



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: September 4, 2013

**PLANNER:** Adam Atamian, Assistant Planner

**SUBJECT:** Conditional Use Permit 13-220/Minor Site Plan Permit 13-221/Minor Architectural Permit 13-222/Discretionary Sign Permit 13-223/Sign Exception Permit 13-224, 24 Hour Fitness, a request to consider a commercial recreation use, minor site improvements, minor exterior façade improvements, and a Master Sign Program with signs exceeding the maximum allowable sign size. The project is located at 110 Avenida La Pata in the Business Park zoning district of the Rancho San Clemente Specific Plan.

### REQUIRED FINDINGS

Prior to approval of the proposed project, the following findings shall be made. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

***Conditional Use Permit (CUP), Section 17.16.060, to allow a commercial recreation use in the Rancho San Clemente Business Park.***

- 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.

***Minor Site Plan Permit (MSPP), Section 17.16.050, to allow the removal of the truck loading dock and the addition of landscaped parking lot area to create 58 new parking spaces.***

- 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 Rancho San Clemente Specific Plan, 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.

***Minor Architectural Permit (MAP), Section 17.16.100, to allow the exterior building modifications that include replacing loading dock doors with windows and filling-in of building openings.***

- a. The architectural treatment of the project complies with the San Clemente General Plan.
- b. The architectural treatment of the project complies with the Rancho San Clemente Specific Plan and this title in areas including, but not limited to, height, setback color, etc.
- 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.

***Discretionary Sign Permit (DSP), Section 17.16.250, to allow total building signage to exceed 64 square feet, and to approve the proposed Master Sign Program for the building.***

- 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, Design Guidelines, and the Rancho San Clemente Specific Plan.
- 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.
- e. For Master Sign Programs:
  - i. The provisions of the Master Sign Program ensure consistency in design and style of all new signs.
  - ii. All new signs within the Master Sign Program are in compliance with the design standards of Section 17.16 of the Zoning Ordinance.

***Sign Exception Permit (SEP), Section 17.16.260, to allow individual signs to exceed 64 square feet.***

- a. There are unique or unusual circumstances relating to the size of the site or business, shape of the site or business, location and orientation of the site or business, visibility of the site or business, proximity to street frontage or length of street frontage that do not allow the site or business to achieve the goals and objectives of this chapter for adequate business identification.
- b. The granting of the sign exception permit is not contrary to the intent of the General Plan, Design Guidelines, or the Rancho San Clemente Specific Plan.
- c. The granting of a Sign Exception Permit is not considered a grant of special privileges inconsistent with the limitations of other similarly situated properties.
- d. The granting of a Sign Exception Permit does not create a traffic or safety hazard.
- e. The granting of a Sign Exception Permit does not adversely impact surrounding properties by increasing light, glare or noise.

**BACKGROUND**

The property is an 8.9 acre lot within the Business Park zoning district of the Rancho San Clemente Specific Plan. The site is prominently situated on the east corner of Avenida Pico and Avenida La Pata. The surrounding land uses include Business Park, Commercial, and Open-Space zones.

The subject property has a building that was originally developed for Metagenics, a vitamin company. The Site Plan Permit was approved on August 4, 1998. A Discretionary Sign Permit was approved for two Metagenics wall signs on September 14, 1999. Staff approved two waivers for Minor Architectural Permits for a rear electrical room addition and to replace a window with an emergency exit door in May, 2013. The 88,174 square foot building has two suites, one with 42,600 square feet of office and the other with 45,470 square feet of warehouse space. The building is located approximately 175 feet from Avenida Pico behind a landscaped slope, and 200 feet from Avenida La Pata.

***Development Management Team Meeting***

The City's Development Management Team (DMT) reviewed the project and determined it meets requirements, and recommends Conditions of Approval. The recommended conditions are shown on Attachment 1, Exhibit A.

***Noticing***

Public notices were distributed and posted per City and State requirements. Staff received only general inquiries from the public regarding the expected opening date of the business.

**PROJECT DESCRIPTION**

The applicant proposes to establish a new commercial recreation use in the 44,790 square foot warehouse suite. The project involves filling and paving a sunken truck loading dock to add parking spaces and landscaping, installing landscaped planters in the parking lot, filling in and installing windows in building openings, and creating a Master Sign Program for the entire building.

***Development Standards***

Table 1 outlines the development standards and how the project is consistent with these standards.

**Table 1 - Development Standards**

| <b>Standard</b>                      | <b>Code Requirements</b>        | <b>Proposed Site Plan</b> | <b>Complies with Code Requirements</b> |
|--------------------------------------|---------------------------------|---------------------------|--|
| Building Height (Maximum)            | 35'-0", not to exceed 3 stories | 34'-6", 2 stories         | Yes                                    |
| Setbacks (Minimum):                  |                                 |                           |  |
| • Front Setback from Avenida La Pata | 50'                             | 130'                      | Yes                                    |
| • Side Setback from Avenida Pico     | 50'                             | 84'                       | Yes                                    |
| • Side Setback                       | 5'                              | 74'                       | Yes                                    |
| • Rear Setback                       | 10'                             | 142'                      | Yes                                    |
| Floor Area Ratio (Maximum):          | .5                              | .22                       | Yes                                    |
| Required Parking (Minimum):          | 440                             | 443                       | Yes                                    |
| Landscaping Req. (Minimum):          |                                 |                           |  |
| • Total project site:                | 15%                             | 32%                       | Yes                                    |
| • Parking lot landscaping:           | 87 trees                        | 120 trees                 | Yes                                    |
| Landscape Buffer Yards               | 10' wide                        | 10' wide                  | Yes                                    |

***Architecture***

The applicant proposes minor modifications to the rear of the building. These changes include filling in the loading dock openings with windows to match the style of the rest of the building, and filling in two windows with masonry and stucco to match the building

finish. The only building modifications visible from off-site will be the proposed windows replacing the loading dock roll-up doors.

### ***Site Design***

The applicant proposes to fill in a recessed truck loading dock at the rear of the building. In its place, the parking lot will be expanded to accommodate an additional 58 parking spaces, new landscaped planters will be installed, and the landscaped border surrounding the building will be continued. The only site improvements that may be visible from off-site are the tops of the proposed trees.

### ***Traffic/Parking***

The Planning Commission approved the development of this site through Site Plan Permit 98-37. This original approval was for an 88,070 square foot office/warehouse building, with an anticipated future conversion of the building that would have resulted in 134,000 square feet of office space. The traffic study submitted for that development assumed traffic flows for the building based on the anticipated 134,000 square feet of office space. The parking lot was developed to accommodate the requirements of this future use. The anticipated conversion never materialized and as a result this site has a surplus of parking for warehouse and commercial uses.

The applicant is proposing to maintain the existing floor area, and change the use of the warehouse portion of the building to commercial recreation. By converting the loading dock area to parking area, the applicant will provide an additional 58 parking spaces, resulting in a total of 443 parking spaces on site.

Due to the size of the proposed commercial recreation facility and the multiple uses occupying the tenant space, such as fitness facility, group instruction, office, ancillary child-care, and storage, the parking requirements for each use are applied to each function individually per Zoning Ordinance section 17.64.050(A)(5)(b). Attachment 3 is the Parking Calculation Table, which specifies the parking spaces required for each area of the proposed business. The total required parking for all of the uses within the commercial recreation facility is 298 parking spaces. The other 42,600 square foot tenant space in the building is general office and requires 142 parking spaces. The total parking required for the building is 440 parking spaces, which leaves a surplus of three parking spaces on site.

The normal business hours for the office, warehouse, and industrial uses in the Business Park zone are generally between 8:00 am and 5:00 pm. The applicant has submitted a letter which specifies that the anticipated peak time for the proposed commercial recreation use, and the peak time of a similarly-sized 24 Hour Fitness is between 6:00 and 7:00 pm, provided as Attachment 4.

### ***Landscaping***

The proposed landscaping conforms to the requirements of the Design Guidelines of the Rancho San Clemente Specific Plan. The proposed plant materials match the landscaping

on-site. All of the plants selected meet the requirements for plant selection, in that none are listed in Appendix B, List of Invasive and Undesirable Plant Species, of the Rancho San Clemente Specific Plan. Though not applicable, all plants selected, except for the New Zealand Flax shrub, *Phoridium tenax*, are listed on the City Design Guidelines' Plant Selection Guide.

The Specific Plan's development standards require a minimum site landscaping of 15%. With the proposed landscaping, this site will provide site landscaping of 32%. The landscape guidelines also require one tree per five parking spaces in parking areas. This project proposes to add 12 trees in the area of the new parking spaces, providing one tree per 4.8 new parking spaces, exceeding this requirement.

**Signage**

The applicant is requesting three new signs for the building. 24 Hour Fitness is requesting two wall signs placed on the south wall facing Avenida La Pata, and the west wall facing Avenida Pico. The tenant for the office portion of the building, DealerSocket, proposes one sign on the south wall facing Avenida La Pata.

Table 2 outlines the signage standards and how the project meets these requirements.

**Table 2- Proposed Signage**

|   | <b>Allowed</b> | <b>Proposed</b> |
|---|----------------|-----------------|
| Total Signage Per Business:   |                |                 |
| • 24 Hour Fitness   | 64 sq. ft.*    | 164.02 sq. ft.  |
| • DealerSocket  | 64 sq. ft.     | 36.02 sq. ft.   |
| Total Building Signage (1 sq. ft. of signage/lineal foot of street-facing façade) | 572.66 sq. ft. | 200.04 sq. ft.  |
| Size per sign:  |                |                 |
| • South wall (24 Hour Fitness)  | 64 sq. ft.**   | 82.02 sq. ft.   |
| • South wall (DealerSocket)   | 64 sq. ft.     | 36.03 sq. ft.   |
| • West wall (24 Hour Fitness)   | 64 sq. ft.**   | 82.02 sq. ft.   |
| Signage per Façade (south wall)   | 401.6 sq. ft.  | 118.05 sq. ft.  |
| Signage per Façade (west wall)  | 171.3 sq. ft.  | 82.02 sq. ft.   |
| Distance from public street:  |                |                 |
| • South wall (24 Hour Fitness)  | n/a            | 200 ft.         |
| • South wall (DealerSocket)   | n/a            | 195 ft.         |
| • West wall (24 Hour Fitness)   | n/a            | 175 ft.         |

\*May exceed maximum allowed with a Discretionary Sign Permit.

\*\*May exceed maximum allowed with a Sign Exception Permit.

The building is a 1990s contemporary office/industrial design primarily made of white-painted concrete walls and tinted glass panels with anodized aluminum dividers. The design, materials, and colors of the signs are based on each business's corporate logo and maintain the building's contemporary design. The proposed signage consists of aluminum channel letters with interior L.E.D. illumination.

The applicant's request for signage exceeds both the allowable total business signage and the individual sign size requirements of the Zoning Ordinance. The applicant's request for the Discretionary Sign Permit and the Sign Exception Permit is based on the visibility limitations of the site's conditions and the building's location. Trees and a landscaped slope partially screen the building and reduce visibility from Avenida Pico. Additionally, monument signs are not feasible to provide adequate business identification along Avenida La Pata due to the Engineering Division's line-of-site requirements.

