


**CITY OF SAN DIEGO  
M E M O R A N D U M**

DATE: August 2, 2007

TO: City of San Diego Planning Commission - August 9, 2007 Public Hearing, via  
Planning Commission Secretary, MS-401

FROM: Leslie Goossens, Development Project Manager III, Development Services  
Department, MS-501  FOR

SUBJECT: Project No. 84191 – Garfield Starbucks; Response to Planning Commission  
comments on June 21, 2007

REFERENCE: Planning Commission Report No. PC-07-091, dated June 14, 2007.

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On June 21, 2007 the Planning Commission voted 6-0-1 (with one vacancy) to continue the Garfield Starbucks project to September 27, 2007 with direction that the applicant provide a solution that meets the objectives of the Draft Urban Design Element of the General Plan. Specifically, the Commissioners discussion regarding the siting of the building. The Commissioners' requested that the applicant look into the possibility of moving the building closer to the corner of Balboa Avenue and Clairemont Drive with parking behind the building.

The applicant considered the recommendations of the Planning Commission and has revised the proposed landscape plan to provide a wider canopy and additional screening from the adjacent streets to enhance both the pedestrian and dining experience of patrons of the Garfield Starbucks (Enclosure 1). Considering the noise levels from the busy streets, the applicant does not believe moving the Starbucks and its patrons closer to the corner would enhance either the pedestrian or dining experience as envisioned by the General Plan. In addition, the applicant proposes a fountain feature at their northwest property corner as a gateway monument to draw the public into the facility from the abutting streets.

Commissioners Schultz and Naslund also questioned the use of a Planned Development Permit to deviate from the CN zone regulations which prohibit drive-in/drive-through and directed staff to have internal discussions with management to verify that this is the correct vehicle as opposed to a variance. The Land Development Code does not identify "drive-through restaurants" as a separate use category. The use is "eating and drinking establishments" with a regulation attached to the CN zone that prohibits drive-in and drive-through restaurants. Therefore, the drive-thru component of the project is a development regulation for that use. The Planned Development Permit regulations allow for deviations to applicable base zone development regulations "...in order to provide flexibility in achieving a zone-equivalent project design that will be consistent with the intent of the base zone. Significant deviations from the base zone regulations that are not consistent with the purpose of this division require a variance in conjunction with the

approval of the Planned Development Permit.” Staff does not consider the deviation to allow a drive-in/drive-through restaurant a significant deviation.

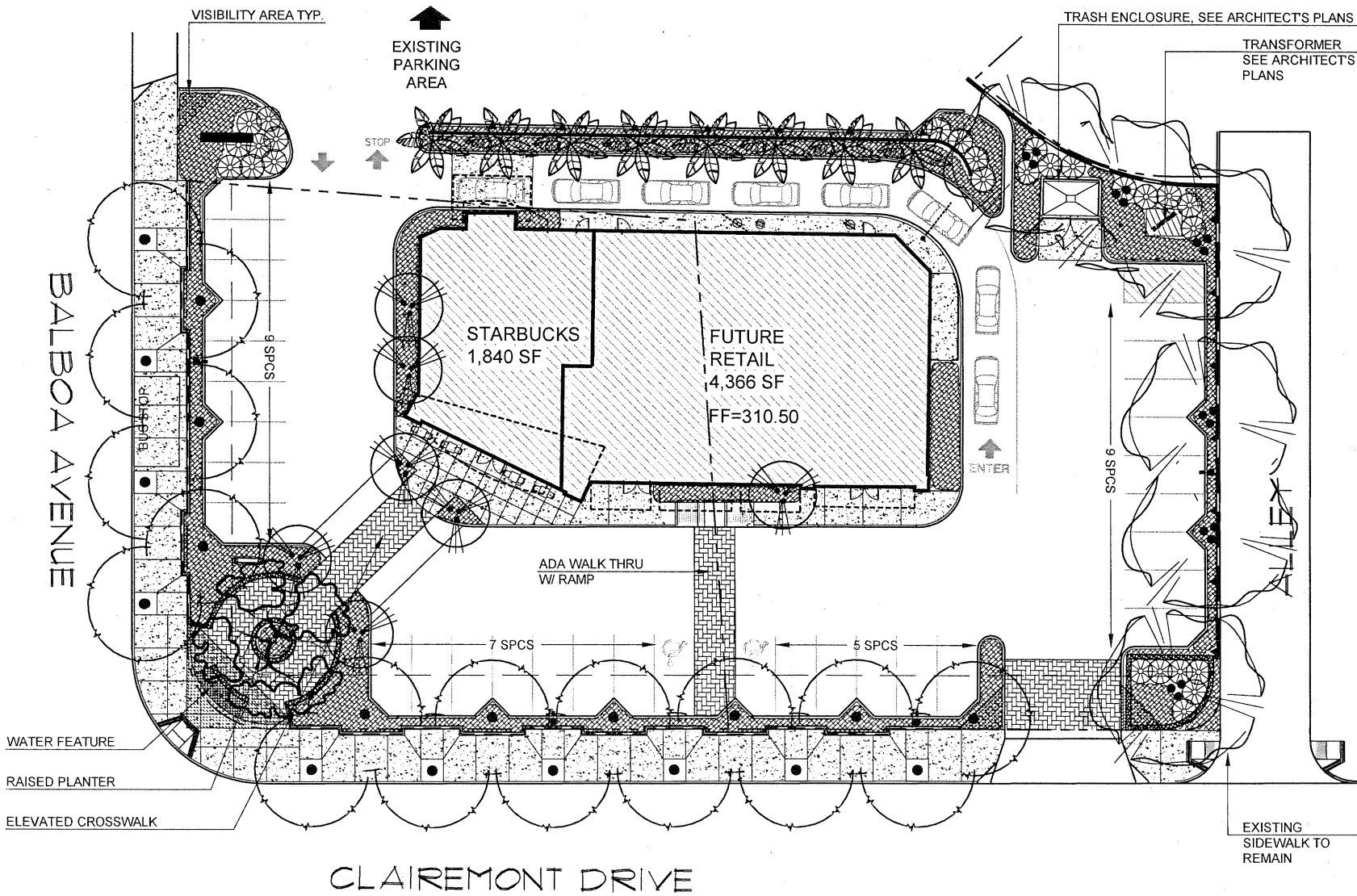
Finally, there have been no changes to the original Planning Commission Report No. PC-07-091, dated June 14, 2007 and the Notice of Public Hearing has been distributed with the new hearing date of August 9, 2007 instead of the Planning Commission continued date of September 27, 2007.

