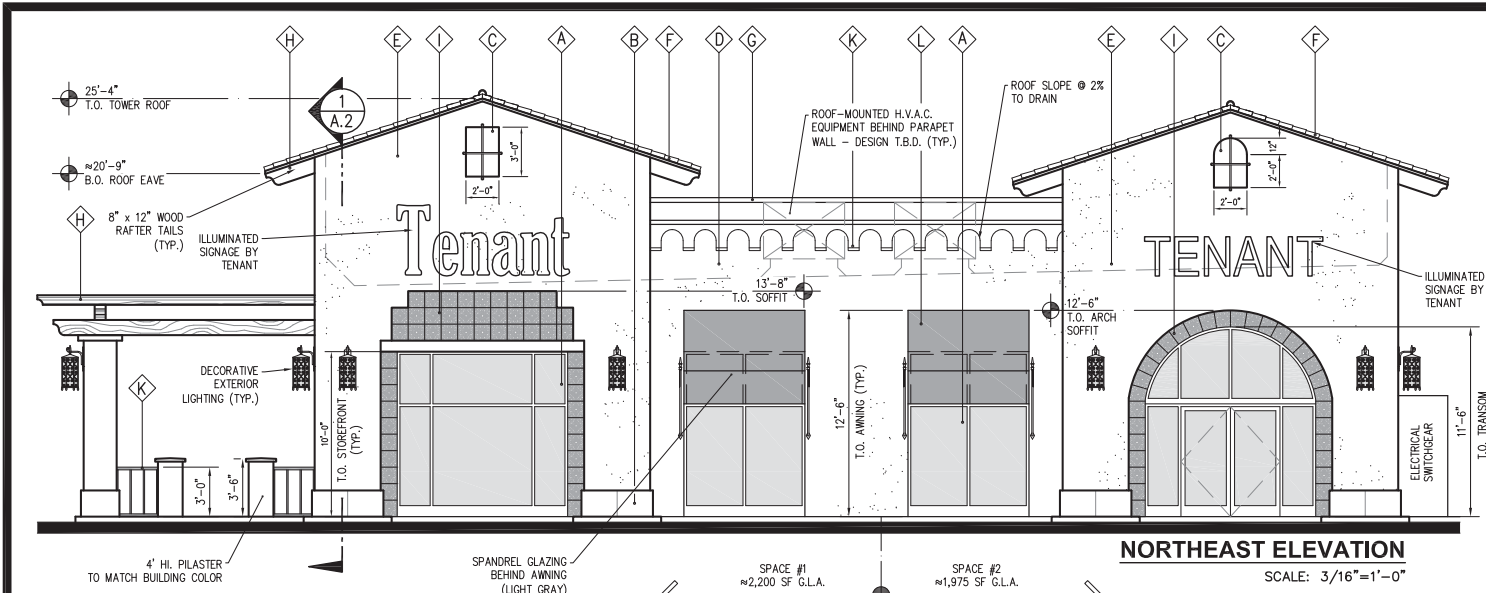
PROPOSED MULTITENANT BUILDING
610, CAMINO DE LOS MARES
SAN CLEMENTE, CA 92673

CONCEPTUAL FLOOR & ROOF PLAN
(SPP 19-203, CUP 19-205, DSP 18-546)

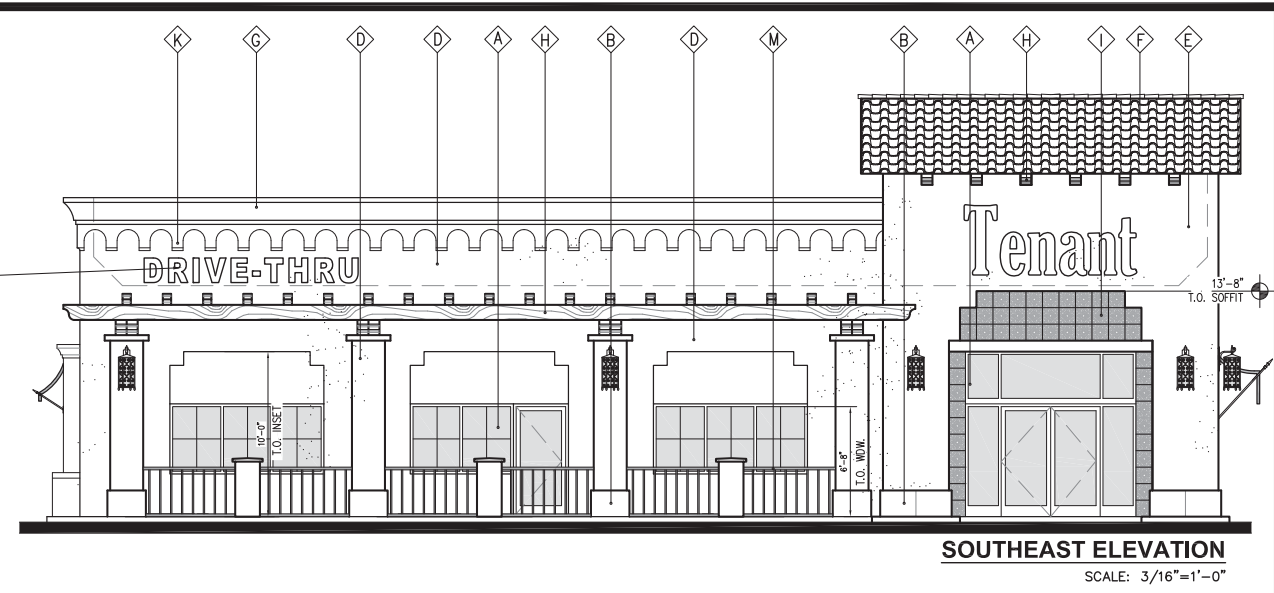
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DATE: 02-03-2020
DRAWN BY: JN
CHECKED BY: AG/KG
SCALE: 1/4"=1'-0"
SHEET 7 OF 10