## **PROJECT ANALYSIS**

### ***Conditional Use Permit***

The commercial recreation use is conditionally permitted within the Business Park zoning district of the Rancho San Clemente Specific Plan. The proposed use and site modifications comply with the requirements of the Rancho San Clemente Specific Plan and the applicable sections of the Zoning Ordinance, in terms of architectural treatment, general development standards, signage, and landscaping. The commercial recreation use is consistent with the intent of the Business Park zone, in that this business will promote the high quality nature of the business park and will help serve the needs of area employees, as well as residents. The site is also ideally suited on the corner of Avenida Pico and Avenida La Pata as a commercial gateway into the Rancho San Clemente Business Park.

The site is suitable for the proposed use, in that there is ample parking and vehicular access available to accommodate all uses on the site. The intensity of the use is appropriate for this location as the peak hours for commercial recreation uses do not tend to overlap with office and other industrial uses present in the business park area. Additionally, this project is conditioned so that there is a minimum of 30 minutes between the end of each group instruction class and the beginning of the next, to reduce parking overlap.

This proposal will not be detrimental to the public health, nor negatively impact surrounding land uses, in that the site is located adjacent to Avenida Pico and provides adequate traffic circulation to and from other areas of the City without creating increased traffic flows through the business park.

### ***Minor Site Plan Permit***

The site improvements proposed meet the findings of the Minor Site Plan Permit for many of the reasons listed above. Additionally, the proposed development will not be unsightly

or create disharmony with the surrounding area. Instead, the removal of the truck loading dock will reduce the ability of the site to accommodate heavy truck-oriented businesses, like warehouse, in such a prominent location along a scenic corridor. The removal of the loading dock doors, which are visible from Avenida Pico, will be replaced by windows. New landscaping will be installed which will help the site blend more with the surrounding areas, especially the adjacent Open Space.

The proposed development will minimize the potential day-time traffic by providing a use that is complementary to other business park uses in terms of traffic patterns. With anticipated usage peaks being before and after normal office and industrial business hours, the commercial recreation use is not expected to conflict with the traffic patterns of surrounding businesses.

### ***Minor Architectural Permit***

The architectural treatment of the project complies with the City's General Plan and the Rancho San Clemente Specific Plan in terms of applicable development standards, and the design and color of improvements. The proposal is in keeping with the character of the neighborhood, in that the improvements, such as windows and landscaping, match the architecture of the building and site.

### ***Sign Permits***

The design of the proposed signs of the Master Sign Program are consistent with the design elements of the General Plan and the Zoning Ordinance, in that the lighting, scale, length, and materials of the sign are compatible with the design of the building, and provide a contrast between the white walls of the building and the colors of the corporate logos. The proposed signs are also in keeping with previous approvals for other individual signs in the area. Please refer to Attachment 5 for a list of similar business's approved signage including sizes, distances from public streets, and images demonstrating their visibility.

The signage proposed is appropriate for the distance from which the sign is normally viewed because the building is set back from adjacent streets by more than 175 feet, and the signs are comparable to other signs approved in the area on buildings that are also set back from the street. Additionally, the building's location is unique, in that the view from Avenida Pico is partially screened by a landscaped slope that includes trees that cover views of the proposed sign locations, as demonstrated by the photo below.





The granting of the Sign Exception Permit for the 24 Hour Fitness signs which exceed 64 square feet is consistent with the General Plan and the Rancho San Clemente Specific Plan, and is not inconsistent with other approvals for similarly situated businesses. The signage proposed will not create any traffic or safety hazards, nor adversely impact surrounding properties by increasing light or glare, in that all signage is sized for the minimum visibility required for adequate business identification.

The Master Sign Program provides consistency in the design and style of all signs on the building, and ensures that the proposed signs, as well as all future signage, is in compliance with the City’s design standards.

***Design Review Subcommittee***

The project was reviewed by the Design Review Subcommittee (DRSC) on July 24, 2013. Table 3 outlines the DRSC’s concerns with the proposal and the applicant’s modifications to the project. The staff report and the minutes from the DRSC meeting are provided as Attachments 6 and 7.

**Table 3 - DRSC concerns and project modifications**

| <b><i>DRSC Concerns</i></b>   | <b><i>Project modifications</i></b>                                 |
|---|---|
| DRSC not supportive of the 122 square foot, 24 Hour Fitness sign proposed on the north wall of the building, facing Avenida Pico. | Applicant removed the north wall sign from the Master Sign Program. |
| DRSC not supportive of the perforated metal backing behind the sign on the west wall, facing Avenida Pico.                        | Applicant removed the detail from the sign.                         |

**GENERAL PLAN CONSISTENCY**

Table 3 summarizes how the proposed use is consistent with adopted policies outlined in the City of San Clemente General Plan.

**Table 3 - General Plan Consistency**

| <b>Policies and Objectives</b>   | <b>Consistency Finding</b> |
|--|----------------------------|
| <i>1.5.4 “Require that projects be designed and developed to achieve a high level of quality, distinctive character, and compatibility with existing uses and development...”</i>                  | Consistent.                |
| <i>1.6.2 “Allow for the development of private recreation, cultural, educational, institutional, and health uses in areas designated for commercial or business park uses...”</i>                  | Consistent.                |
| <i>5.3 “Ensure that development is sited and designed to protect scenic corridors and open space/landscape areas; blending man-made and man-introduced features with the natural environment.”</i> | Consistent.                |

**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 the Planning Commission determine the project is categorically exempt per CEQA Guidelines Sections 15301(a), Class 1, 15303(e), Class 3, and 15304(b) and (c), Class 4, because the projects consists of a change of use that involves a negligible expansion of an approved, existing use, the addition of an indoor pool, the addition of a small area of parking lot, the addition of new landscaping, and the filling in of earth into previously excavated land.

**ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES**

1. The Planning Commission can concur with staff and approve the proposed project as conditioned.

*This action would result in the approval of Resolution PC 13-032, allowing a commercial recreation use, site and building modifications, and a new Master Sign Program.*

2. The Planning Commission can, at its discretion, add, modify or delete provisions of the proposed project or conditions.

*This action would result in modifying the proposed project and/or conditions of approval, such as changes to hours of operation.*

3. The Planning Commission can recommend denial of the proposed project.

*This action would result in the denial of the application. The applicant could appeal to the City Council. The Commission should cite reasons or findings for its recommended denial.*

### **RECOMMENDATION**

**STAFF RECOMMENDS THAT** the Planning Commission approve Conditional Use Permit 13-220/Minor Site Plan Permit 13-221/Minor Architectural Permit 13-222/Discretionary Sign Permit 13-223/Sign Exception Permit 13-224, 24 Hour Fitness, a request to consider a commercial recreation use, minor site improvements, minor exterior façade improvements, and a Master Sign Program with signs exceeding the maximum allowable sign size.

### **Attachments:**

1. Resolution No. PC 13-032  
Exhibit 1 - Conditions of Approval
2. Location Map
3. Parking Calculation Table
4. Letter from 24 Hour Fitness regarding anticipated parking impacts
5. Comparable Signage List
6. DRSC Staff Report, agenda item 2-B dated July 24, 2013
7. DRSC meeting minutes from July 24, 2013
8. Master Sign Program  
Plans

# ATTACHMENT 1

## RESOLUTION NO. PC 13-032

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF  
SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE  
PERMIT 13-220/ MINOR SITE PLAN PERMIT 13-221/ MINOR  
ARCHITECTURAL PERMIT 13-222/ DISCRETIONARY SIGN PERMIT  
13-223/ SIGN EXCEPTION PERMIT 13-224, 24 HOUR FITNESS, TO  
ALLOW A COMMERCIAL RECREATION USE, MINOR SITE  
IMPROVEMENTS, MINOR EXTERIOR FAÇADE IMPROVEMENTS, AND  
A MASTER SIGN PROGRAM WITH SIGNS EXCEEDING THE  
MAXIMUM ALLOWABLE SIGN SIZE LOCATED AT  
110 AVENIDA LA PATA**

**WHEREAS**, on June 3, 2013 an application was submitted, and on July 15, 2013 completed, by Metro ALP, LLC, 227 20<sup>th</sup> Street, Suite 100, Newport Beach, CA 92663, to allow a commercial recreation use, minor site improvements, minor exterior façade improvements, and a master sign program with signs exceeding the maximum allowable sign size located at 110 Avenida La Pata, the legal description being Lot 4, of Tract 12125, APN 688-141-01; and

**WHEREAS**, on July 11, 2013, the City's Development Management Team reviewed the application for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

**WHEREAS**, the Planning Division processed and completed an initial environmental assessment for this project in accordance with the California Environmental Quality Act (CEQA). The Planning Division has recommended the Planning Commission determine that the project is categorically exempt from CEQA in accordance with CEQA Guidelines Sections 15301(a), Class 1, 15303(e), Class 3, and 15304(b) and (c), Class 4, because the projects consists of a change of use that involves a negligible expansion of an approved, existing use, the addition of an indoor pool, the addition of a small area of parking lot, the addition of new landscaping, and the filling in of earth into previously excavated land; and

**WHEREAS**, on September 4, 2013, the Planning Commission held a duly noticed public hearing on the subject application and considered evidence presented by City staff, the applicant, and other interested parties.

**NOW, THEREFORE**, the Planning Commission of the City of San Clemente hereby resolves as follows:

**Section 1:** The Planning Commission finds that the project is categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1, 3, and 4 exemption because the projects consists of a change of use that involves a negligible expansion of an approved, existing use, the addition of an indoor pool, the addition of a small area of parking lot, the addition of new landscaping, and the filling in of earth into previously excavated land.

**Section 2:** With respect to Conditional Use Permit 13-220, the Planning Commission finds as follows:

- 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, in that this business will promote the high quality nature of the business park and will help serve the needs of area employees, as well as residents.
- B. The site is suitable for the type and intensity of use that is proposed, in that the peak hours for commercial recreation uses do not tend to overlap with office and other industrial uses present in the business park area.
- 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, in that there is ample parking and vehicular access available to accommodate all uses on the site.
- D. The proposed use will not negatively impact surrounding land uses, in that the site is located adjacent to Avenida Pico and provides adequate traffic circulation to and from other areas of the city without creating increased traffic flows through the business park.

**Section 3:** With respect to Minor Site Plan Permit 13-221, the Planning Commission finds as follows:

- 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, in that this business will promote the high quality nature of the business park and will help serve the needs of area employees, as well as residents.
- B. The site is suitable for the type and intensity of use that is proposed, in that the peak hours for commercial recreation uses do not tend to overlap with office and other industrial uses present in the business park area.
- 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 there is ample parking and vehicular access available to accommodate all uses on the site.
- D. The proposed development will not be unsightly or create disharmony with its locale and surroundings, in that the removal of the truck loading dock will reduce the ability of the site to accommodate heavy truck-oriented businesses, like warehouse, in such a prominent location along a scenic corridor. Additionally, new landscaping will be installed which will help the site blend more with the surrounding areas, especially the adjacent Open Space
- 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 the potential day-time traffic will be

reduced by providing a commercial recreation use that is complimentary to other business park uses in terms of traffic patterns.