Leslie Goossens

TD/txd

Enclosure: 1. Landscape Development Plan, Sheet 6 of 14

cc: File  
Project Review staff



**PLANT LEGEND**

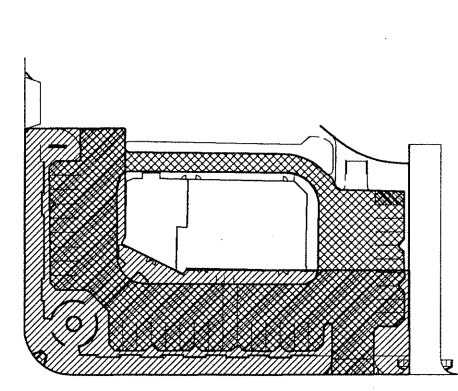
- STREET TREE SUCH AS: (36" BOX)**  
METROSIDEROS EXCELSUS / NEW ZEALAND CHRISTMAS TREE  
QUERCUS SUBER / CORK OAK  
TRISTANIA CONFERTA / BRISBANE BOX
  - SCREEN / SHADE TREES SUCH AS: (36" BOX)**  
PINUS CANARIENSIS / CANARY ISLAND PINE  
PLATANUS ACERIFOLIA 'BLOODGOOD' / LONDON PLANE TREE  
PINUS ELДАРICA / MONDEL PINE
  - ACCENT SHADE TREE SUCH AS: (48" BOX)**  
JACARANDA MIMOSIFOLIA / JACARNADA  
PHOENIX CANARIENSIS / CANARY ISLAND DATE PALM  
PLATANUS RACEMOSA / CALIFORNIA SYCAMORE  
QUERCUS AGRIFOLIA / COAST LIVE OAK
  - VERTICAL PALM TREE SUCH AS: (10' BTH)**  
WAHINGTONIA FILIFERA / CALIFORNIA FAN PALM  
SYAGRUS ROMANZOFFIANUM / QUEEN PALM
  - FLOWERING ACCENT TREE SUCH AS: (MULTI TRUNK 36" BOX)**  
CERCIS OCCIDENTALIS / WESTERN REDBUD  
CASSIA LEPTOPHYLLA / CASSIA  
ERIOBOTRYA DEFLEXA / BRONZE LOQUAT  
LAGESTROMIA INDICA HYBRIDS / CRAPE MYRTLE
  - SCREENING / ACCENT SHRUBS SUCH AS: (5 GAL)**  
CEANOTHUS 'DARK STAR' / CEANOTHUS  
PHORMIUM 'MAORI CHIEF' / NEW ZEALAND FLAX  
MISCANTHUS OCCIDENTALIS 'ZEBRINUS' / ZEBRA GRASS
  - LOW SHRUBS SUCH AS: (5 GAL @ 24" O.C.)**  
ANIGOZANTHOS 'RED JUMPER' / KANGAROO PAW  
CAREX DIVULSA / BERKELEY SEDGE  
HELICHRYSUM THIANCHANCUM / LICORICE PLANT  
LAVANDULA 'GOODWIN CREEK GRAY' / LAVENDER  
LEYMUS 'CANYON PRINCE' / WILD RYE  
PENNISETUM MESSIACUM / RED BUNNY TAILS
  - CLIMBING VINE SUCH AS:**  
HARDENBERGIA VIOLACEA / LILAC VINE
- MINIMUM TREE SEPARATION DISTANCE**  
Improvement/Minimum Distance to Street Tree:  
Traffic Signals (stop signs) - 20 feet  
Underground utility lines - 5 feet (10 feet for sewer)  
Above ground utility structures - 10 feet  
Driveway (entries) - 10 feet  
Intersections (intersecting curb lines of two streets) - 25 feet

