

Minutes of Project Review Committee Meeting on May 16, 2013

CCPC Attendees: Jeff Barfield-Chair, Delana Hardacre-Secretary, Susan Mournian-Treasurer, Don Steele, Richard Jensen, Jack Carpenter, Margie Schmidt

Item 1. Call to order – called to order at 3:31 PM by Chair Person, Jeff Barfield

Item 2. Balboa Mesa Shopping Center (John Ziebarth, Ziebarth & Associates, Gregg Sandowsky, and Steve Shaw from Regency Centers and Chris Wall, Public Relations)

Chris recapped where the project has been. They met with the Pacific Bluffs community on May 15, 2013. Over the last 2 months they have been working closely with Pac Bluffs to help mediate food odors, traffic, lighting, visibility and noise. In-N-Out is the tenant and will meet with the community if so desired. Initially, Regency received approval to proceed from the CCPC, however; they were then asked by the Mayor's office to discuss the issues with In-N-Out. In-N-Out came back with a new design. That is what we are here to discuss today.

John Ziebarth presented 10 areas that will have additional proposed improvements:

1. In –N-Out create a different buffering – it pushed back drive-thru lane up to 20 feet on northwest corner of site.
2. Added new three-foot landscape berm in front of sound wall
3. Removed In-N-Out signage from west side of building (Genesee side). Signage on north, south and east side of building.
4. Removed tower feature from west side of building.
5. Added new mature tress to block view of building. 48" box trees are being put in. Spacing on trees will be within 30 feet of each other. In 3 to 5 years they will be approximately 20 to 24 feet high trees.
6. Pushed back dumpsters 10 feet to the east.
7. Moved speaker box 10 feet north and redirected sound to the north.
8. Added odor filtration system to minimize smells. In-N-Out will put this filter system on top of the exhaust. There is no requirement for that today, but they have agreed to spend the money and put one in.
9. Added five six-foot glass panels to reduce sound at pick-up window.
10. Pushed back drive-thru lane up to 13 feet on southwest corner of site.

Regency will no longer ask for rezone of property only asking for deviations. These two deviations are:

1. Extension of hours by 1-1/2 hours (or until 1:30 am).
2. Drive thru

Committee Comments:

Jeff Barfield suggested that Ziebarth provide 3 cross sections on a D size sheet and show in real elevation. Do perpendicular to Genesee to make it easier to visualize.

Clarification on Noise – the glass have created a tunnel like area for the last 3 cars

Don Steele suggested using carrot wood trees instead of jacaranda as they are too messy.

Richard Jensen – Is there a footprint for the deviation? John Ziebarth responded that the plan identifies the deviation. Richard also thought the filter system sounds great. What about the cueing - are we losing the

initial number of cars proposed in the cueing? Initially had 12 now have 11.

Ziebarth will come back to the CCPC – after the environmental document has been out for public review. They are still fact finding.

Jack Carpenter – What is the ground cover between the buildings? It is not lawn, but ground cover. Jack also comments that if they do the drawing Jeff Barfield suggested, they should consider showing how wide the street is to help show how far they are from the neighbors.

Public Comments:

Q - Concern was raised that the 6 parking spaces behind the cueing line could be a problem. A - The center does not feel it will be an issue. In-N-Out felt this was the best circulation for them based on their years of experience

Q – Did the footprint of the building change with the addition of these 10 improvements? A - No

Q - Do these deviations set precedence for other buildings coming into the area for drive thrus? A - All others in the area are already zoned for drive-thru.

Someone stated that they had noticed activity currently happening on site. John Ziebarth stated that all improvements happening now are approved and are moving forward. The In-N-Out will not move forward until approved by the city. Phase I is starting – moving US bank to corner and demolition of their building the old Marie Callendars. Parking lot will also be done this year.

Comment was made that they felt Regency has gone above and beyond and have done a fabulous job.

Nikki , from Pacific Bluffs, felt that a great job has been done in mitigating the negatives. She felt that the bigger picture needed to be looked at when it comes to rezoning. i.e., what is the plan for the community as a whole?

There was no action to be taken today . It was just discussion about the proposed improvements. Ziebarth hopes to come to the June meeting after environmental document has been out for public review.

Conclusion - we recommend to the full board of CCPC.

Jack Carpenter made a motion – He moved that the concerns were addressed and recommended that the proposed improvements be brought back to the full committee with a recommendation that it should move forward, subject to other communications from community and environmental hold. It was seconded by Susan Mournian.

Vote: 6-0-1 Don Steele had to leave before the vote

Adjourned: at 5:01 PM