**Section 4:** With respect to Minor Architectural Permit 13-222, the Planning Commission finds as follows:

- A. The architectural treatment of the project complies with the San Clemente General Plan, in that the development maintains the architectural integrity of the structure and includes additional parking lot landscaping.
- B. The architectural treatment of the project complies with the Rancho San Clemente Specific Plan, the City's Design Guidelines, and this title in areas including, but not limited to, height, setback color, in that the exterior façade modifications maintain the existing architectural style of the building.
- C. The general appearance of the proposal is in keeping with the character of the neighborhood, in that the improvements, such as windows and landscaping, match the architecture of the building and site.
- D. The proposal is not detrimental to the orderly and harmonious development of the City, in that the project has been conditioned to require that all exterior façade modifications maintain the buildings quality of architecture.

**Section 5:** With respect to Discretionary Sign Permit 13-223, the Planning Commission finds as follows:

- 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, Design Guidelines, and the Rancho San Clemente Specific Plan, in that the lighting, scale, length, and materials of the sign are appropriate for the building and the site which it serves.
- B. The design, scale and materials of the sign harmonize with the architectural design and details of the building or site it serves, in that the signs are based on each business's corporate logo and maintain the building's contemporary design.
- C. The design and scale of the sign is appropriate to the distance from which the sign is normally viewed, in that the building is set back from adjacent streets by more than 175 feet, and the signs are comparable to other signs approved in the area on buildings that are also set back from the street.
- D. The design and materials of the sign provide a contrast between the background and letters, in that the colorful corporate logos are distinguishable from the painted white walls of the building.
- E. For the Master Sign Program:
  - i. The Master Sign Program ensures consistency in design and style of all new signs, in that the sign construction standards and design aesthetic are clearly demonstrated.
  - ii. All signs within the Master Sign Program are in compliance with the design standards of Section 17.16 of the Zoning Ordinance.

**Section 6:** With respect to Sign Exception Permit 13-224, the Planning Commission finds as follows:

- A. There are unique or unusual circumstances relating to the size of the site or business, shape of the site or business, location and orientation of the site or business, visibility of the site or business, proximity to street frontage or length of street frontage that do not allow the site or business to achieve the goals and objectives of this chapter for adequate business identification, in that the view from Avenida Pico is partially screened by a landscaped slope that includes trees that cover views of the proposed sign locations.
- B. The granting of the sign exception permit is not contrary to the intent of the General Plan, Design Guidelines, or the Rancho San Clemente Specific Plan, in that the signage proposed is the minimum signage necessary to provide adequate business identification.
- C. The granting of a Sign Exception Permit is not considered a grant of special privileges inconsistent with the limitations of other similarly situated properties, in that this request is similar to signs previously approved in the area.
- D. The granting of a Sign Exception Permit does not create a traffic or safety hazard, and does not adversely impact surrounding properties by increasing light, glare or noise, in that all signage is sized for the minimum visibility required for adequate business identification.

**Section 7:** The Planning Commission hereby approves Conditional Use Permit 13-220/ Minor Site Plan Permit 13-221/ Minor Architectural Permit 13-222/ Discretionary Sign Permit 13-223/ Sign Exception Permit 13-224, 24 Hour Fitness, subject to the above Findings, and the Conditions of Approval attached hereto as Exhibit 1.

**PASSED AND ADOPTED** at a regular meeting of the Planning Commission of the City of San Clemente on September 4, 2013.

\_\_\_\_\_  
Chair

**TO WIT:**

I **HEREBY CERTIFY** that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on September 4, 2013, and carried by the following roll call vote:

**AYES:**           **COMMISSIONERS:**  
**NOES:**           **COMMISSIONERS:**  
**ABSTAIN:**       **COMMISSIONERS:**  
**ABSENT:**       **COMMISSIONERS:**

\_\_\_\_\_  
Secretary of the Planning Commission



**EXHIBIT 1****CONDITIONS OF APPROVAL\***

Conditional Use Permit 13-220/ Minor Site Plan Permit 13-221/ Minor Architectural Permit 13-222/ Discretionary Sign Permit 13-223/ Sign Exception Permit 13-224  
24 Hour Fitness

**GENERAL CONDITIONS****Planning Division**

1. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive]* (PIng.)\_\_\_\_\_
  
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.)\_\_\_\_\_



3. Conditional Use Permit 13-220/ Minor Site Plan Permit 13-221/ Minor Architectural Permit 13-222/ Discretionary Sign Permit 13-223/ Sign Exception Permit 13-224 shall become null and void if the use is not commenced within three (3) years from the date of the approval thereof. The use shall be deemed to have commenced on the date the use becomes legally operational, including issuance of a Certificate of Occupancy from the City of San Clemente. *[Citation - Section 17.12.150.A.1 of the SCMC]* (PIng.)\_\_\_\_\_
- A use shall be deemed to have lapsed, and Conditional Use Permit 13-220/ Minor Site Plan Permit 13-221/ Minor Architectural Permit 13-222/ Discretionary Sign Permit 13-223/ Sign Exception Permit 13-224 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended. *[Citation - Section 17.12.150.C.1 of the SCMC]* (PIng.)\_\_\_\_\_
4. The owner or designee shall have the right to request an extension of Conditional Use Permit 13-220/ Minor Site Plan Permit 13-221/ Minor Architectural Permit 13-222/ Discretionary Sign Permit 13-223/ Sign Exception Permit 13-224 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval by the final decision making authority that ultimately approved or conditionally approved the original application. *[Citation - Section 17.12.160 of the SCMC]* (PIng.)\_\_\_\_\_
5. The applicant shall develop the proposed structure consistent with design and details as approved by the Planning Commission on September 4, 2013. Any deviation from the approved site plan, floor plans, elevations, details, or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator. *[Citation - Section 17.12.180 of the SCMC]* (PIng.)\_\_\_\_\_
6. The applicant shall develop the project with all exterior façade modifications to be consistent with the existing structure, in terms of materials, colors and finishes. ■■ (PIng.)\_\_\_\_\_
7. The applicant shall develop the project with all site modifications to be consistent with the existing site improvements, including existing parking lot areas and landscaped areas, in terms of materials, colors and finishes. ■■ (PIng.)\_\_\_\_\_
8. Prior to the issuance of building permits, the owner or designee shall include within the first four pages of the working drawings a list of all conditions of approval imposed by the final approval for the project. *[Citation - City Quality Insurance Program]* (PIng.)\_\_\_\_\_ (Bldg.)\_\_\_\_\_

- 9. Prior to the issuance of a certificate of occupancy, the project shall be developed in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Planning Commission on September 4, 2013, subject to the Conditions of Approval.

Any deviation from the approved site plan, floor plans, elevations, details, or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator. *[Citation - Section 17.12.180 of the SCMC]* (PIng.)\_\_\_\_\_

- 10. All commercial recreation activities are to occur indoors. Doors and windows shall remain closed at all times during the operating hours of the commercial recreation use. ■■ (PIng.) \_\_\_\_\_
- 11. In the event that noise impacts neighboring properties, the tenant must soundproof the facility, or use other best management practices as determined by the City Planner, to eliminate the problem and comply with the City's noise ordinances. ■■ (PIng.) \_\_\_\_\_

**Building Division**

- 12. A separate Building Permit is required. Plans to construct new building, add or alter the existing building configuration, construct new signage, change in use, add or alter structural, mechanical, electrical or plumbing features of the project must be reviewed and approved through a separate building plan check / permit process. *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]* (Bldg.)\_\_\_\_\_
- 13. Prior to issuance of building permits, applicant shall secure all utility agencies approvals for the proposed project. *[S.C.M.C – Title 15 Building Construction]* (Bldg.)\_\_\_\_\_
- 14. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes. *[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning]* (Bldg.)\_\_\_\_\_
- 15. Prior to the issuance of building permits, the owner or designee shall pay all applicable development fees in effect at the time, which may include, but are not

limited to, Regional Circulation Financing and Phasing Program (RCFPP), park acquisition and development, water and sewer connection, drainage, Public Facility Construction, transportation corridor, Avenida La Pata Supplemental Road Fee and school fees, etc. *[S.C.M.C. – Title 15 Building and Construction, Chapters 15.52, 15.56, 15.60, 15.64, 15.68, 15.72]* (Bldg.)\_\_\_\_\_

16. Prior to issuance of building permits, the owner or designee shall submit two copies of soils and geologic report, prepared by a registered geologist and/or soil engineer, which conforms to City standards and all other applicable codes, ordinances, statutes and regulations for the proposed swimming pool. The soils report shall accompany the building plans, engineering calculations, and reports. *[S.C.M.C – Title 15 – Chapter 15.08 – Appendix Chapter 1 – Section 106.1.4]* (Bldg.)\_\_\_\_\_

### **Engineering Division**

17. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, plan check fees shall be submitted for the Engineering Department plan check of soils reports and grading plans. *[Citation – Fee Resolution No. 08-81 and Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
18. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and shall obtain the approval of the City Engineer or designee for, a soils and geologic report prepared by a registered geologist and/or geotechnical engineer which conforms to City standards and all other applicable codes, ordinances and regulations. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
19. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, 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, treatment of cut and fill, soils engineering, and surface and subsurface drainage. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_
20. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner or designee shall submit for review, and obtain the approval of the City Engineer, a precise grading plan, prepared by a registered civil engineer, showing all applicable onsite improvements, including but not limited to, grading, building pad grades, storm drains, sewer system, retaining walls, water system, etc., as required by the City Grading Manual and Ordinance. *[Citation – Section 15.36 of the SCMC]* (Eng.)\_\_\_\_\_

21. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall demonstrate to the satisfaction of the City Engineer that the project meets all requirements of the Orange County National Pollutant Discharge Elimination System (NPDES) Storm Drain Program, and Federal, State, County and City guidelines and regulations, in order to control pollutant run-off. The owner shall submit for review, and shall obtain approval of the City Engineer for, plans for regulation and control of pollutant run-off by using Best Management Practices (BMP's). *[Citation – Section 13.40 of the SCMC]*  
(Eng.)\_\_\_\_\_
22. Prior to the issuance of any permits, in the event that Grading Plans are required due to anticipated soil processing placing or recompacting 50 cubic yards of soil or more, the owner shall provide surety, improvement bonds, or irrevocable letters of credit for performance, labor and materials as determined by the City Engineer for 100% of each estimated improvement cost plus a 10% contingency, as prepared by a registered civil engineer as required and approved by the City Attorney or the City Engineer, for each applicable item, but not limited to, the following: grading earthwork, grading plan improvements, retaining walls, frontage improvements; sidewalks; sewer lines; water lines; storm drains; and erosion control. *[Citation – Section 15.36 of the SCMC]*  
(Eng.)\_\_\_\_\_
23. Prior to issuance of any permits, if applicable, the owner or designee shall submit for review and shall obtain the approval of the City Engineer or designee for frontage improvement plans, including but not limited to the following provisions: *[Citation – Section 15.36, 12.08.010, and 12.24.050 of the SCMC]* ■ (Eng.)\_\_\_\_\_
- A. Per City Municipal Code Section 12.08.010 (A), when building permit valuations exceed \$50,000 or the project is discretionary, the owner or designee shall construct sidewalk along the property frontage. This includes construction of compliant ADA ramps with (dark grey) truncated domes as per City Standards. If necessary, a sidewalk easement may be required to be granted to the City prior to final of permits for any portion of sidewalk within the property needed to go up and around the drive approach or other obstructions. Also associated with this Code is the requirement that all sidewalks containing vertical deviations greater than  $\frac{3}{4}$  inch be corrected per City Standards.
- B. An Engineering Department Encroachment Permit shall be issued prior to the commencement of any work in the public right-of-way.