**GENERAL NOTES:**

- LANDSCAPE:**  
THE LANDSCAPE CONCEPT PLAN WILL INCORPORATE THE CITY OF SAN DIEGO'S LANDSCAPE DEVELOPMENT GUIDELINES AND SPECIFICATIONS.
- ALL GRADED SLOPES SHALL BE PLANTED WITH TREES, SHRUBS, AND GROUND-COVERS OR COVERED W/ ROCK AGGREGATE. GROUND-COVERS SHALL BE PERMANENT SPECIES PLANTED FROM LINERS OR FLATS AT 12" O.C.
  - TREES AND SHRUBS SHALL BE PLANTED IN ACCORDANCE WITH SITE AESTHETICS AND OFF-SITE SCREENING REQUIREMENTS.
  - ALL PLANTING AREAS WILL BE AMENDED WITH ORGANIC MATERIAL DEPENDING UPON ON-SITE SOIL CONDITIONS PER SOIL REPORT.
  - ALL EXPOSED PLANTING AREAS WILL RECEIVE 2"-4" OF MULCH TO RETAIN SOIL MOISTURE, MAINTAIN COOLER SOIL TEMPS., AND MINIMIZE WEED GERMINATION.
  - ROOT BARRIER SHALL BE APPLIED ON ALL PLANTING BEDS WITHIN HARDSCAPE AREAS.
- IRRIGATION:**
- TYPICAL WATER CONSERVATION DESIGN FEATURES WOULD INCLUDE BUT WOULD NOT BE LIMITED TO, AN AUTOMATIC IRRIGATION SYSTEM INCORPORATING DRIP IRRIGATION, BUBBLERS, LOW PRECIPITATION HEADS, RAIN SHUT-OFF DEVICE, MOISTURE SENSING DEVICES, CHECK VALVES AND MASTER REMOTE CONTROL VALVE.
  - THE IRRIGATION SYSTEM SHALL BE DESIGNED TO AVOID RUNOFF, LOW HEAD DRAINAGE, OVERSPRAY, AND OTHER SIMILAR CONDITIONS WHERE WATER FLOWS ONTO ADJACENT PROPERTY, NON-IRRIGATED AREAS, WALKS, ROADWAYS, AND STRUCTURES.
  - PROPER IRRIGATION EQUIPMENT AND SCHEDULES, INCLUDING SUCH FEATURES AS REPEAT CYCLES, SHALL BE USED TO CLOSELY MATCH MAXIMUM APPLICATION RATES TO SITE-SPECIFIC INFILTRATION RATES. ADDITIONALLY, THE IRRIGATION SYSTEM WILL BE SENSITIVE TO THE VARIOUS SOLAR EXPOSURE THROUGHOUT THE YEAR.
  - ALL SITE IRRIGATION SHALL BE SERVICED BY A DEDICATED LANDSCAPE IRRIGATION METER.
- LANDSCAPE MAINTENANCE ALL LANDSCAPE AREAS SHALL BE THE MAINTENANCE RESPONSIBILITY OF THE PROPERTY OWNER(S).

PRELIMINARY NOT FOR CONSTRUCTION

**LANDSCAPE ORDINANCE FOR SITE**



**STREET YARD (SY):**  
TOTAL SQUARE FOOTAGE: 17,488 S.F.  
25% PLANTING AREA REQ'D: 4,367 S.F.  
TOTAL PLANTING AREA PROVIDED:  
2,735 S.F. (LANDSCAPE) + 1,650 S.F. (INTERLOCKING PAVERS)  
= 4,385 S.F. PLANTING AREA PROVIDED.

