

Chick-fil-A and Starbucks 820 West Huntington

Applicant: Brooke Reimer, 4G Development and Consulting, Inc.

City Council Meeting
August 3, 2021

Planning

Community Development



LOCATION

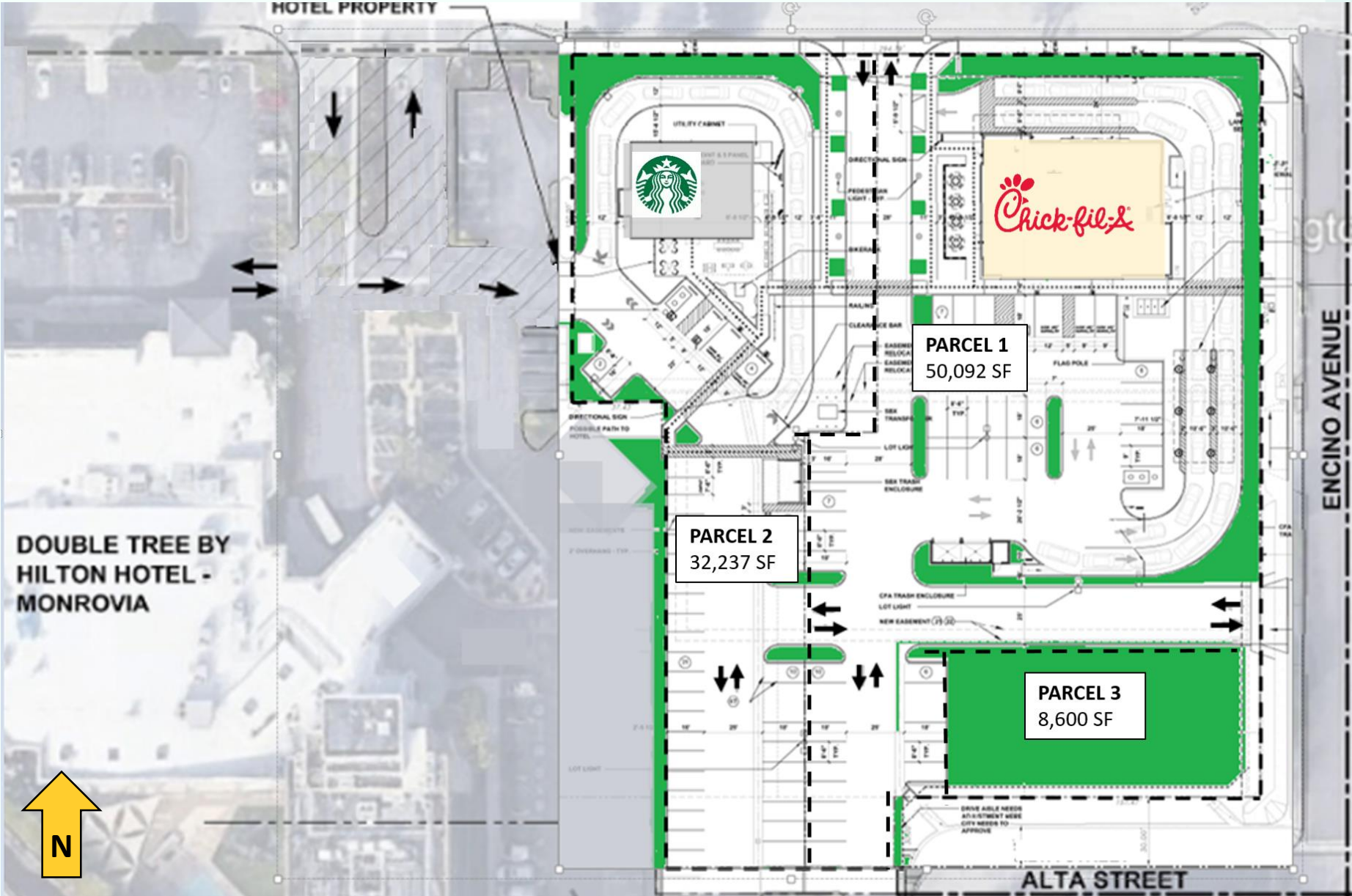


820 West Huntington Drive

REQUIRED APPROVALS

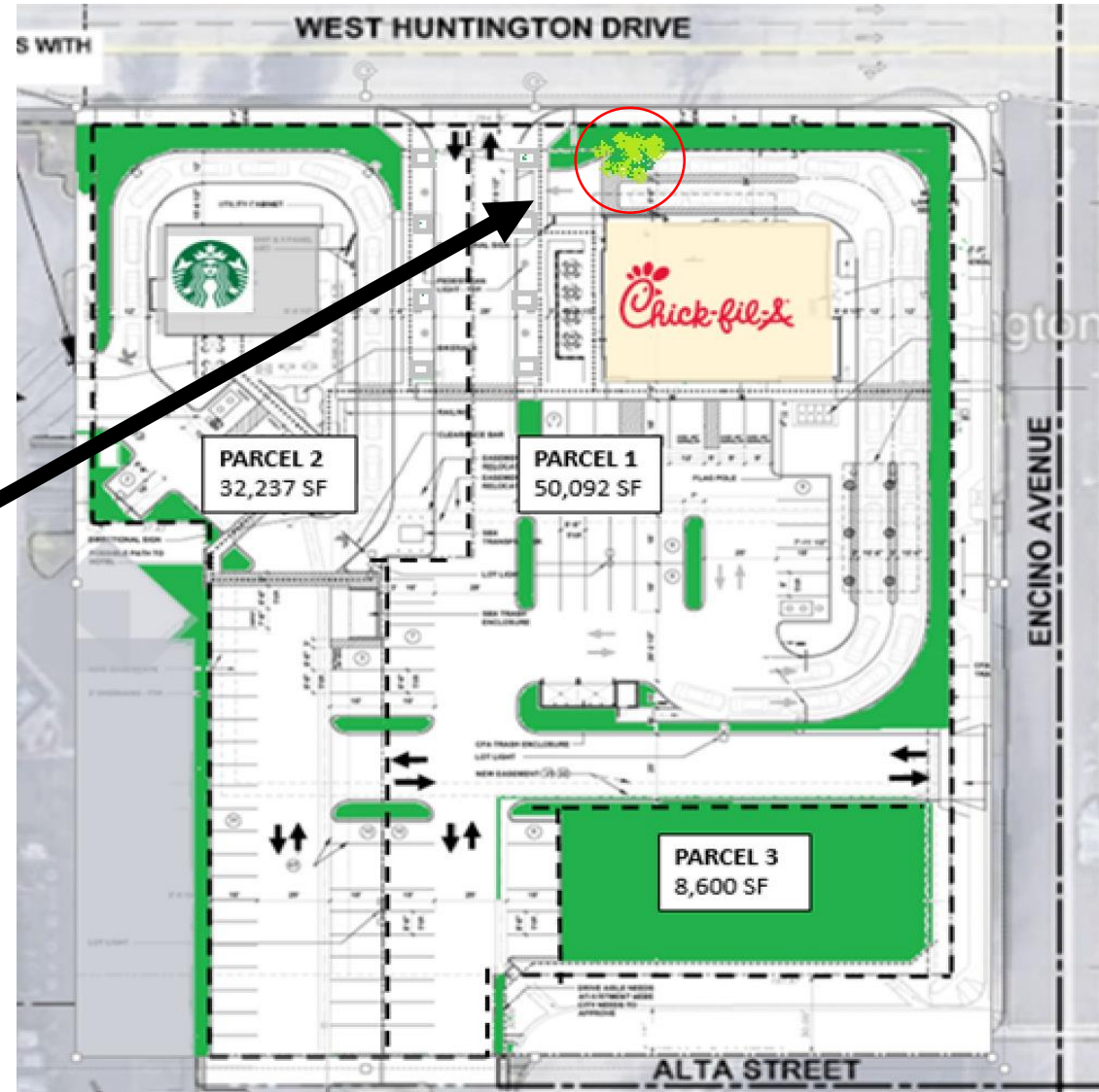
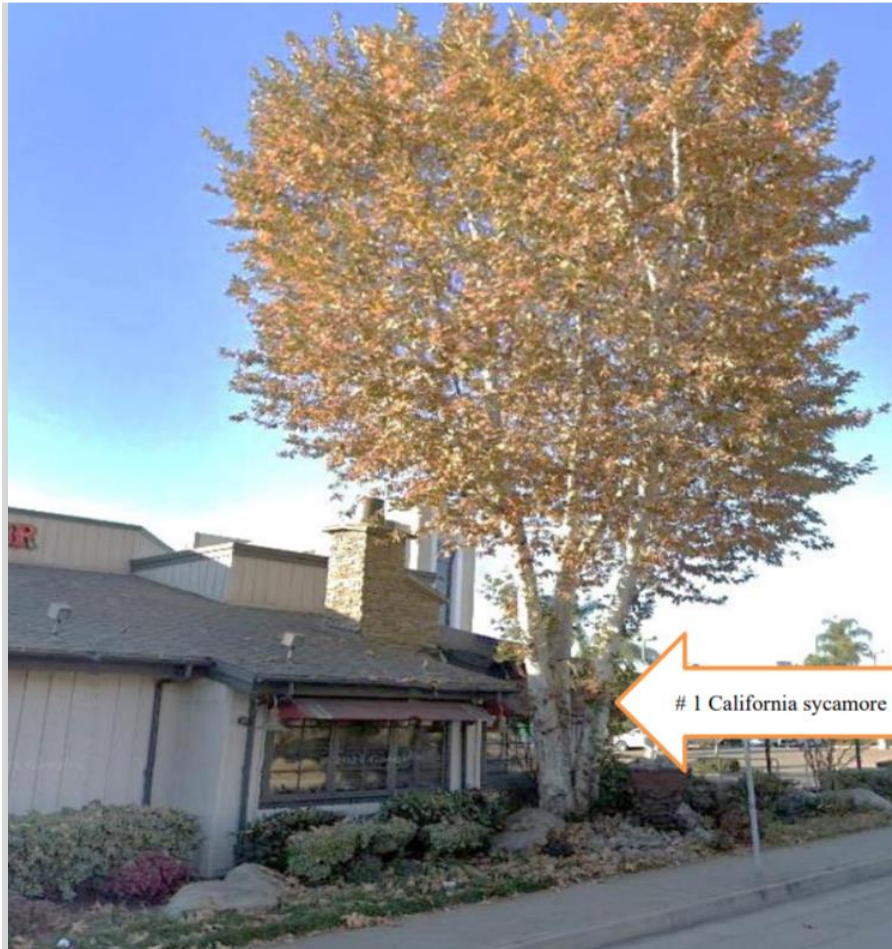
- **Zoning Text Amendment** to eliminate the minimum 2-story height requirement in the RCM zone, as well as allow minor deviations from the lot size and dimension standards. *Ordinance 2021-05*
- **Tentative Parcel Map** to consolidate seven parcels of land into three.
- **Conditional Use Permits** (one for each business) for the following:
 - **Construction** of two new drive-thru eating establishments;
 - **Drive-thru operation** within 100-feet of any residential zone; and
 - **Light-Night Business Operations (12:00 a.m. – 6:00 a.m.)** within 100-feet of any residential zone. *Resolution 2021-37*
- **California Environmental Quality Act – Environmental Review**
 - Proposed Mitigated Negative Declaration (MND) *Resolution 2021-36*