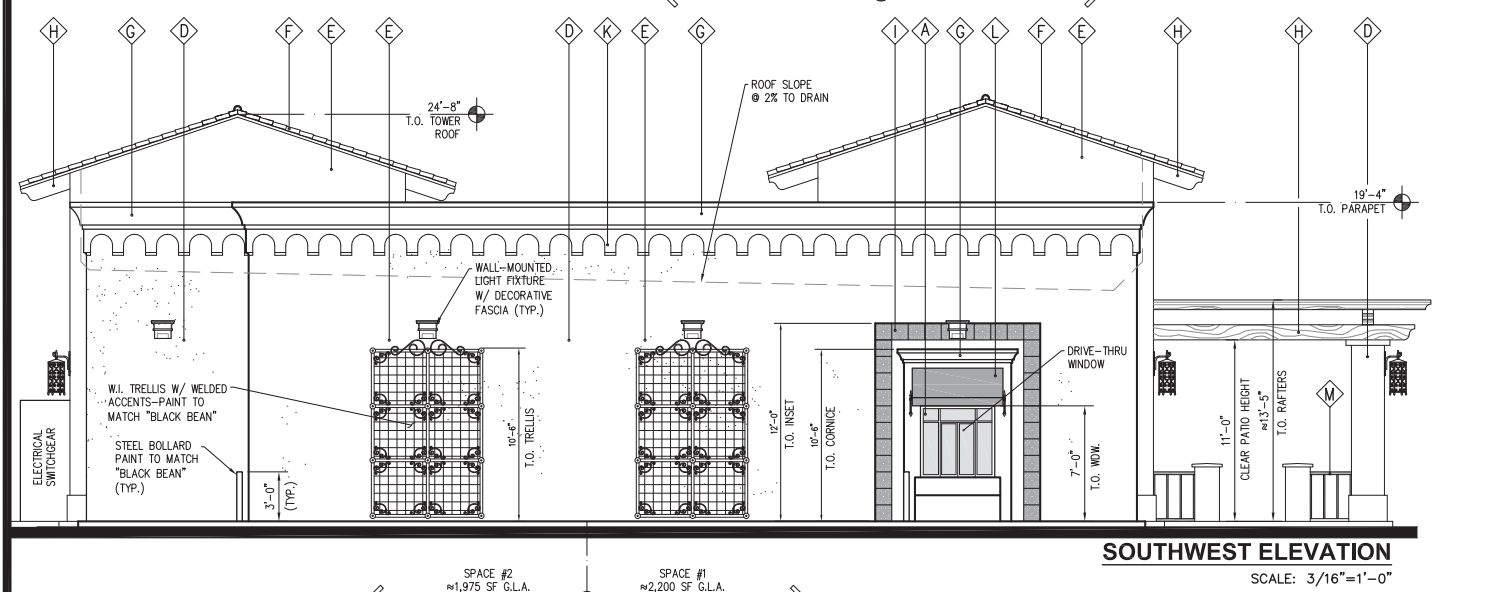
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A.1



