



Dec 1, 2021

CALL TO ORDER: 3 p.m.

ROLL CALL: Kamenjarin, Meenes, Merz, Sabellico, and Stine
Lafferty and Luna absent

APPROVAL OF MINUTES:

Motion by Commissioner Stine, seconded by Commissioner Merz, to approve the Oct. 20, 2021 meeting minutes. Motion carried 4/1/2 (Commissioner Sabellico abstained, Commissioners Lafferty and Luna absent).

Motion by Commissioner Meenes, seconded by Commissioner Stine, to approve the Nov. 3, 2021 meeting minutes as amended. Motion carried 4/1/2 (Commissioner Merz abstained, Commissioners Lafferty and Luna absent).

PUBLIC COMMENTS ON ITEMS NOT LISTED ON THE AGENDA:

None

PLANNING COMMISSION PUBLIC HEARING:

Chair Meenes directed everyone's attention to the slide on the screen to review the procedures the Commission would be following for that evening's public hearing.

Chair Meenes opened the public hearing for Item 1.

1. **GPA 2019-0001/ZC 2019-0001/LCPA 2019-0002/AMEND 2019-0004/AMEND 2021-0011/ CUP 2021-0017/CDP 2019-0007(DEV2018-0177) – CHICK-FIL-A** - Request for a recommendation of 1) adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program; 2) approval of a General Plan Amendment, Zone Change, and Local Coastal Program Amendment to modify the land use designations on two properties totaling 0.89 acres (APNs 210-170-08, -09) from a Planned Industrial (PI) General Plan land use designation to Visitor Commercial (VC), and to change the zoning from Planned Industrial (P-M) with a Commercial/Visitor-Serving Overlay to Commercial Tourist with Qualified Development and Commercial/Visitor-Serving Overlays (C-T-Q); and 3) approval of a Site Development Plan Amendment, Non-Residential Planned Development Permit Amendment, Minor Conditional Use Permit, and a Coastal Development Permit for the demolition of a 10,600-square-foot office building and the construction of a 24-foot-tall, 3,932-square-foot Chick-fil-A restaurant located at 5850 Avenida Encinas within the Mello II Segment of the Local Coastal Program and Local Facilities Management Zone 3. The project is not located within the appeals area of the California Coastal Commission.

City Planner Neu introduced Agenda Item 1 and stated Associate Planner Danna would make the staff presentation (on file in the Planning Division).

DISCLOSURES:

Commissioners Kamenjarin, Merz, Stine, Sabellico and Meenes disclosed they have visited the site.

PUBLIC COMMENTS:

Chair Meenes asked if there were any members of the public who wished to speak on the project and opened public testimony at 3:38 p.m.

Steve Linke stated he is not opposed to the development but wants to avoid some bad precedents that continue to be set with traffic. He stated no VMT analysis was done on the project that would have analyzed the environmental impact from traffic. He stated the facilities along Palomar Airport Road, including the intersection with Avenida Encinas, which was described earlier, have been exempted from the GMP because the local street system is already unable to handle current traffic volumes and the project will be adding more traffic there that's significant enough in their own report that requires both transportation systems and transportation demand management for mitigation and with regard to TSM, the new traffic signal at the project driveway is great and appreciated, but feels the signal will not meaningfully improve circulation. He would like to see funding by the applicant for further traffic studies, improvements, and a sidewalk to the north of the proposed project.

Arnie Cohen stated support for the project and shared how the company is family oriented and supports the local community. He stated having a location in the City of Carlsbad would be good for residents and the city.

Bret Schanzenback, President and CEO of the Carlsbad Chamber of Commerce stated support for the project and praised the history Chick-Fil-A has of creating great work environments and great community engagement. He urged the commission to support the staff recommendation and approve the application to move the project forward.

Collin Olson stated support for the project and urged the commission to approve the project.

Chair Meenes asked if there were any additional members of the public who wished to speak on the project. Seeing none, he closed public testimony at 3:47 p.m.

City Planner Neu stated Mr. Linke did submit comments on the environmental document and they were responded to and that the commission had received all of that information.

Chair Meenes asked if the commission wanted further information on the comments from the public and the commission was comfortable moving forward.

QUESTIONS TO STAFF:

Commissioner Stine asked for further information on circulation improvement.

Transportation Planning and Mobility Manager, Nathan Schmidt, stated the main project improvement is the new signal at the southern driveway. He stated it will provide management of traffic coming in and out and the protected pedestrian crossing, which currently does not exist. He stated pedestrians would need to walk quite a way North to access any nearby employment center so the signal will provide more direct access to cross Avenida Encinas. He stated this is all based on the analysis provided by the applicant and they will need to wait and see if it will operate at an acceptable level once implemented.

Walter Musial, applicant's traffic engineer, gave a brief overview of the traffic model analysis they conducted and how the model did show level of service or LOS in fact improved with the addition of the traffic signal. He stated additional lanes are being added to the driveway, improvements to the driveway to the north will occur so that there is a bypass to the main driveway should it become too congested.

COMMISSION DISCUSSION:

Commissioner Sabellico stated support for the project and was impressed with the presentation.

Commissioner Stine stated support for the project and gave kudos to staff and the applicant.

Chair Meenes stated support for the project and stated the applicant did a fine job in addressing all the issues with the assistance of staff.

ACTION:

Motion by Commissioner Stine, seconded by Commissioner Meenes, to adopt Resolution No's. 7433, 7434, and 7435. Motion carried, 5/0/2 (Commissioners Lafferty and Luna absent).

2. ELECTION OF OFFICERS – Elect a Chairperson and Vice Chairperson for calendar year 2022.

The Planning Commission discussed postponing the election of a Chairperson and Vice Chairperson until a date certain of Jan. 19, 2021 so that all commissioners are present and seated.

ACTION:

Motion by Commissioner Stine, seconded by Commissioner Merz, to postpone the election of officers. Motion carried, 5/0/2 (Commissioners Lafferty and Luna absent).

PLANNING COMMISSION REPORTS/COMMENTS:

Chair Meenes shared the annual League of CA Cities Planning Commission Academy is coming up in March.

CITY PLANNER REPORTS:

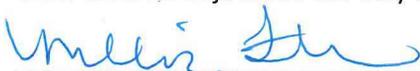
City Planner Neu shared the Adams Street Homes was appealed to the City Council and the appeal was denied upholding the Planning Commissions decision to approve the project. Mr. Neu gave a brief overview of the updates to the Village and Barrio Master Plan being discussed by the City Council.

CITY ATTORNEY REPORTS:

None

ADJOURNMENT:

Chair Meenes adjourned the duly noticed meeting at 4:24 p.m.



Melissa Flores - Minutes Clerk