**Beaches, Parks and Recreation Division****Landscape Plans**

25. Prior to issuance of grading and/or building permits, the owner or designee shall submit for review and approval by the Community Development Director and Director, Beaches, Parks and Recreation or designees, a detailed landscape and irrigation plan incorporating drought tolerant plants, for medians, parkways, public trails, fuel modification areas, common areas, and slopes, and other landscaped areas, prepared by a registered landscape architect, and in compliance with all pertinent requirements including, but not limited to guidelines contained in the City's Master Landscape Plan of Scenic Corridors. *[Citation – Section 17.68.020.B.2 of the SMC]* (PIng.)\_\_\_\_\_ (B,P&R) \_\_\_\_\_
26. The following standards shall apply for all landscape plans specific to parkways, unless otherwise approved for private residential streets: *[Citation – Section 17.68 of the SMC & Master Landscape Plan for Scenic Corridors]* (Eng.)\_\_\_\_\_ (PIng.)\_\_\_\_\_
- A. All parkway trees shall maintain the minimum following distances from improvements:
- 10'0" from water, sewer and storm drain lines.
  - 5'0" from hardscape (curbs, sidewalks, street lights, utility boxes, fire hydrants, P.I.V.'s, F.D.C., etc.) except for tree wells.
  - 15'0" from drive approaches.
  - 25'0" from curb return at street intersections.
- B. All landscape irrigation systems shall be designed using the City's reclaimed water standards. In the event reclaimed water is not available at the time the system is put into operation, the system may be connected to the potable water system. When reclaimed water is available, the system shall be converted to reclaimed service. The owner or designee shall install reclaimed water service lines to the meter locations for future connection when reclaimed water is available.
- C. Minimum parkway tree size shall be 15-gallon for canopy trees and ten-foot (10') Brown Trunk Height (BTH) for palms.
- D. Parkway trees shall be planted at 30-foot intervals in commercial and 25-foot intervals in residential areas

**Landscape**

27. Prior to issuance of certificates of occupancy, the owner or designee shall demonstrate to the satisfaction of the Beaches, Parks and Recreation Director or designee that parkway trees have been planted and staked according to the



- submitted and approved landscape plans. *[Citation – City of San Clemente Master Landscape Plan for Scenic Corridors, May 1992]* (B,P&R)\_\_\_\_\_
28. Prior to issuance of certificates of occupancy, the owner or designee shall submit a letter, signed by a registered landscape architect, to the Community Development Director or designee, stating that all materials for all landscaped areas have been installed in accordance with the approved plans, and shall demonstrate to the satisfaction of the Community Development Director or designee, in consultation with the Beaches, Parks and Recreation Director or designee, that all landscaped areas have been landscaped per the approved landscape plans. *[Citation – Master Landscape Plan for Scenic Corridors, May 1992]* (PIng.)\_\_\_\_\_ (B,P&R)\_\_\_\_\_
29. Prior to the release of performance bonds, the owner or designee shall execute an agreement, to the satisfaction of the Community Development Director and the Beaches, Parks and Recreation Director or their designees, with the City 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. *[Citation – Section 12.24 of the SCMC]* (PIng.)\_\_\_\_\_ (B,P&R)\_\_\_\_\_

### **Orange County Fire Authority**

#### **Architectural Building Plans**

30. Prior to the issuance of a building permit, the applicant shall submit architectural plans for the review and approval of the Fire Chief if required per the "Orange County Fire Authority Plan Submittal Criteria Form." Please contact the OCFA at (714) 744-0499 for a copy of the Site/Architectural Notes to be placed on the plans prior to submittal. *[Citation - Service Codes: 2.51- 2.57 (New Construction Architectural Review)]* (Fire)\_\_\_\_\_

#### **Fire Alarm System**

31. Prior to the issuance of a building permit, plans for the fire alarm system shall be submitted to the Fire Chief for review and approval. Please contact the OCFA at (714) 744-0499 or visit the OCFA website to obtain a copy of the "Guideline for New and Existing Fire Alarm Systems." *[Citation - Service Codes: 2.36-2.38 (Fire Alarm & Fire Sprinkler Monitoring Reviews)]* (Fire)\_\_\_\_\_

**Automatic Fire Sprinkler Systems**

- 32. Prior to the issuance of a building permit, the applicant shall submit plans for any required automatic fire sprinkler system in any structure to the Fire Chief for review and approval. Please contact the OCFA at (714) 744-0499 to request a copy of the "Orange County Fire Authority Notes for New NFPA 13 Commercial Sprinkler Systems." [*Citation - Service Codes: 2.18-2.26 (Commercial Fire Sprinklers), 2.27-2.28 (Residential Fire Sprinklers)*] (Fire)\_\_\_\_\_
  
- 33. Prior to the issuance of a building permit, the applicant shall submit plans for any required sprinkler monitoring system in any structure to the Fire Chief for review and approval. ■■(Fire)\_\_\_\_\_
  
- \* All Conditions of Approval are standard, unless indicated as follows:
  - Denotes modified standard Condition of Approval
  - Denotes project specific Condition of Approval





# LOCATION MAP

CUP 13-220/MSP 13-221/MAP 13-222/DSP 13-223/SEP 13-224,  
24 Hour Fitness  
110 Avenida La Pata





24 Hour Fitness Parking Calculation (100 & 110 Avenida La Pata)

| Room                   | Use               | Square Footage | Occupants    | Parking Requirement                             | Parking Spaces Required |
|------------------------|-------------------|----------------|--------------|---|-------------------------|
| <b>24 Hour Fitness</b> |                   |                |              |   |                         |
| Basketball             | Fitness Facility  | 5153.58        |              | 1 space/150 square feet                         | 34.36                   |
| Cycle                  | Group Instruction | 1211.22        | 1 inst. + 32 | 1 space per instructor + 1 space per 2 students | 17.00                   |
| GroupX                 | Group Instruction | 2978.79        | 1 inst. + 60 | 1 space per instructor + 1 space per 2 students | 31.00                   |
| Pool                   | Fitness Facility  | 1824           |              | 1 space/150 square feet                         | 12.16                   |
| Pool Deck              | Fitness Facility  | 1704.94        |              | 1 space/150 square feet                         | 11.37                   |
| Spa                    | Fitness Facility  | 140            |              | 1 space/150 square feet                         | 0.93                    |
| Membership Services    | Fitness Facility  | 280.97         |              | 1 space/150 square feet                         | 1.87                    |
| Workout                | Fitness Facility  | 17896.99       |              | 1 space/150 square feet                         | 119.31                  |
| Telco                  | Fitness Facility  | 85.28          |              | 1 space/150 square feet                         | 0.57                    |
| Circulation            | Fitness Facility  | 2219.34        |              | 1 space/150 square feet                         | 14.80                   |
| Fire Riser             | Fitness Facility  | 13.8           |              | 1 space/150 square feet                         | 0.09                    |
| Janitor                | Fitness Facility  | 155.59         |              | 1 space/150 square feet                         | 1.04                    |
| Kids Toilet 1          | Ancillary         | 56.79          |              | N/A   | 0.00                    |
| Pool Equipment         | Fitness Facility  | 327.97         |              | 1 space/150 square feet                         | 2.19                    |
| Steam Generator        | Fitness Facility  | 106.43         |              | 1 space/150 square feet                         | 0.71                    |
| Egress Passageway      | Ancillary         | 493.23         |              | N/A   | 0.00                    |
| Kids Toilet 2          | Ancillary         | 55.3           |              | N/A   | 0.00                    |
| Club Manager           | Office            | 133.61         |              | 1 space/ 300 square feet                        | 0.45                    |
| Front Desk             | Office            | 496.92         |              | 1 space/ 300 square feet                        | 1.66                    |
| Laundry                | Fitness Facility  | 422.95         |              | 1 space/150 square feet                         | 2.82                    |
| Mens Locker            | Fitness Facility  | 2249.49        |              | 1 space/150 square feet                         | 15.00                   |
| Reception              | Fitness Facility  | 87             |              | 1 space/150 square feet                         | 0.58                    |
| Sauna                  | Fitness Facility  | 135.11         |              | 1 space/150 square feet                         | 0.90                    |
| Service Manager        | Office            | 133.61         |              | 1 space/ 300 square feet                        | 0.45                    |
| Steam Generator        | Fitness Facility  | 135.11         |              | 1 space/150 square feet                         | 0.90                    |
| Team                   | Office            | 404.78         |              | 1 space/ 300 square feet                        | 1.35                    |
| Tech Room              | Office            | 114.23         |              | 1 space/ 300 square feet                        | 0.38                    |
| Unisex Toilet          | Fitness Facility  | 152.51         |              | 1 space/150 square feet                         | 1.02                    |
| Womens Locker          | Fitness Facility  | 2002.74        |              | 1 space/150 square feet                         | 13.35                   |

|                                  |                  |         |                          |               |
|----------------------------------|------------------|---------|--------------------------|---------------|
| Office (Extra)                   | Office           | 115.35  | 1 space/ 300 square feet | 0.38          |
| Kids Club                        | Ancillary        | 2424.73 | N/A                      | 0.00          |
| Retail                           | Retail           | 347.87  | 1 space/ 300 square feet | 1.16          |
| Storage (Basketball)             | Fitness Facility | 78.63   | 1 space/150 square feet  | 0.52          |
| Storage (GroupX)                 | Fitness Facility | 131.35  | 1 space/150 square feet  | 0.88          |
| Storage (Reception)              | Fitness Facility | 233.84  | 1 space/150 square feet  | 1.56          |
| Other (Walls, etc.)              | Fitness Facility | 965.95  | 1 space/150 square feet  | 6.44          |
| <b>24 Hour Fitness Sub-Total</b> |                  | 45470   |                          | <b>298.00</b> |
| <b>DealerSocket</b>              |                  |         |                          |               |
| Entire Tenant Space              | Office           | 42600   | 1 space/ 300 square feet | 142.00        |

|                        |  |       |  |                 |
|------------------------|--|-------|--|-----------------|
| <b>Total Required</b>  |  | 88070 |  | <b>440.00</b>   |
| <b>Total Provided</b>  |  |       |  | <b>443</b>      |
| <b>Parking Surplus</b> |  |       |  | <b>3 spaces</b> |

# MACKENZIE.

DESIGN DRIVEN | CLIENT FOCUSED

July 2, 2013

Metro Commercial Realty Corporation  
 Attention: Cheryl Hoerz  
 227 20<sup>th</sup> Street, Suite 100  
 Newport Beach, CA 92663

Re: **24 Hour Fitness Parking and Trip Generation Analysis**  
*110 Avenida La Pata, San Clemente, CA*  
 Project Number 2120554.02

Dear Ms. Hoerz:

Mackenzie is providing parking information for the proposed 24 Hour Fitness at 110 Avenida La Pata in San Clemente. We believe the parking information presented in this letter will demonstrate that the proposed 24 Hour Fitness will not require as many parking spaces as required by City Code.