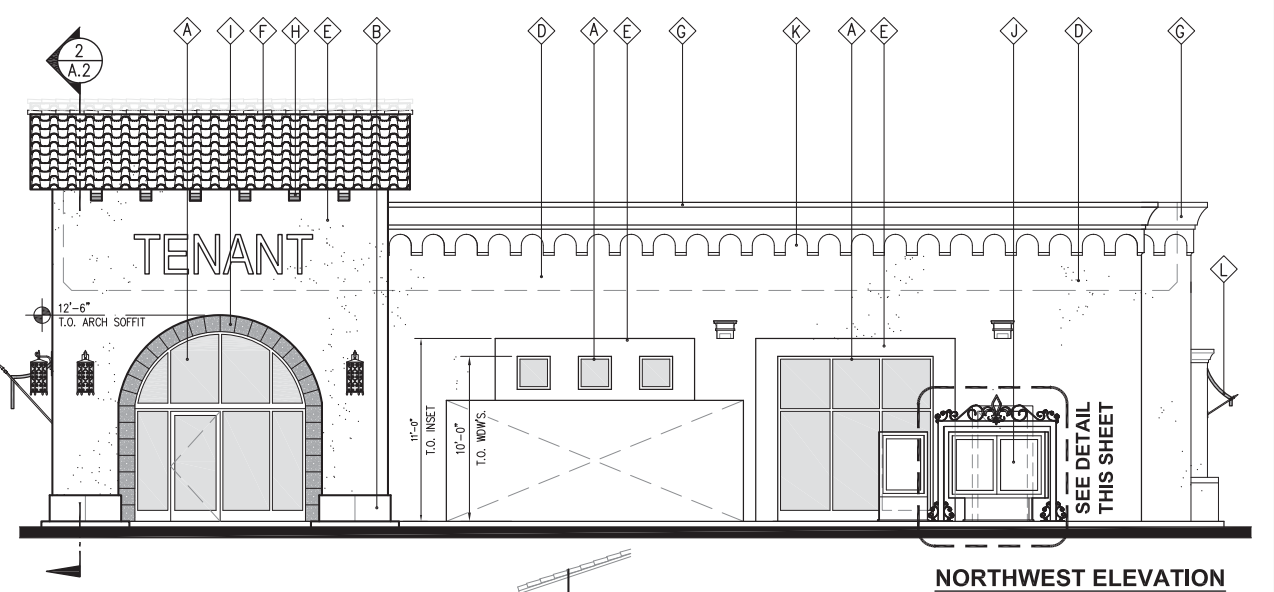
NORTHEAST ELEVATION
SCALE: 3/16"=1'-0"



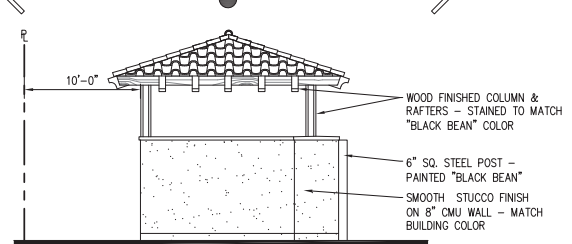
SOUTHEAST ELEVATION
SCALE: 3/16"=1'-0"



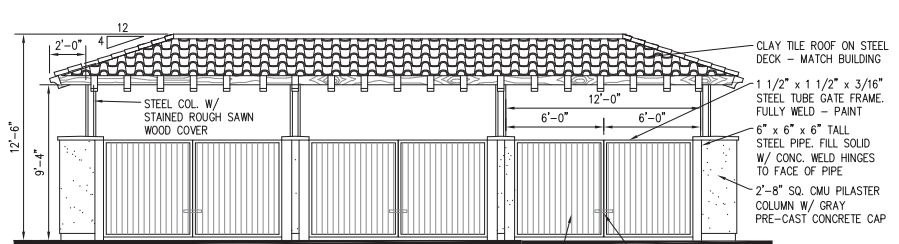
SOUTHWEST ELEVATION
SCALE: 3/16"=1'-0"



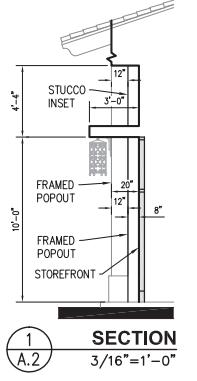
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SCALE: 3/16"=1'-0"



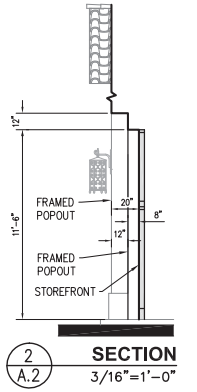
SIDE ELEVATION
N.T.S.



FRONT ELEVATION
N.T.S.



SECTION 1
3/16"=1'-0"

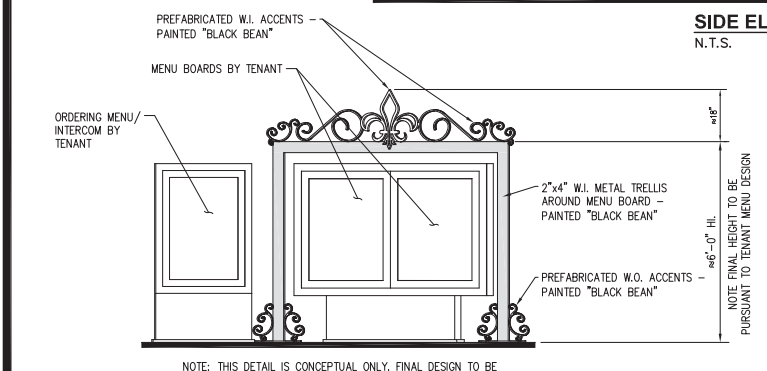


SECTION 2
3/16"=1'-0"