SITE PLAN PRESENTED JULY 6th



JULY 6th City Council Meeting





Concern #1: Removal of Mature Sycamore



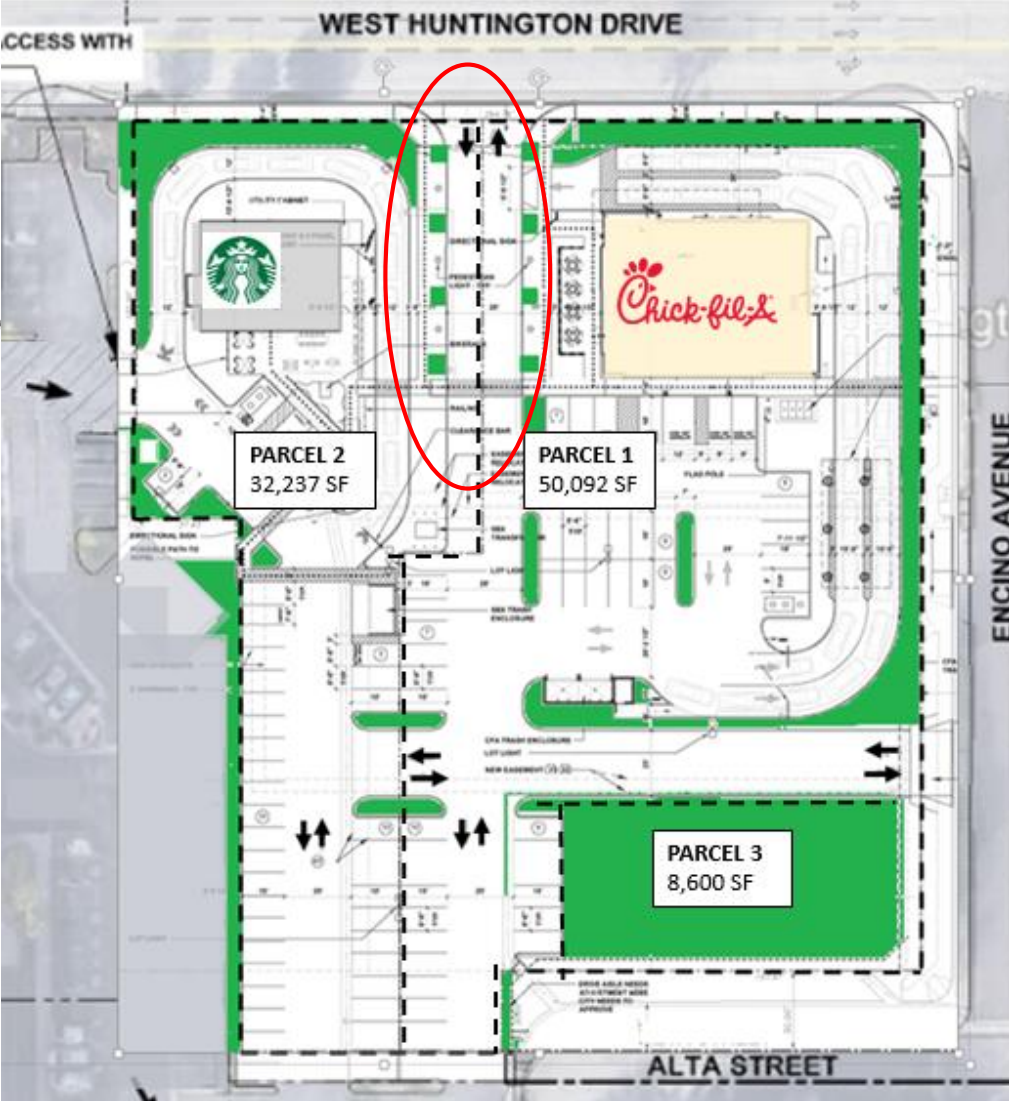
JULY 6th City Council Meeting

Concern #2: Proposed concept Landscape Plan

Original Planting Legend

<u>SYMBOL</u>	<u>COMMON NAME</u>	<u>SIZE</u>
	STRAWBERRY TREE	24' BOX
	FRUITLESS OLIVE	24' BOX
	PALO VERDE	24' BOX
	DATE PALM	18' B.T.H.