.05 X 19,486 S.F. = PLANT PNTS REQ'D: 975 PTS  
(TO BE ACHIEVED WITH TREES ONLY)  
PLANT POINTS PROVIDED: 1000 POINTS  
18" - 36" BOX TREES @ 50 PTS/EA = 900 PTS.  
1" - 48" BOX TREES @ 100 PTS/EA = 100 PTS.

**VEHICULAR USE AREA (VUA):**  
TOTAL SQUARE FOOTAGE: 16,525 S.F.

**VUA WITHIN STREETYARD**  
SQ. FT. WITHIN STREETYARD: 12,168 S.F.  
5% PLANTING AREA REQ'D: 610  
PLANTING AREA PROVIDED IN STREETYARD: 1,968 S.F.  
.05 X 12,168 S.F. = PLANT POINTS REQ'D: 610  
PLANT POINTS PROVIDED: 850 POINTS  
17" - 36" BOX TREES @ 50 PTS/EA = 850 PTS

**VUA OUTSIDE STREETYARD**  
SQ. FT. OUTSIDE STREETYARD: 4,357 S.F.  
3% PLANTING AREA REQ'D: 135 S.F.  
PLANTING AREA PROVIDED OUTSIDE STREETYARD: 1,291 S.F.  
.03 X 4,357 S.F. = PLANT POINTS REQ'D: 135  
PLANT POINTS PROVIDED: 220 POINTS  
2" - 36" BOX TREES @ 50 PTS/EA = 100 PTS  
8" - 10" PALMS @ 15 PTS/EA = 120 PTS

**REMAINING YARD (RY):**  
DUE TO SITE CONSTRAINTS, THERE IS NO REMAINING YARD ON SITE.

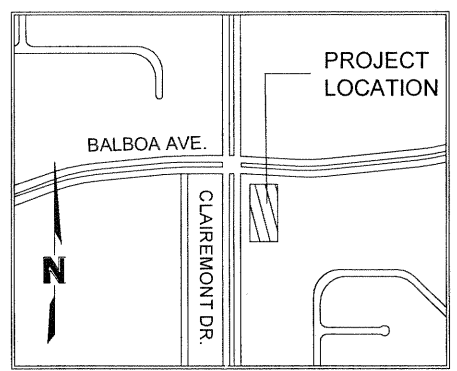
**STREET TREE REQUIREMENT:**  
PER MUNICIPAL CODE 142.0409(a)(1), NUMBER OF REQUIRED STREET TREES EQUALS (1) TREE EVERY 30' OF STREET FRONTAGE.  
STREET FRONTAGE FOR SITE = 385 L.F.  
REQUIRED # OF STREET TREES = 13  
STREET TREES PROVIDED = 10

**CONSTRUCTION MATERIAL LEGEND**

- SYMBOL DESCRIPTION
- NATURAL GREY CONCRETE PAVING
  - INTERLOCKING PAVERS
  - (3') RETAINING WALL (SCREEN PARKING LOT, TYP.)
  - (6') FREESTANDING SCREEN WALL ADJACENT TO ALLEY
  - RETAINING WALL W/ GUARDRAIL @ DRIVE-THRU LANE
  - RAISED PLANTER W/ STONE VENEER

**LAND USE TABLE**

PROPOSED USAGE	BUILDING AREA (SF)	APPROXIMATE LAND AREA (AC)	PARKING RATIO (STALLS/1000 S.F.)		PARKING STALLS	
			REQUIRED	PROPOSED	REQUIRED	PROPOSED
STARBUCKS/RETAIL	6,206	0.66	5.0	5.50	31	32
EXISTING RETAIL	15,300				77	86



**SITE LOCATION MAP**  
(NOT TO SCALE)

**BISMARCK**  
REAL ESTATE PARTNERS



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SAN DIEGO, CA 92117-5831

**PROJECT NAME:**  
BISMARCK RETAIL DEVELOPMENT  
PROJECT NUMBER #42-5262 #84191

- REVISION 14 : \_\_\_\_\_
- REVISION 13 : \_\_\_\_\_
- REVISION 12 : \_\_\_\_\_
- REVISION 11 : \_\_\_\_\_
- REVISION 10 : \_\_\_\_\_
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- REVISION 8 : \_\_\_\_\_
- REVISION 7 : \_\_\_\_\_
- REVISION 6 : \_\_\_\_\_
- REVISION 5 : \_\_\_\_\_
- REVISION 4 : CITY REVIEW 2/06/07
- REVISION 3 : ZONING 1/19/07
- REVISION 2 : CITY REVIEW 5/26/06
- REVISION 1 : CITY REVIEW 2/21/06