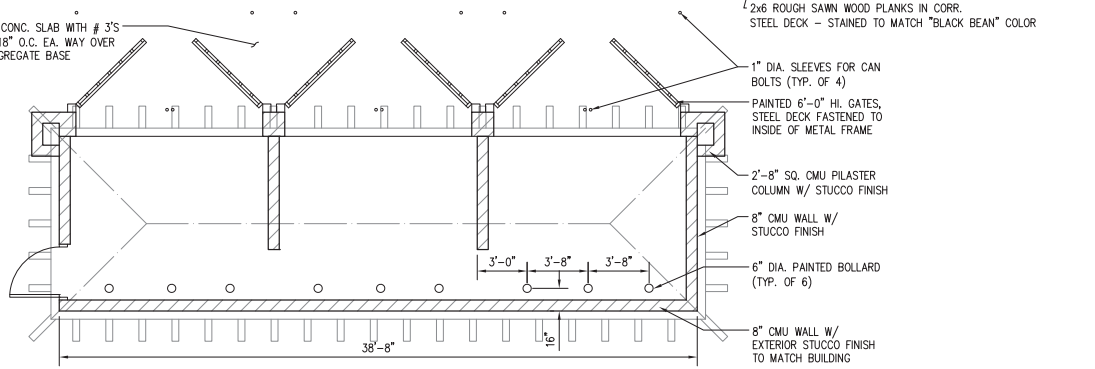
NOTE: FINAL DESIGN COLORS SHALL BE CLOSEST MATCH TO THE "SANTA BARBARA COLORS - A GUIDE TO PAINTING BUILDINGS" DOCUMENT.

FINISH LEGEND:

- A ANODIZED ALUMINUM STOREFRONT SYSTEM -MANUFACTURER'S STD. COLOR "DARK BRONZE ANODIZED" FINISH.
- B CONCRETE COLUMN BASE (COLOR-GRAY).
- C RECESSED WINDOW(S) ACCENT W/ W/ TRELLIS PAINTED TO MATCH "BLACK BEAN".
- D EXTERIOR CEMENT PLASTER (4-PART STUCCO SYSTEM) - LA HABRA PRODUCTS - SANTA BARBARA MISSION SMOOTH FINISH, COLOR: "CRYSTAL WHITE".
- E EXTERIOR CEMENT PLASTER (4-PART STUCCO SYSTEM) - LA HABRA PRODUCTS - SANTA BARBARA MISSION SMOOTH FINISH, COLOR: "MESA VERDE."
- F CLAY TILE ROOFING - U.S. TILE 2-PIECE MISSION BARREL TILE, "RED" BLEND WITH 30% BOOST.
- G METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH "MESA VERDE" COLOR.
- H WOOD TRELLIS/RAFTERS - WITH ROUGH SAWN WOOD TEXTURE AND STAINED TO MATCH SHERWIN WILLIAMS SW 6006 "BLACK BEAN". 6" x 12" RAFTERS ON 8" x 14" MAIN BEAM WITH DOUBLE 6" x 24" BRACKET/SUPPORT.
- I 12"x12" DECORATIVE CERAMIC TILE.
- J HOLLOW METAL DOOR - PAINT TO MATCH "CRYSTAL WHITE".
- K EIFS DECORATIVE DENTIL MOULDING - PAINTED TO MATCH "MESA VERDE"
- L FABRIC AWNING BY SUNBRELLA, "APEX TERRA COTTA" - WITH DECORATIVE BLACK W/ "SPEAR" SUPPORTS (PAINT TO MATCH "BLACK BEAN") & "SWEEP" DESIGN.
- M 3" HI. W.O. FENCE - PAINT TO MATCH "BLACK BEAN."



DRIVE-THRU MENU BOARD DETAIL
N.T.S.



PROPOSED TRASH ENCLOSURE - PLAN & ELEVATIONS
SCALE: N.T.S.

DESCRIPTION	
DATE	
BRIXMOR Property Group	
PROPOSED MULTITENANT BUILDING 610 CAMINO DE LOS MARES SAN CLEMENTE, CA 92673	CONCEPTUAL ELEVATIONS (SPP 19-203, CUP 19-205, DSP 18-546)
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DATE: 02-03-2020	DRAWN BY: JN
CHECKED BY: AG/KG	SCALE: 3/16"=1'-0"
SHEET 8 OF 10	
SHEET NUMBER	
A.2	