SITE PLAN



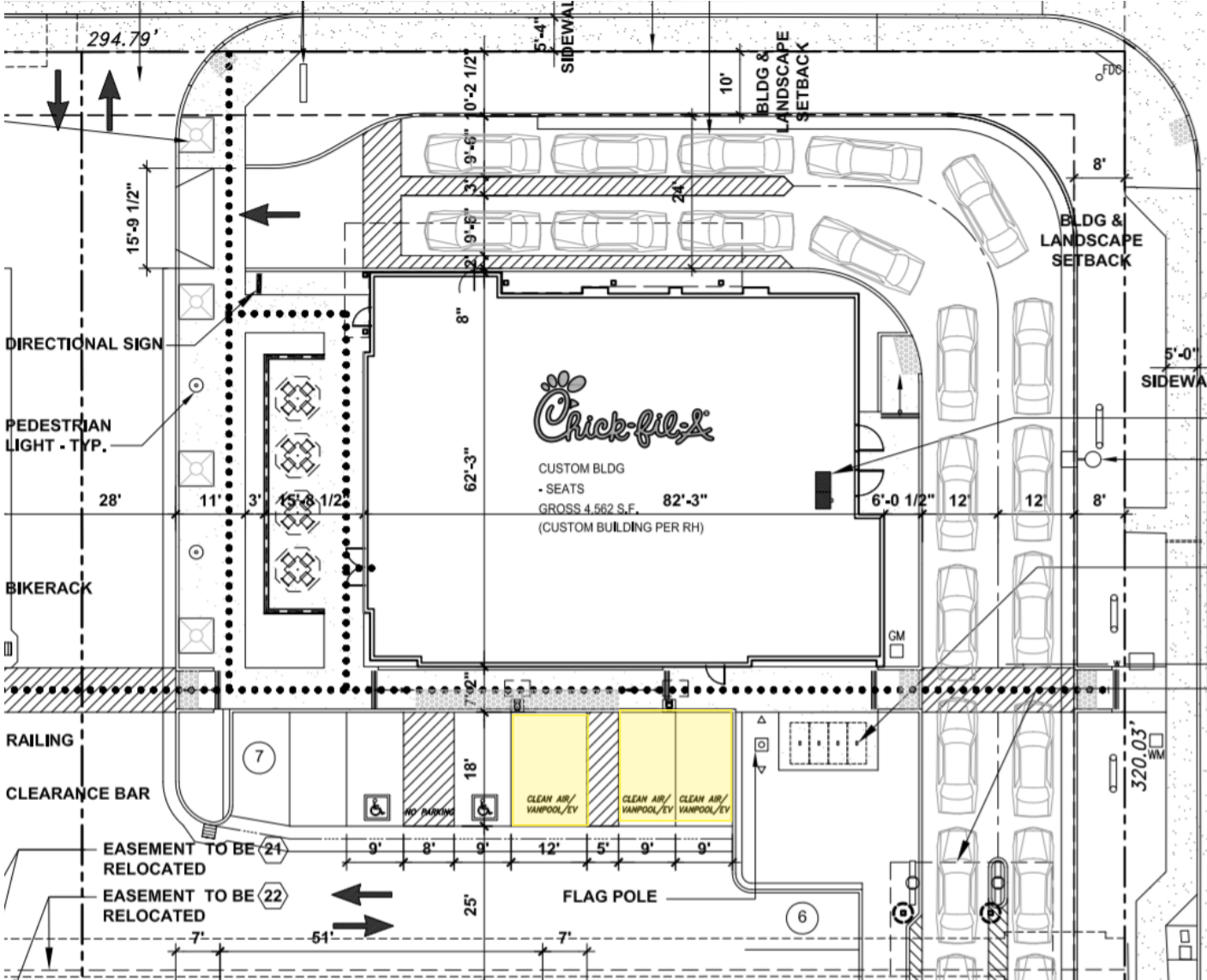
JULY 6th City Council Meeting

Item #3:

“Operational”
EV Charging Stations






Or

EV “Ready” Stalls



REFINING THE DEVELOPMENT PLAN

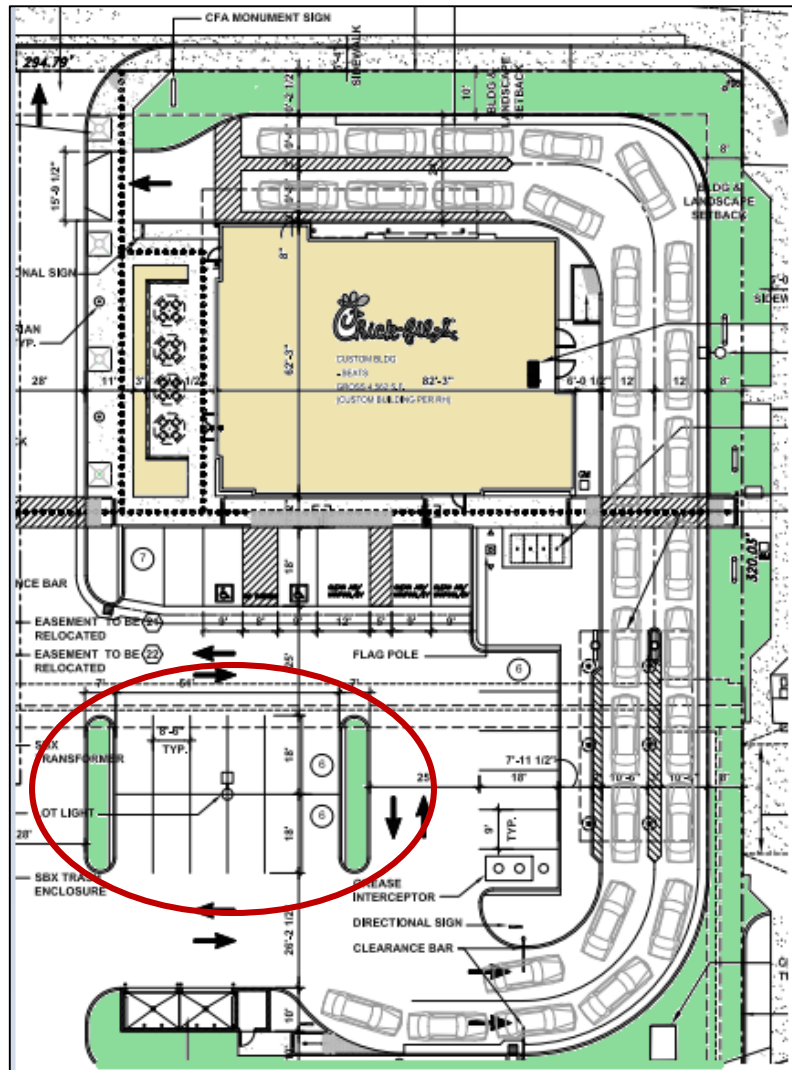
Chick-fil-A's project team strived to prepare a revised plan that:

-  Conserves the Sycamore Tree
-  Maintains Dual Lane Drive-Thru
-  Provides 2 EV Charging Stations
-  Incorporates alternative tree types in landscape plan
-  *Maintains Size of Parkland Dedication*