## BACKGROUND

The City of San Clemente parking requirements in SCMC 17.64 dictates 1 parking space per 150 SF. At 45,470 SF, this would require 303 spaces.

Shared parking is allowed in facilities with multiple uses whose activities are not normally conducted during the same hours, or when hours of peak use vary. The other building tenant is an office use, which may allow for shared parking, if needed.

The proposed facility will be a Super Sport Club, which has more amenities, including an indoor pool, than active or sport facilities.

## PARKING REVIEW

Parking needs for each 24 Hour Fitness will vary based on the type of facility (active, sport, super sport, ultra sport), and proximity to similar facilities and location (urban vs. suburban). As most 24 Hour Fitness are located in shopping centers, it is often difficult to obtain accurate parking counts.

Limited parking data is available for fitness facilities in general. ITE Parking Generation, 4th Edition data includes surveys of 25 Health/Fitness Clubs (Land Use Code 492), ranging in size from 10,000 SF to 75,000 SF. The peak hour of parking demand was found to be 6:00 –7:00 PM. Three of the survey sites were approximately 45,000 SF – similar in size to the proposed facility. Surveys were conducted from mid-1980's to 2006.

The ITE data indicates an average weekday peak parking rate of 5.27 per 1,000 SF, with an equation of  $3.35x + 38$ , indicating larger facilities have a lower parking rate than smaller facilities.



P 503.224.9560 ▪ F 503.228.1285 ▪ W MCKNZE.COM ▪ RiverEast Center, 1515 SE Water Avenue, #100, Portland, OR 97214  
 ARCHITECTURE ▪ INTERIORS ▪ STRUCTURAL ENGINEERING ▪ CIVIL ENGINEERING ▪ LAND USE PLANNING ▪ TRANSPORTATION PLANNING ▪ LANDSCAPE ARCHITECTURE  
 Portland, Oregon ▪ Vancouver, Washington ▪ Seattle, Washington

Metro Commercial Realty Corporation  
24 Hour Fitness Parking and Trip Generation Analysis  
Project Number 2120554.02  
July 2, 2013  
Page 2

At 45,470 SF, the average rate would indicate a peak parking need of 240 spaces, while the equation indicates 190 spaces.

A similar Super Sport facility is located at 2580 S. Archibald Avenue in Ontario, and is approximately 60,000 SF. A survey of occupied parking spaces was conducted during the 6:00 PM hour on Thursday, September 1, 2011, which indicated 246 parked cars. This is the peak time for the facility, and indicates a parking ratio of 4.1 spaces per 1,000 SF. By comparison, the ITE equation would estimate 239 parked cars for the Ontario site.

Therefore, the range of spaces needed for the proposed 45,470 SF Super Sport facility is 186 to 240 spaces, with the lower range based on the observed rate at the Ontario location, and the higher range based on the ITE average rate. The ITE equation falls closer to the observed demand in Ontario at 190 spaces. Even the high end of the range of parking demand estimates is well below the City's required 303 spaces.

With a later peak parking demand (6:00-7:00 PM), a 24 Hour Fitness facility can fit nicely into a shared parking facility with office uses, if needed.

Sincerely,



Brent Ahrend  
Transportation Planner

Enclosure: ITE Parking Data

c: Mike Leonard – 24 Hour Fitness  
Michael Chen, Mike Rueter – Mackenzie

# Land Use: 492 Health/Fitness Club

## Description

Health/fitness clubs are privately owned facilities that primarily focus on individual fitness or training. Typically, they provide exercise classes; weightlifting, fitness and gymnastics equipment; spas; locker rooms; and small restaurants or snack bars. This land use may also include ancillary facilities, such as swimming pools; whirlpools; saunas; tennis, racquetball and handball courts; and limited retail. These facilities are membership clubs that may allow access to the general public for a fee. Racquet/tennis club (Land Use 491), athletic club (Land Use 493) and recreational community center (Land Use 495) are related uses.

## Database Description

The database consisted of all suburban sites with the exception of two urban sites. Parking demand rates at the two urban sites were similar to those of the suburban sites and, therefore, the data were combined and analyzed together.

- Average parking supply ratios: 5.7 spaces per 1,000 square feet (sq. ft.) gross floor area (GFA) (11 study sites) and 0.15 spaces per member (five study sites).
- Average employee density: 0.57 employees per 1,000 sq. ft. GFA (nine study sites).

The majority of the data were collected during the winter.

Parking demand counts were submitted for only single-hour observations between 6:00 and 7:00 p.m. for 14 of the 27 study sites. Multi-hour continuous counts at the other 13 study sites indicate the peak period was typically in the same hour as the single counts.

The following table presents time-of-day distribution of parking demand for the study sites.

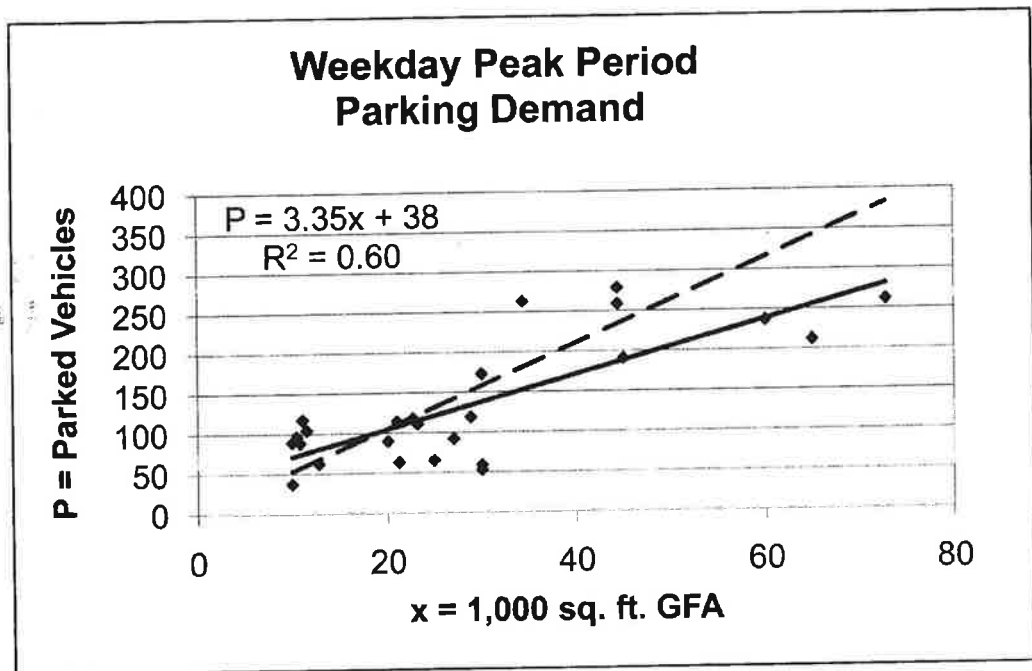
| <i>Based on Vehicles<br/>per 1,000 sq. ft. GFA</i> | <i>Weekday</i>            |                           | <i>Saturday</i>           |                           |
|--|---------------------------|---------------------------|---------------------------|---------------------------|
|  | Percent of<br>Peak Period | Number of<br>Data Points* | Percent of<br>Peak Period | Number of<br>Data Points* |
| Hour Beginning                                     |                           |                           |                           |                           |
| 12:00-4:00 a.m.                                    | -                         | 0                         | -                         | 0                         |
| 5:00 a.m.  | -                         | 0                         | -                         | 0                         |
| 6:00 a.m.  | 20                        | 2                         | -                         | 0                         |
| 7:00 a.m.  | 20                        | 2                         | -                         | 0                         |
| 8:00 a.m.  | 20                        | 2                         | 76                        | 2                         |
| 9:00 a.m.  | 26                        | 2                         | 94                        | 2                         |
| 10:00 a.m.   | 51                        | 4                         | 95                        | 2                         |
| 11:00 a.m.   | 48                        | 5                         | 100                       | 3                         |
| 12:00 p.m.   | 42                        | 5                         | 87                        | 3                         |
| 1:00 p.m.  | 47                        | 5                         | 82                        | 3                         |
| 2:00 p.m.  | 38                        | 5                         | 78                        | 3                         |
| 3:00 p.m.  | 41                        | 5                         | 73                        | 3                         |
| 4:00 p.m.  | 61                        | 5                         | 77                        | 3                         |
| 5:00 p.m.  | 84                        | 5                         | 72                        | 3                         |
| 6:00 p.m.  | 91                        | 5                         | 68                        | 2                         |
| 7:00 p.m.  | 100                       | 3                         | 94                        | 1                         |
| 8:00 p.m.  | 50                        | 1                         | -                         | 0                         |
| 9:00 p.m.  | -                         | 0                         | -                         | 0                         |
| 10:00 p.m.   | -                         | 0                         | -                         | 0                         |
| 11:00 p.m.   | -                         | 0                         | -                         | 0                         |

\* Subset of database

## Land Use: 492 Health/Fitness Club

### Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a: Weekday

| Statistic                          | Peak Period Demand                        |
|------------------------------------|---|
| Peak Period                        | 6:00–7:00 p.m.                            |
| Number of Study Sites              | 25  |
| Average Size of Study Sites        | 26,000 sq. ft. GFA                        |
| Average Peak Period Parking Demand | 5.27 vehicles per 1,000 sq. ft. GFA       |
| Standard Deviation                 | 2.41                                      |
| Coefficient of Variation           | 46%                                       |
| 95% Confidence Interval            | 4.33–6.22 vehicles per 1,000 sq. ft. GFA  |
| Range                              | 1.77–10.56 vehicles per 1,000 sq. ft. GFA |
| 85th Percentile                    | 8.46 vehicles per 1,000 sq. ft. GFA       |
| 33rd Percentile                    | 3.93 vehicles per 1,000 sq. ft. GFA       |