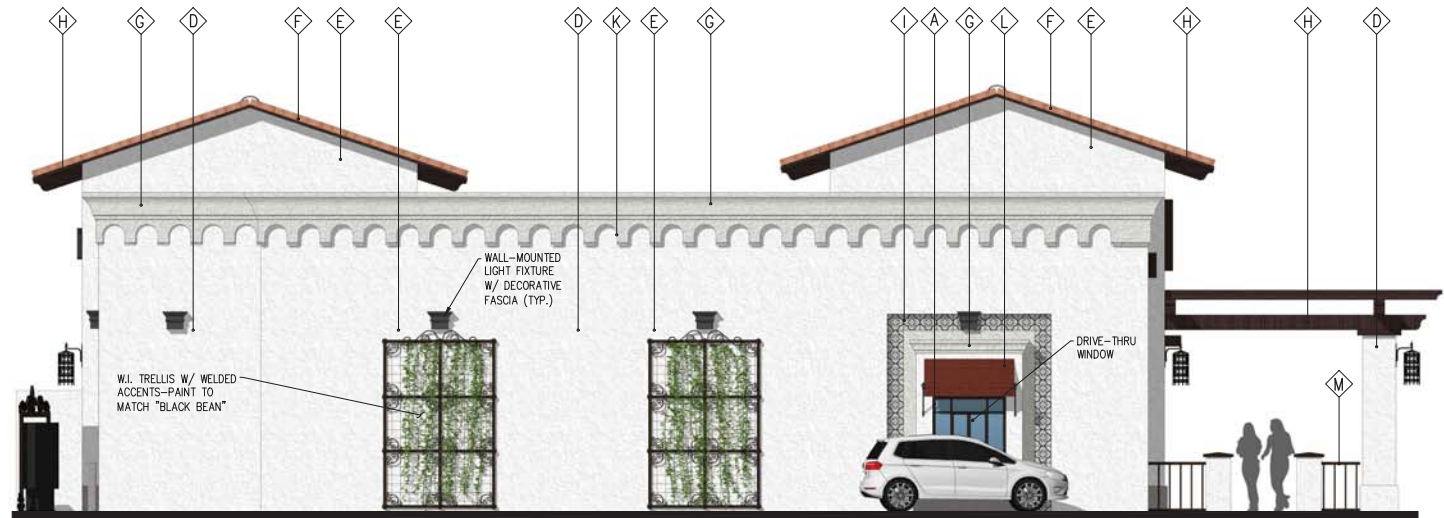
NORTHEAST ELEVATION

SCALE: 3/16"=1'-0"



SOUTHEAST ELEVATION

SCALE: 3/16"=1'-0"



SOUTHWEST ELEVATION

SCALE: 3/16"=1'-0"



NORTHWEST ELEVATION

SCALE: 3/16"=1'-0"

NOTE: FINAL DESIGN COLORS SHALL BE CLOSEST MATCH TO THE "SANTA BARBARA COLORS - A GUIDE TO PAINTING BUILDINGS" DOCUMENT.

FINISH LEGEND:

- Ⓐ ANODIZED ALUMINUM STOREFRONT SYSTEM - MANUFACTURER'S STD. COLOR "DARK BRONZE ANODIZED" FINISH.
- Ⓑ CONCRETE COLUMN BASE (COLOR-GRAY).
- Ⓒ RECESSED WINDOW(S) ACCENT W/ W.I. TRELIS PAINTED TO MATCH "BLACK BEAN".
- Ⓓ EXTERIOR CEMENT PLASTER (4-PART STUCCO SYSTEM) - LA HABRA PRODUCTS - SANTA BARBARA MISSION SMOOTH FINISH, COLOR: "CRYSTAL WHITE".
- Ⓔ EXTERIOR CEMENT PLASTER (4-PART STUCCO SYSTEM) - LA HABRA PRODUCTS - SANTA BARBARA MISSION SMOOTH FINISH, COLOR: "MESA VERDE."
- Ⓕ CLAY TILE ROOFING - U.S. TILE 2-PIECE MISSION BARREL TILE, "RED" BLEND WITH 30% BOOST.
- Ⓖ METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH "MESA VERDE" COLOR.
- Ⓗ WOOD TRELIS/RAFTERS - WITH ROUGH SAWN WOOD TEXTURE AND STAINED TO MATCH SHERWIN WILLIAMS SW 6006 "BLACK BEAN". 6" X 12" RAFTERS ON 8" X 14" MAIN BEAM WITH DOUBLE 6" X 24" BRACKET/SUPPORT.
- Ⓙ 12"x12" DECORATIVE CERAMIC TILE.
- Ⓜ HOLLOW METAL DOOR - PAINT TO MATCH "CRYSTAL WHITE".
- Ⓚ EIFS DECORATIVE DENTIL MOULDING - PAINTED TO MATCH "MESA VERDE"
- Ⓛ FABRIC AWNING BY SUNBRELLA, "APEX TERRA COTTA" - WITH DECORATIVE BLACK W.I. "SPEAR" SUPPORTS (PAINT TO MATCH "BLACK BEAN") & "SWEEP" DESIGN.
- Ⓜ 3' HI. W.O. FENCE - PAINT TO MATCH "BLACK BEAN."