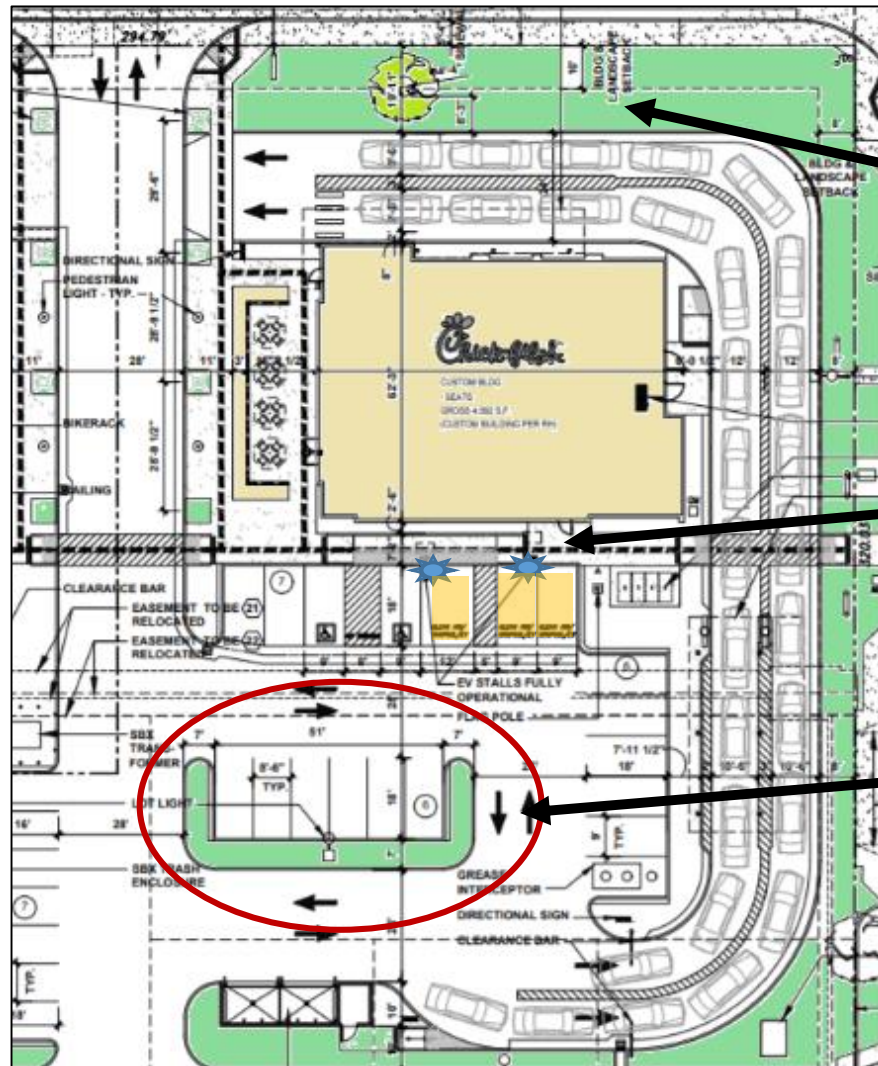
ARBORIST REPORT

- **1st GOAL: Coming up with a plan to remove existing structure so roots are not damaged.**
- Chick-fil-A's Arborist Report evaluated tree and provided very strict mitigation measures for demolition activities.
 - Demolition within 15 Ft of tree shall be done with hand held tools.
- City's Consulting Arborist Report added additional recommendations:
 - Tree size shall be maintained.
 - Landscaping/water usage at base of tree shall remain unchanged.
 - Tree shall be monitored quarterly for 2 years.