◆ Actual Data Points

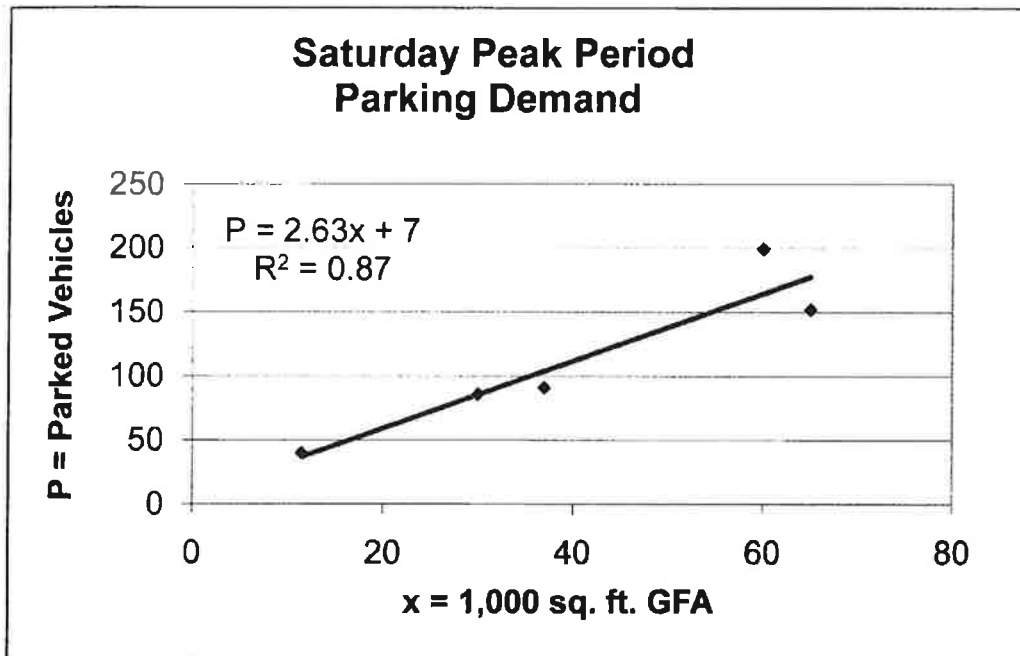
— Fitted Curve

---- Average Rate

## Land Use: 492 Health/Fitness Club

### Average Peak Period Parking Demand vs. 1,000 sq. ft. GFA On a: Saturday

|                                    | <b>Peak Period Demand</b>                |
|------------------------------------|--|
| Peak Period                        | 9:00 a.m.–12:00 p.m.; 7:00–8:00 p.m.     |
| Number of Study Sites              | 5  |
| Average Size of Study Sites        | 40,700 sq. ft. GFA                       |
| Average Peak Period Parking Demand | 2.89 vehicles per 1,000 sq. ft. GFA      |
| Standard Deviation                 | 0.50                                     |
| Coefficient of Variation           | 17                                       |
| Range                              | 2.34–3.48 vehicles per 1,000 sq. ft. GFA |
| 85th Percentile                    | 3.38 vehicles per 1,000 sq. ft. GFA      |
| 33rd Percentile                    | 2.59 vehicles per 1,000 sq. ft. GFA      |



◆ Actual Data Points

— Fitted Curve/Average Rate



1. **Sears**, 550 Camino De Estrella:  
101 square feet from 325 ft. at public street (Camino De Estrella)



2. **Lowe's**, 907 Avenida Pico  
88 square feet from 275 ft. at public street (intersection of Vera Cruz & Plaza Pacifica)





3. **Wal-Mart**, 951 Avenida Pico:  
123.42 square feet from 340 ft. at end of project entrance



4. **Albertson's**, 989 Avenida Pico:  
157.125 square feet from 450 ft. at public street (Avenida Pico)



5. **Metagenics**, 100 Avenida La Pata:  
90 square feet from 375 ft. at public street (Avenida Pico and Avenida La Pata)



90 square feet from 250 ft. at public street (Avenida La Pata)





**6. Ralphs at Talega Village Center, 801 Via Suerte:  
64 square feet from 135 ft. at public street (Calle Campanero)**



**64 square feet from 230 ft. at public street (Calle Campanero and Ave. Vista Hermosa)**





## Design Review Subcommittee (DRSC)

Meeting Date: July 24, 2013

**PLANNER:** Adam Atamian, Assistant Planner

**SUBJECT:** **Conditional Use Permit 13-220/Minor Site Plan Permit 13-221/Minor Architectural Permit 13-222/Discretionary Sign Permit 13-223/Sign Exception Permit 13-224, 24 Hour Fitness,** a request to consider a commercial recreation use, major site improvements, minor exterior façade improvements, and a Master Sign Program with signs exceeding the maximum allowable sign size. The project is located at 110 Avenida La Pata in the Business Park zoning district of the Rancho San Clemente Specific Plan.

### **BACKGROUND:**

#### *Project Description*

The applicant proposes to establish a new commercial recreation use in a 44,790 square foot suite of a 87,174 square foot building. The project involves filling and paving a sunken truck loading dock to add parking spaces and landscaping, installing landscaped planters in the parking lot, filling in and installing windows in building openings, and creating a Master Sign Program for the entire building.

Staff approved two waivers for Minor Architectural Permits for a rear electrical room addition and to replace a window with an emergency exit door in May, 2013.

#### *Why is DRSC Review Required?*

A Discretionary Sign Permit (DSP) and a Sign Exception Permit (SEP) is required to allow a Master Sign Program with three signs exceeding the maximum allowable sign size. The Design Review Subcommittee (DRSC) reviews DSP applications to ensure that the design, scale and materials of the signs harmonize with the architectural design and details of the building and site it serves. The DRSC reviews SEP applications to ensure that proposed signage is necessary to achieve the goals and objectives of the Zoning Ordinance for adequate business identification.

When multiple applications are processed concurrently, the highest review authority required for any one of the applications reviews all (Municipal Code Section 17.12.090). Because the Discretionary Sign permit and the Sign Exception Permit require DRSC review and Planning Commission approval, the Minor Site Plan Permit and the Minor

Architectural Permit will also be reviewed by the Planning Commission, and are subject to review by the Design Review Subcommittee.

*Site Data*

The property is an 8.9 acre lot within the Business Park zoning district of the Rancho San Clemente Specific Plan. The site is prominently situated on the east corner of Avenida Pico and Avenida La Pata. The surrounding land uses include Business Park, Commercial, and Open-Space zones.

In 1998, an 88,070 square foot building with 42,600 square feet of office and 45,470 square feet of warehouse space was constructed on the lot. The building is located approximately 120 feet from Avenida Pico behind a landscaped slope, and 200 feet from Avenida La Pata. Anticipating future tenant improvements or changes of use, the parking lot was developed to accommodate up to 134,000 square feet of office space.

**ANALYSIS:**

*Development Standards*

Table 1 outlines the development standards and how the project meets these requirements.

**Table 1-Development Standards**

|                                      | <b>Allowed</b>                  | <b>Proposed</b>   |
|--------------------------------------|---------------------------------|-------------------|
| Building Height Maximum              | 35'-0", not to exceed 3 stories | 34'-6", 2 stories |
| Setbacks (Minimum):                  |                                 |                   |
| • Front Setback from Avenida La Pata | 50'                             | 130'              |
| • Side Setback from Avenida Pico     | 50'                             | 84'               |
| • Side Setback                       | 5'                              | 74'               |
| • Rear Setback                       | 10'                             | 142'              |
| Floor Area Ratio                     | .5                              | .22               |
| Landscaping                          | 15%                             | 32%               |
| Parking                              | 440 spaces                      | 443 spaces        |

*Site Improvements/ Landscaping*

The applicant proposes to fill in a recessed truck loading dock at the rear of the building. In its place, the parking lot will be expanded to accommodate an additional 58 parking spaces, new landscaped planters will be installed, and the landscaped border

surrounding the building will be continued. The only site improvements that may be visible are the tops of the proposed trees.

The proposed landscaping conforms to the requirements of the Design Guidelines of the Rancho San Clemente Specific Plan. The proposed plant materials match the landscaping on-site. All of the plants selected meet the requirements for plant selection, in that none are listed in Appendix B, List of Invasive and Undesirable Plant Species, of the Rancho San Clemente Specific Plan. Though not applicable, all plants selected, except for the Flax shrub, *phorium tenax*, are listed on the City Design Guidelines' Plant Selection Guide.

The Specific Plan's development standards require a minimum site landscaping of 15%. With the proposed landscaping, this site will provide site landscaping of 32%. The landscape guidelines also require one tree per 5 parking spaces in parking areas. This project proposes to add 12 trees in the area of the new parking spaces, providing one tree per 4.8 new parking spaces, exceeding this requirement.

### *Architecture*

The applicant proposes minor modifications to the rear of the building. These changes include filling in the loading dock openings with windows to match the style of the rest of the building, and filling in two windows with masonry and stucco to match building finish. The only building modifications visible from off-site will be the proposed windows replacing the loading dock roll-up doors.

### *Signage*

The applicant requests signage that requires a Master Sign Program for the building because 4 new signs are proposed. 24 Hour Fitness is requesting three wall signs placed on the south wall facing Avenida La Pata, the west wall facing Avenida Pico, and the north wall facing the open space area behind the building that is also visible from Avenida Pico. The tenant for the office portion of the building, DealerSocket, proposes one sign on the south wall facing Avenida La Pata.

Table 2 outlines the development standards and how the project meets these requirements.

**Table 2- Proposed Signage**

|  | <b>Allowed</b> | <b>Proposed</b> |
|--|----------------|-----------------|
| Total Building Signage                     | 64 sq. ft.*    | 362.17 sq. ft.  |
| Size per sign:                             |                |                 |
| • South wall (24 Hour Fitness)             | 64 sq. ft.**   | 82.02 sq. ft.   |
| • South wall (DealerSocket)                | 64 sq. ft.**   | 36.03 sq. ft.   |
| • East wall (24 Hour Fitness)              | 64 sq. ft.**   | 122.06 sq. ft.  |
| • North wall (24 Hour Fitness)             | 64 sq. ft.**   | 122.06 sq. ft.  |
| Signage per Façade (south and north walls) | 401.6 sq. ft.  | 122.06 sq. ft.  |
| Signage per Façade (west wall)             | 171.3 sq. ft.  | 122.06 sq. ft.  |
| Distance from public street:               |                |                 |
| • South wall (24 Hour Fitness)             | n/a            | 200 ft.         |
| • South wall (DealerSocket)                | n/a            | 195 ft.         |
| • East wall (24 Hour Fitness)              | n/a            | 175 ft.         |
| • North wall (24 Hour Fitness)             | n/a            | 415 ft.         |

\*Unless a Discretionary Sign Permit is approved.

\*\*Unless a Sign Exception Permit is approved.

The building is a 1990's contemporary office/industrial design primarily made of white-painted concrete walls and tinted glass panels with anodized aluminum dividers. The design, materials, and colors of the signs are based on each business's corporate logo and maintain the building's contemporary design. The proposed signage consists of aluminum channel letters with interior L.E.D. illumination. Two of the 24 Hour Fitness signs (on the west and north walls) have non-illuminated, perforated aluminum background panels painted to match the look of brushed aluminum.

The applicant's request for signage exceeds both the allowable total building signage and individual sign size requirements of the Zoning Ordinance. This proposal is based on the visibility limitations of the site's conditions and the building's location. Trees and a landscaped slope partially screen the building and reduce visibility from Avenida Pico. Due to the Engineering division's line-of-site requirements, monument signs are not feasible to provide adequate business identification along the street frontage of Avenida La Pata.

The proposed signs are in keeping with previous approvals for other individual signs in the area. Please refer to Attachment 4 for a list of similar business's approved signage including sizes, distances from public streets, and images demonstrating their visibility. Staff supports the applicant's request for the signs on the south wall (facing Avenida La Pata) and the east wall (facing Avenida Pico). However, staff does not support the sign

on the north wall (at the rear of the building facing Avenida Pico) as proposed because it does not target additional traffic beyond that exposed to the sign on the east wall. Additionally, the applicant's request for 362.17 square feet of signage is not consistent with other individual buildings in the area. Staff does not support the excessive signage because the sign on the north wall of the building is not necessary to provide adequate building identification to attract customers.