DESCRIPTION
DATE

BRIXMOR
Property Group

PROPOSED MULTITENANT BUILDING
610 CAMINO DE LOS MARES
SAN CLEMENTE, CA 92673

CONCEPTUAL COLOR ELEVATIONS
(SPP 19-203, CUP 19-205, DSP 18-546)

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DATE: 02-03-2020

DRAWN BY: JN

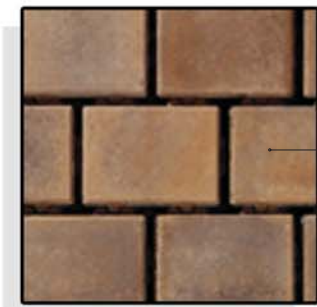
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SHEET 9 OF 10

SHEET NUMBER

A2.1



Ⓜ



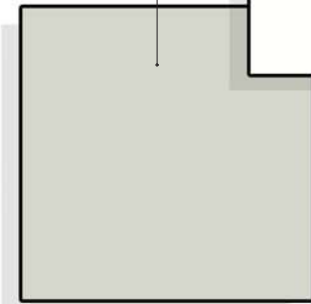
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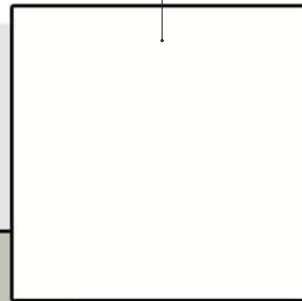
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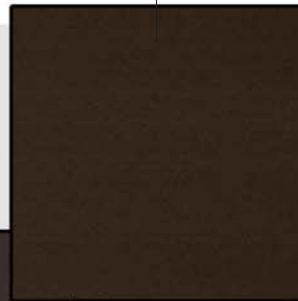
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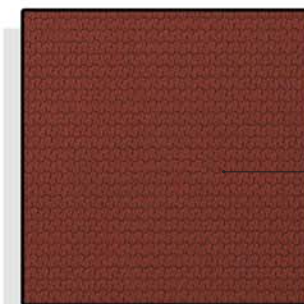
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ⓐ Ⓢ Ⓜ



ⓐ



Ⓛ



NORTHEAST ELEVATION
NOT TO SCALE



SOUTHEAST ELEVATION
NOT TO SCALE



SOUTHWEST ELEVATION
NOT TO SCALE



NORTHWEST ELEVATION
NOT TO SCALE

NOTE: FINAL DESIGN COLORS SHALL BE CLOSEST MATCH TO THE "SANTA BARBARA COLORS - A GUIDE TO PAINTING BUILDINGS" DOCUMENT.

FINISH LEGEND:

- ⓐ ANODIZED ALUMINUM STOREFRONT SYSTEM - MANUFACTURER'S STD. COLOR "DARK BRONZE ANODIZED" FINISH.
- ⓑ DECORATIVE SCONCE LIGHTING - SPANISH COLONIAL STYLE.
- ⓒ RECESSED WINDOW(S) ACCENT W/ W.I. TRELIS PAINTED TO MATCH "BLACK BEAN".
- ⓓ EXTERIOR CEMENT PLASTER (4-PART STUCCO SYSTEM) - LA HABRA PRODUCTS - SANTA BARBARA MISSION SMOOTH FINISH, COLOR: "CRYSTAL WHITE".
- ⓔ EXTERIOR CEMENT PLASTER (4-PART STUCCO SYSTEM) - LA HABRA PRODUCTS - SANTA BARBARA MISSION SMOOTH FINISH, COLOR: "MESA VERDE".
- ⓕ CLAY TILE ROOFING - U.S. TILE 2-PIECE MISSION BARREL TILE, "RED" BLEND WITH 30% BOOST.
- ⓖ METAL COPING - FACTORY PAINTED / INTEGRAL COLOR TO MATCH "MESA VERDE" COLOR.
- ⓗ WOOD TRELIS/RAFTERS - WITH ROUGH SAWN WOOD TEXTURE AND STAINED TO MATCH SHERWIN WILLIAMS SW 6006 "BLACK BEAN". 6" X 12" RAFTERS ON 8" X 14" MAIN BEAM WITH DOUBLE 6" X 24" BRACKET/SUPPORT.
- Ⓛ 12"x12" DECORATIVE CERAMIC TILE.
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- Ⓛ FABRIC AWNING BY SUNBRELLA, "APEX TERRA COTTA" - WITH DECORATIVE BLACK W.I. "SPEAR" SUPPORTS (PAINT TO MATCH "BLACK BEAN") & "SWEEP" DESIGN.
- Ⓜ 3' HI. W.O. FENCE - PAINT TO MATCH "BLACK BEAN."
- Ⓝ E.P. HENRY PERVIOUS PAVERS (ADA COMPLIANT) - COLOR: "HARVEST BLEND" - PATTERN: "RUNNING BOND" - OR EQUIVALENT.