KEY SITE PLAN REVISIONS



ORIGINAL Proposal



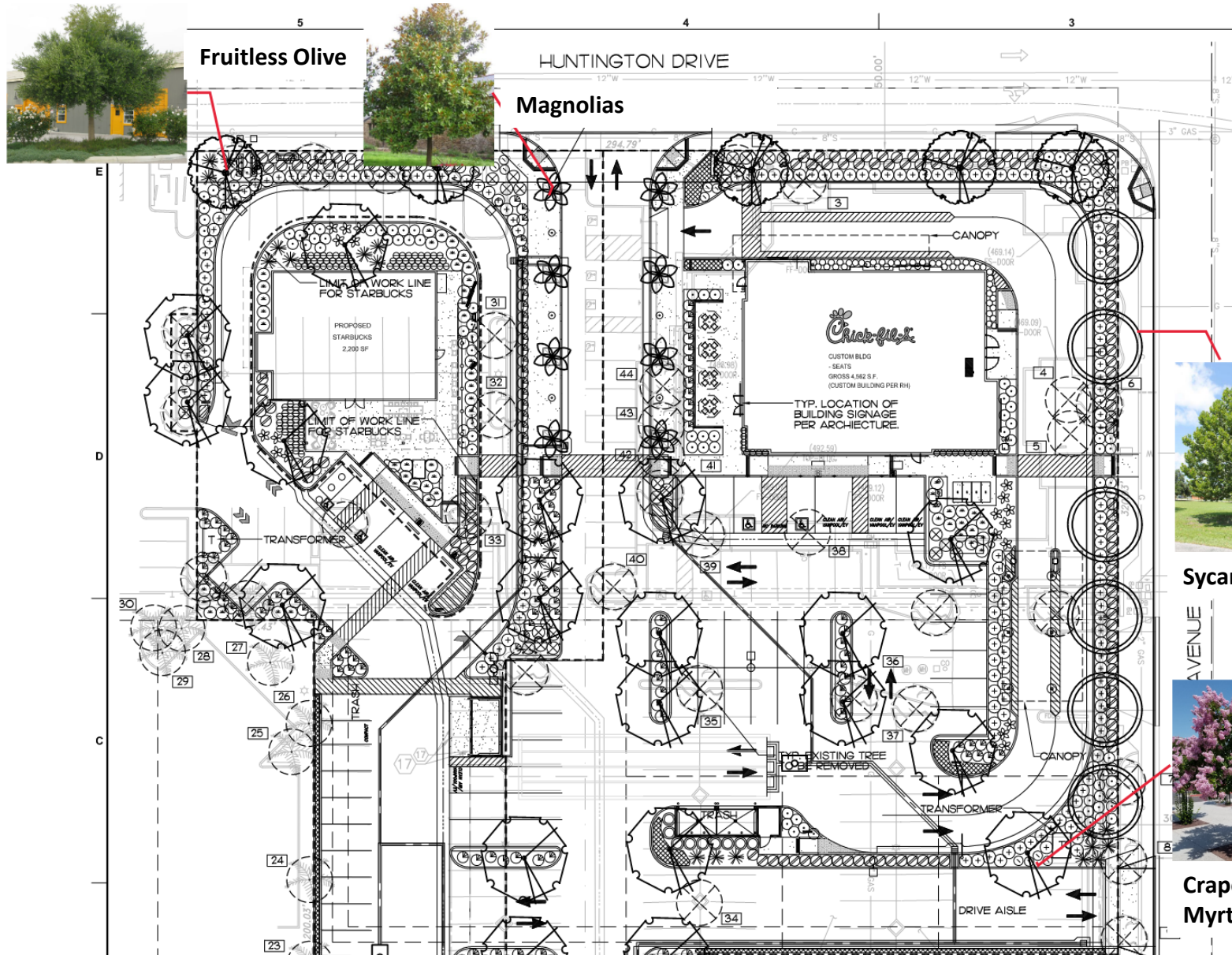
NEW Proposal

Greater Setback
19'-11"

EV Charging Stations

Reduction of 6 Stalls

ALTERNATIVE TREE TYPES SELECTED



Fruitless Olive



Magnolias



Sycamore



Crape Myrtles

PLANTING LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	PLATANUS OCC-SYCAMORE	NCN	24' BOX
	OLEA EUROPAEA 'WILSONII'	FRUITLESS OLIVE	24' BOX
	LAGERSTROEMIA INDICA - MUSKOGEE		24' BOX
	MAGNOLIA GRANDIFOLIA	DATE PALM	18' B.T.H.
	TYP. EXISTING TREE TO REMAIN - (2) TOTAL - OFFSITE		
	TYP. EXISTING TREE TO BE REMOVED - (23) TOTAL		
SHRUBS			
	AGAVE ATTENUATA 'RAY OF LIGHT'	FOXTAIL AGAVE	5 GAL.
	AGAVE PARRYI	PARRY'S AGAVE	5 GAL.
	ALOE VERA	MEDICINAL ALOE	5 GAL.
	CHONDROPETALUM ELEPHANTINUM	CAPE RUSH	5 GAL.
	DASYLIRION WHEELERI	DESERT SPOON	5 GAL.
	HESPERALOE PARVIFLORA	RED YUCCA	5 GAL.
	MUHLENBERGIA EMERSLEYI 'ELTORO'	BULL GRASS	5 GAL.
	MUHLENBERGIA RIGENS	DEER GRASS	5 GAL.
	MUHLENBERGIA CAPILLARIS 'REGAL MIST'	PINK MUHLY	5 GAL.
	PENNISETUM 'FAIRY TAILS'	FOUNTAIN GRASS	5 GAL.
	SANSEVIERIA TRIFASCIATA 'LAURENTII'	STRIPED MOTHER-IN-LAW'S PLANT	5 GAL.
	SANSEVIERIA KIRKII VAR. PULCHRA	SNAKE PLANT	5 GAL.
GROUNDCOVERS			
	ALOE 'GRASSY LASSIE'	GRASSY LASSIE ALOE	1 GAL.
	DIANELLA REVOLUTA 'BABY BLISS'	BLACK ANTHUR FLAX LILY	1 GAL.
NO SYMBOL	DECOMPOSED GRANITE IN ALL PLANTING AREAS AVAILABLE FROM	BRIMSTONE	1/2' SCREENED

Recommendations

- **California Environmental Quality Act (CEQA) - Environmental Review**
Final Mitigated Negative Declaration (MND) and MMRP
 - *Resolution No. 2021-36*
- **Zoning Amendment**
 - *Ordinance 2021-05*
- **Project Entitlements – Tentative Parcel Map and Conditional Use Permits**
CUP2021-0006 – CUP2021-0011 and TPM83202
 - *Resolution No. 2021-37*



Questions

Planning
Community Development