**RECOMMENDATIONS:**

Staff recommends the DRSC support the site and building modifications as proposed. Staff seeks DRSC comments on the Master Sign Program and the request for signage to exceed that allowed in the Zoning Ordinance.

***Attachments:***

1. Location Map
2. Proposed Master Sign Program
3. List of Similar Business's Signage Plans



These minutes were approved at the DRSC meeting of August 14, 2013.

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
JULY 24, 2013**

Subcommittee Members Present: Michael Kaupp, Julia Darden and Bart Crandell

Staff Present: Jim Pechous, Cliff Jones, Sean Nicholas and John Ciampa

**1. MINUTES**

Minutes approved: July 10, 2013

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS**

**A. Cultural Heritage Permit 13-228, Rosalino/Wallace Residence  
(Nicholas)**

A request to consider an addition and remodel of a nonconforming house located at 129 Avenida de la Grulla. The site is adjacent to a historic structure at 146 Avenida Pelayo.

Associate Planner Sean Nicholas presented the staff report.

All of the Design Review Subcommittee Members were appreciative of the sensitivity and scale of the addition the applicant is proposing. All Subcommittee Members agreed that all three of the façade options would be compatible with the neighborhood, but urged the applicant to utilize the siding, at least on the front elevation, to provide some architectural detail. The Subcommittee felt it was a good project and supported it moving forward to Planning Commission.

**B. Conditional Use Permit 13-220/Minor Site Plan Permit 13-221/Minor Architectural Permit 13-222/Discretionary Sign Permit 13-223/Sign Exception Permit 13-224 - 24 Hour Fitness (Jones)**

A request to consider a commercial recreation use, major site improvements, minor exterior façade improvements, and a Master Sign Program with signs exceeding the maximum allowable sign size. The project is located at 110 Avenida La Pata in the Business Park zoning district of the Rancho San Clemente Specific Plan.

Associate Planner Cliff Jones presented the staff report.

During staff's presentation Subcommittee Member Darden asked about the proposed use of the flax plant material as part of the landscaping plans. Mr. Jones stated that although the plant is not listed on the City Design Guidelines Appendix A – Plant Palette, the plant material is still consistent with the Rancho San Clemente Specific Plan Landscaping Guidelines.

During staff's presentation, Subcommittee Member Kaupp asked for clarification whether the proposed windows replacing the rear loading doors would match the existing windows. Mr. Jones stated they would.

The Subcommittee stated that the distance between the building and the two adjacent streets is much less than the comparable distances for building that have received similarly sized signage. They stated that they did not see as great of a need for signs to exceed the sign standards in this location, as compared to other locations, such as the Wal-Mart, Lowe's, and Albertson's. The DRSC stated they agree with staff that the sign facing Avenida Pico in the rear (identified as Sign C on the plans) was not necessary for adequate business identification. The DRSC asked the applicant to explain why they are requesting signs which exceed the allowable signage.

The applicant's representative, Steve Sandland with Project Dimensions, introduced himself and the building's owner, Mr. Luna, and the property manager, Sheryl. Subcommittee Member Kaupp reiterated that the purpose of the DRSC is to help the project by making recommendations on the proposed changes and that it is not a decision making body.

Subcommittee Member Crandell stated that the approved Master Sign Program runs with the land, and will benefit future tenants of the building.

Mr. Sandland stated that the 24 Hour Fitness sign facing Avenida La Pata is slightly smaller than the previously approved Metagenics sign. He stated that the sign facing Avenida Pico is very valuable and the west wall, compared to the other businesses with similar signage, is more screened by landscaping and only visible for a short amount of time to motorists. For these reasons, he believes this sign size is necessary for appropriate visibility. For the sign facing Avenida Pico, on the north side of the building, Mr. Sandland stated that the building is not visible for the entire length of the street, but for just a brief moment to passing motorists.

Mr. Luna stated that he agreed with the comments made by Mr. Sandland. He stated that the sign facing Avenida Pico, on the north side of the building, is not critical, but that 24 Hour Fitness would like to have it. He stated that what is critical is the size of the other two signs.

Subcommittee Member Darden stated that the use of the building as a fitness facility does call for more signage than what is usually granted in the Business Park area, but is out of scale with the other surrounding buildings in the zone.

Clarification was made regarding the differences between the sizes of the two signs facing Avenida La Pata and Avenida Pico, on the west side of the building. The proposed aluminum backing on the sign facing Avenida Pico accounts for the additional signage.

There was discussion about the request for the extra signage on the sign facing Avenida Pico on the west side, with the DRSC not supportive based on the location of the building in proximity to the street. The DRSC stated they do not support the request for the sign facing Avenida Pico on the north side of the building or the aluminum backing on the sign facing Avenida Pico on the west side of the building.

The Subcommittee suggested the project move forward to Planning Commission for consideration.

**C. Cultural Heritage Permit 13-215, Casa Ammirato(Ciampa)**

A request to consider the expansion and remodel of a historic house located at 418 Cazador Lane. The subject property is adjacent to three other historic resources.

Associate Planner John Ciampa presented the staff report.

The applicant, James Glover, noted that the hardscape is not original and he will be using a traditional tile. He showed the DRSC a sample of the tile.

Subcommittee Member Crandell stated that exterior stairs alter the building and they should be a removable feature. He recommended a separation of the stairs from the building to not impact the house.

Mr. Glover stated that if the stairs were separated from the structure they would look awkward.

Subcommittee Member Kaupp stated that the proposed stair design is still reversible and it adds to the monolithic design.

Jim Pechous, City Planner, stated that the issue with the stairs is their compliance with the Secretary of the Interior's Standards and that they look too much like the original house stairs.

Mr. Glover stated that there is a roof overhang above the stairs and the base of the stairs is cantilevered to differentiate them from the original house.

Subcommittee Member Kaupp agreed that the roof over the stairs and the stucco column differentiates the stairs and makes them look like an addition. Subcommittee Member Darden agreed with Subcommittee Member Kaupp's comment.

Mr. Glover asked if the stucco wall for the stairway was stepped if that would differentiate the design enough from the original stairs and the house.

The DRSC agreed that the stepped wall design would differentiate the stairs from the original house and would comply with the Secretary of the Interior's Standards.

President of the Historical Society, Larry Culbertson, stated that the City needs to evaluate how a historic house is added onto and still qualify for the Mills Act. The DRSC responded stating this is a valid point and it will be scheduled on a later agenda.

Subcommittee Member Darden stated that the additions proposed are in an appropriate location and will not have an impact on the historic house or the adjacent historic structures. She stated that the proposed La Cantina doors on the south elevation were not compatible with the historic house and should be modified to French Doors. It was further stated that the overall approach of the project was sensitive to the historic house.

Subcommittee Member Kaupp was supportive of the overall project and agreed with Subcommittee Member Darden that the La Cantina doors should be French doors.

Subcommittee Member Crandell stated that he had some concerns about the first floor addition on the west elevation because it keeps the elevation from being original. He did not have an issue with the La Cantina doors because they are proposed on the non-original addition.

Staff stated that the applicant requested the first floor addition in this location and the design was sensitive considering the proposed location.

The DRSC was in support of the overall design with the recommended modification to the exterior stairs. Subcommittee Members Kaupp and Darden position was the La Cantina doors should be replaced with French doors to be a more compatible design with the historic house.

The Subcommittee suggested the project move forward to Planning Commission for consideration.

**3. ORAL AND WRITTEN COMMUNICATIONS**

None.

**4. ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of August 14, 2013 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

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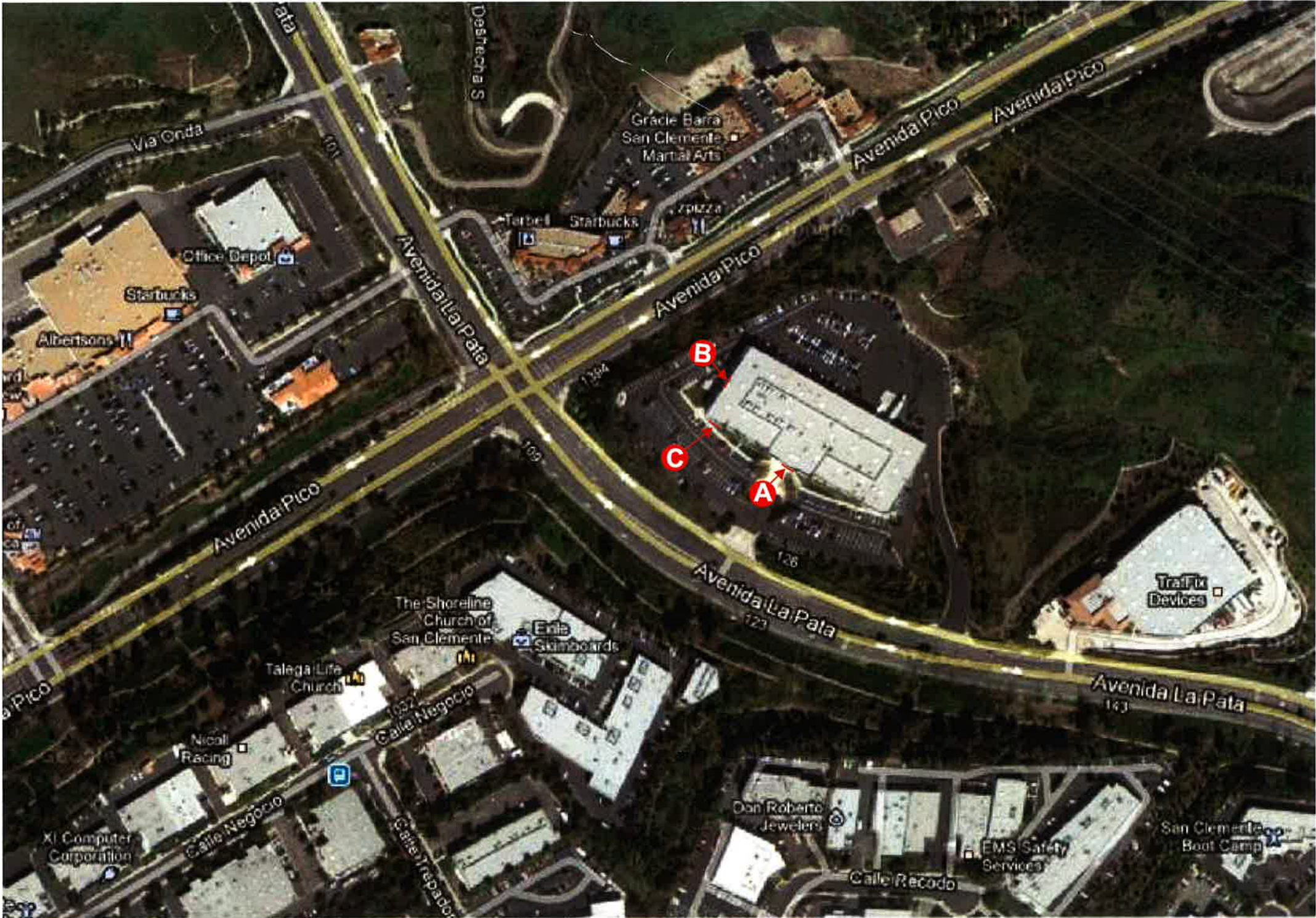
Michael Kaupp, Chair