DESCRIPTION

BRIXMOR
Property Group

PROPOSED MULTITENANT BUILDING
610 CAMINO DE LOS MARES
SAN CLEMENTE, CA 92673

BUILDING COLORS & MATERIALS
(SPP 19-203, CUP 19-205, DSP 18-546)

THIS DRAWING IS A CONCEPTUAL PLAN, NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN & ENGINEERING SHALL BE COMPLETED & STAMPED BY A LICENSED PROFESSIONAL & SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS.

DATE: 02-03-2020
DRAWN BY: JN
CHECKED BY: AG/KG
SCALE: 3/16"=1'-0"
SHEET 10 OF 10

SHEET NUMBER
A2.2
68



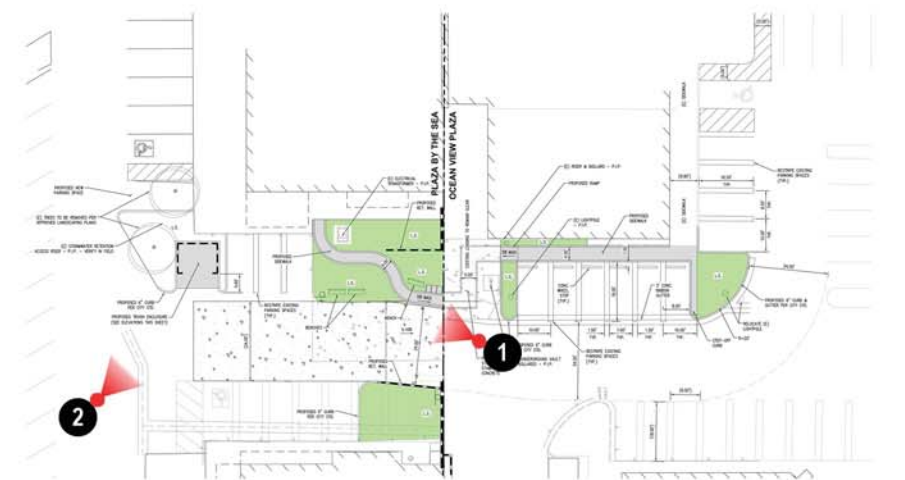
Key Plan

1

NOTE:
THESE RENDERINGS & ELEVATIONS ARE CONCEPTUAL, FOR REFERENCE ONLY, AND ARE NOT A REPRESENTATION AS TO SIZE, DIMENSION, OR LOCATION OF ANY TENANT IN THE SHOPPING CENTER. ALL BUILDINGS, IMPROVEMENTS, THEIR OCCUPANTS AND THEIR USES AS SHOWN ON THESE EXHIBITS ARE SUBJECT TO MODIFICATION AT THE LANDLORD'S DISCRETION AND PURSUANT TO ALL APPLICABLE LOCAL, STATE, AND/OR FEDERAL REGULATIONS AND ARCHITECTURAL REVIEW.



2



PLAZA BY THE SEA/OCEAN VIEW PLAZA

WALL REMOVAL CONCEPT | 05.05.2020





Plaza by the Sea Drive-Through

*SPP 19-203, AP 19-204, CUP 19-205, &
AM DSP 18-546*

A request to demolish a freestanding commercial building and construct a new 4,250 square foot commercial building for two tenants including a drive-through in an existing commercial center at 610 - 628 Camino De Los Mares

Planning Commission: 5/20/2020

JONATHAN LIGHTFOOT
ASSOCIATE PLANNER

LOCATION

- 610 Camino De Los Mares
- Plaza by the Sea (Stater Bros)
- Camino De Los Mares focus area of the General Plan
- Freeway Gateway
- Zoning: Community Commercial 4 (CC4)



Former “Baker’s Square” building





Rendering of proposed building



SOUTHWEST ELEVATION
NOT TO SCALE



NORTHWEST ELEVATION
NOT TO SCALE

Rear Elevations

Drive-Through Plan View

- Two tenant suites
- Cars wrap around rear of building, bordering 76 station and the freeway off-ramp
- Queueing for 9 cars + 6 more before reaching the ROW
- New pedestrian scale trees
- New permeable paving
- New patio seating



Existing boundary wall area

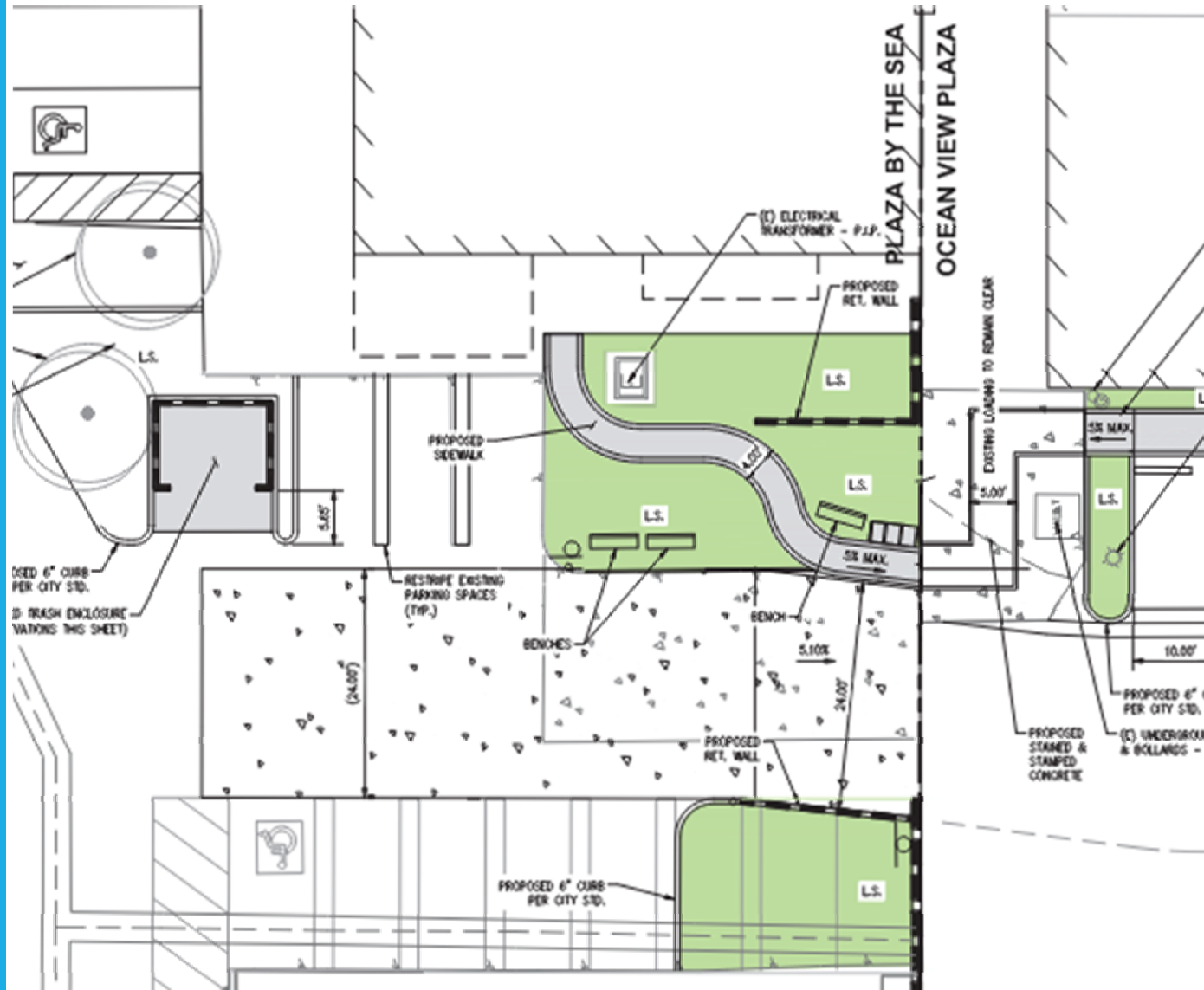




Plaza connection rendering

Plaza Connection: Plan View

- Remove wall
- Relocate trash enclosure
- Add pedestrian pathway
- Allow 2-way vehicle access
- Re-landscape



DRSC: Reviewed on 1-29-20

COMMENTS

- Commented that that the rake of the roof should be modified. A typical treatment is to wrap tile over the rake and slake the stucco to encapsulate the tile.
- Create an easier left hand turn radius into the drive through lane coming from Stater Bros.
- Concurred with staff recommendations.

RESPONSES

- Partially addressed. The renderings do not indicate this treatment, but the applicant has consented to COA 5.15.
- The applicant modified the landscape radius so that a left turn into the drive-through could be more cleanly completed by vehicles.
- Stucco insets at doorways to be 12” minimum; glass storefronts match stucco insets (rectangular and arched); decorative tile provided at entry insets, etc.

Staff Recommendation

1. Determine the project is Categorically Exempt per CEQA Guidelines Section Section 15302 (Class 2: Replacement or Reconstruction) and 15311 (a) (Class 11: Accessory Structures); and
2. Adopt Resolution PC 19-019, approving Site Plan Permit (SPP) 19-203, Architectural Permit (AP) 19-204, Conditional Use Permit (CUP) 19-205, Amended Discretionary Sign Permit (AM-DSP) 18-546 – Plaza by the Sea Drive-Through, subject to the conditions of approval therein.