Attest:

---

Cliff Jones





RECEIVED  
 AUG 12 2013  
 CITY OF SAN CLEMENTE  
 PLANNING DIVISION



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|   |   |   |                      |                                |
|---|---|---|----------------------|--------------------------------|
| <b>I.D. ASSOCIATES</b><br>1771 INDUSTRIAL ROAD · DOTHAN, ALABAMA · 36303<br>PH (888) 303-5534 · FAX (334) 836-1401<br>www.idassociatesinc.com | <b>CLIENT:</b> 24 HR FITNESS                | <b>STORE #:</b>                                 | <b>PROD. #:</b>      | <b>DRAWN BY:</b> Amy Burns     |
|   | <b>LOCATION:</b> SAN CLEMENTE, CA (La Pata) | <b>SCALE:</b> NONE                              | <b>DATE:</b> 1-15-13 | <b>REV #:</b> R12 07/29/13 DMS |
|   | <b>ACCOUNT REP:</b> ROS                     | <b>DRAWING #:</b> 24 Hr Fitness-San Clemente CA |                      |                                |





PROPOSED

FRONT (SOUTH) ELEVATION



EXISTING  
Scale: 1/32" = 1'-0"

Dimensions are approximate



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CLIENT: **24 HR FITNESS**

LOCATION: **SAN CLEMENTE, CA (La Pata)**

ACCOUNT REP: **ROS**

STORE #:

SCALE:

DRAWING #:

PROD. #:

NONE

24 Hr Fitness-San Clemente CA

DRAWN BY:

*Amy Burns*

DATE:

1-15-13

REV #:

R12 07/29/13 DMS





PROPOSED

LEFT (WEST) SIDE ELEVATION



EXISTING  
Scale: 1/32" = 1'-0"

Dimensions are approximate



**B** 6'-0" WHITE L.E.D. ILLUMINATED WALL SIGN  
82.02 SFT

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CLIENT: **24 HR FITNESS**  
LOCATION: **SAN CLEMENTE, CA (La Pata)**  
ACCOUNT REP: **ROS**

STORE #:   
SCALE: **NONE**  
DRAWING #: **24 Hr Fitness-San Clemente CA**

DRAWN BY: *Amy Burns*  
DATE: **1-15-13**  
REV #: **R12 07/29/13 DMS**







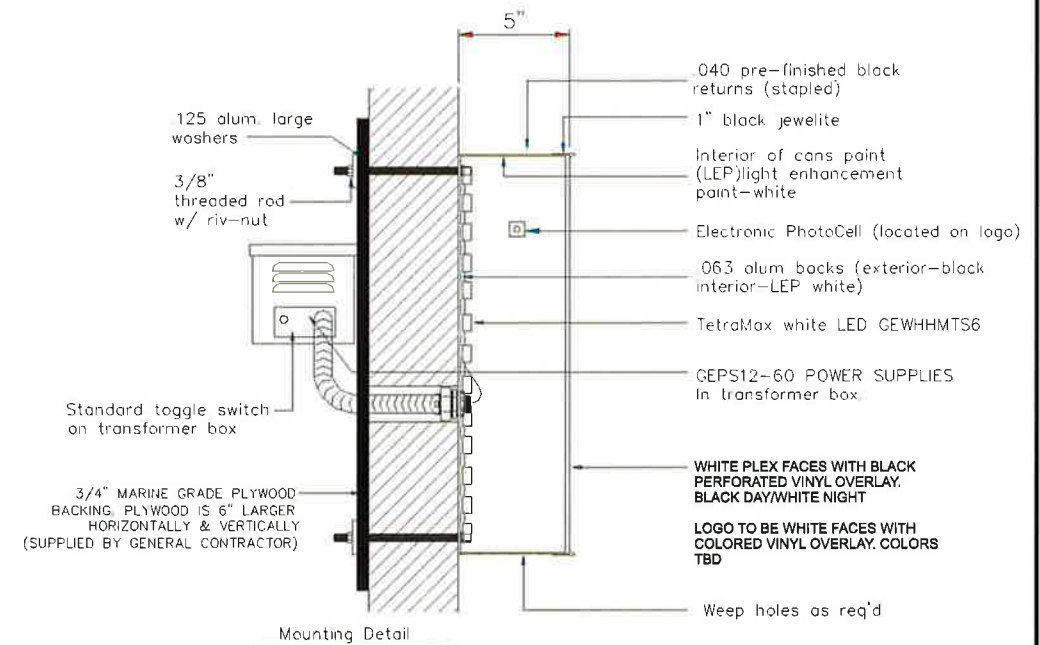
PROPOSED

LEFT (WEST) SIDE ELEVATION



EXISTING  
NTS

Dimensions are approximate



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CLIENT: **24 HR FITNESS**  
 LOCATION: **SAN CLEMENTE, CA (La Pata)**  
 ACCOUNT REP: **ROS**

STORE #: \_\_\_\_\_  
 SCALE: **NONE**  
 DRAWING #: **24 Hr Fitness-San Clemente CA**

DRAWN BY: *Amy Burns*  
 DATE: **1-15-13**  
 REV #: **R12 07/29/13 DMS**





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**CLIENT:** 24 HR FITNESS

**STORE #:**

**PROD. #:**

**DRAWN BY:** Amy Burns

**LOCATION:** SAN CLEMENTE, CA (La Pata)

**SCALE:** NONE

**DATE:** 1-15-13

**ACCOUNT REP:** ROS

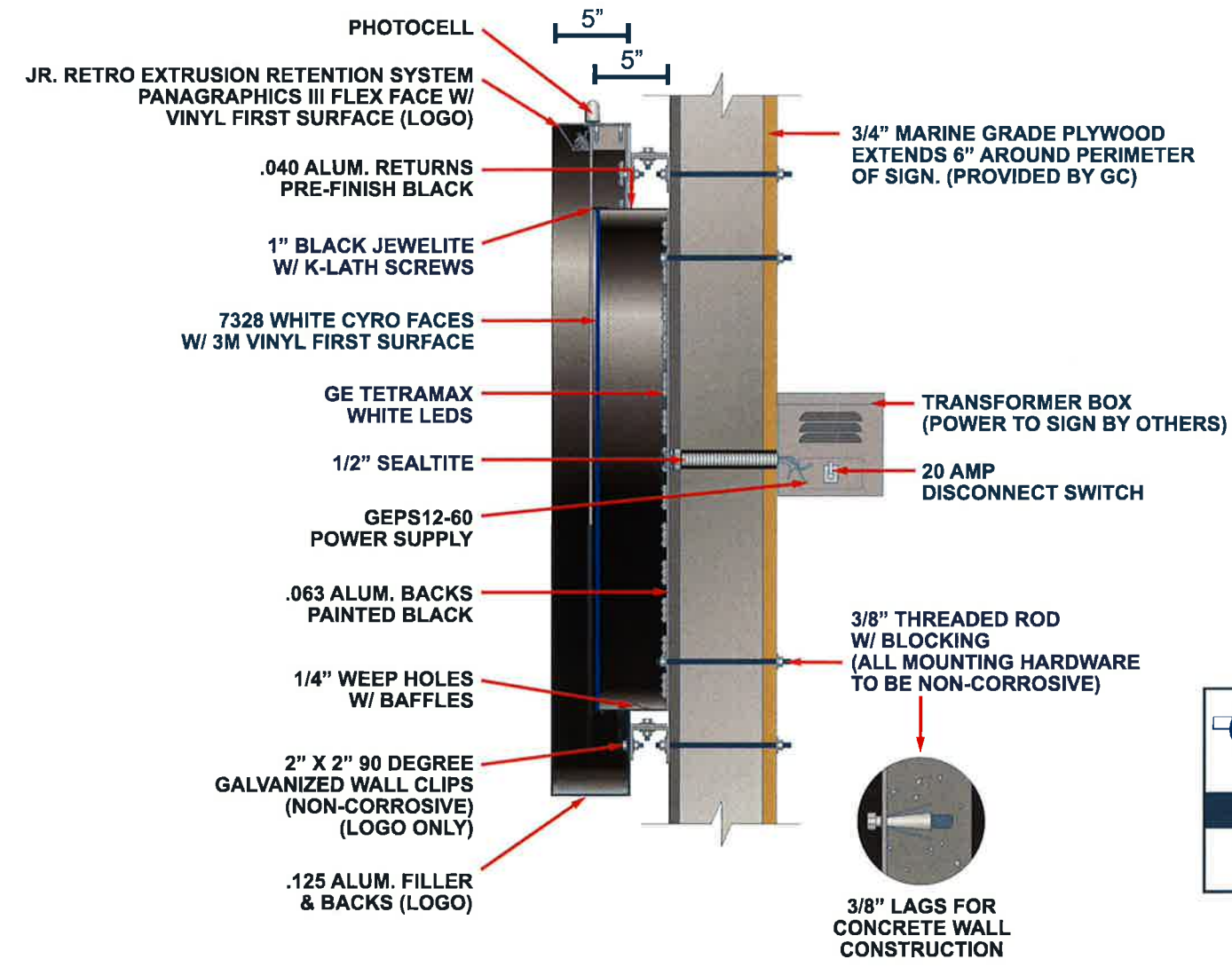
**DRAWING #:** 24 Hr Fitness-San Clemente CA

**REV #:** R12 07/29/13 DMS






**A B** 6'-0" WHITE L.E.D. ILLUMINATED WALL SIGN  
82.02 SFT



**COLORS:**

  
PMS 293  
3M 3630-97  
BRISTOL BLUE

  
PMS 485  
3M 3630-33  
RED

 Trademark Applied to Computer Cut  
Clear Lexan w/ 3M 3630-97 Bristol Blue  
Vinyl. 'Lolly Pop' Attached to "S".

**WHITE OUTLINE:**  
Logo & Letters 3' & Less = 3/16" Border  
Logo & Letters 3' & Greater = 3/8" Border

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|                     |                                   |                   |                                      |
|---------------------|-----------------------------------|-------------------|--------------------------------------|
| <b>CLIENT:</b>      | <b>24 HR FITNESS</b>              | <b>STORE #:</b>   | <b>PROD. #:</b>                      |
| <b>LOCATION:</b>    | <b>SAN CLEMENTE, CA (La Pata)</b> | <b>SCALE:</b>     | <b>NONE</b>                          |
| <b>ACCOUNT REP:</b> | <b>ROS</b>                        | <b>DRAWING #:</b> | <b>24 Hr Fitness-San Clemente CA</b> |

|                  |                         |
|------------------|-------------------------|
| <b>DRAWN BY:</b> | <i>Amy Burns</i>        |
| <b>DATE:</b>     | <b>1-15-13</b>          |
| <b>REV #:</b>    | <b>R12 07/29/13 DMS</b> |