



Design Review Subcommittee (DRSC)

Meeting Date: October 28, 2015

PLANNER: John Ciampa, Associate Planner *ec*

SUBJECT: CUP 15-216, AP 15-217, SPP 15-218, & TPM 2014-126, Chase Bank, a request to consider a subdivision for the development of a new building with a drive through for a Chase Bank and detached trash enclosure located on the Lowes site. The project is at 907 Avenida Pico and is in the Rancho San Clemente Specific Plan's Mixed Use zoning designation.

BACKGROUND:

The proposal, by Chase Bank, is for a new single-story, 3,596 square foot banking facility to be constructed at 907 Avenida Pico, in the Plaza Pacifica shopping center. The project site is located on the Lowe's Home Improvement parcel at the west corner of the parcel. The proposal includes a Tentative Parcel Map to create a new 33,412 square foot lot from the 11.58 acre Lowes lot. The Chase Bank building would also include a covered two lane drive-thru and a detached trash enclosure.

The proposal also includes modifying the Lowe's early morning delivery truck queuing location that was approved in 2008. The modification is necessary because the proposed project would eliminate the drive aisle designated for the delivery truck queuing.

Why is DRSC Review Required?

Section 17.16.100 of the Zoning Ordinance requires an Architectural Permit (AP) and Site Plan Permit (SPP) for new structures on a non-residential site. The purpose and intent of the AP and SPP is to provide for architectural and site design review of development projects to ensure compliance with the General Plan and the Specific Plan's Design Guidelines.

Site Data

The proposed project is located on an 11.58 acre lot that is owned by Lowe's Home Improvement. The project is located in the Ranch San Clemente Specific Plan within the Mixed Use zoning designation. The project's site is located adjacent to the street that circulates traffic through Plaza Pacifica. The property is bordered by a mix of uses that include: retail, restaurant, and residential.

ANALYSIS:

Development Standards

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

Table 1 - Development Standards

	Code Requirements	Proposed Site Plan	Meets Code Req.
Building Height Maximum	35'	26'2"	Yes
Landscape Setback (Minimum): • interior	6'	20'	Yes
Floor Area Ratio (Maximum)	35%	11%	Yes
Required Parking (Minimum):	12 spaces	35 spaces	Yes
Landscaping Req. (Minimum):	15%	21%	Yes

Architecture

Proposed architectural style for the new structure is Spanish to comply with the Rancho San Clemente Specific Plan's (RSCSP) Design Guidelines. The project's design is similar to the Bank of America building in the center at 965 Avenida Pico. The project incorporates various architectural elements to convey the Spanish Colonial Revival design of the building which include: two piece terra cotta roof tiles, white stucco walls, vertically oriented windows, corbel parapet, and arched openings. There are various plane breaks, towers, and varied roof lines to break up the massing of the building. The building is designed with five sided architecture to ensure that all elevations of the structure are a high quality design. The building's orientation is away from the access road through the center; however, the five sided architecture of the project does not give the appearance that the back of the building is facing the access road.

The detached trash enclosure has a gable roof that incorporates many of the same materials as the main building into the design to convey the Spanish Colonial Revival design. The structure would have the same roof tile and stucco walls as the main building. The gates are proposed as metal and painted dark brown to match the building trim

Site Design and Landscaping.

The proposed project's site planning and design is consistent with other development in the center which have smaller buildings that are detached from the larger main buildings and located adjacent to the access road that circulates traffic through Plaza Pacifica. The location of the drive-through was evaluated by Public Works and they were supportive of

the proposed circulation throughout the site and the proposed drive through. To improve the pedestrian circulation and connectivity to the adjacent business, International House of Pancakes, an additional crosswalk should be included in the proposed site design.

The parking lot and drive through areas are designed with landscape islands to break up the paving create buffers from the building to the driveways. Drought tolerant landscaping have been selected to ensure the project complies with recent state requirements; however to improve the project's consistency with City requirements and standards California native species should be used.

Design Guidelines

Table 2 identifies the goals of the Design Guidelines and how the project complies with them.

Table 2 – RSCSP Design Guidelines

Goal	Compliance
Articulation of the Façade - In plan view a continuous facade should be avoided by stepping adjacent store fronts.	Yes. The proposed project incorporates various wall plane breaks, towers and trim features to create shadow lines and breakup the exterior façade.
Roof Types- The gable roof, the most commonly used type, should have an eave and may have exposed rafter tails.	Partial Compliance. The project design does incorporate gable roofs. The use of eaves should be incorporated into the project design.
Screening of Equipment- All roof equipment should be completely screened within a horizontal line of sight. A screen enclosure behind the parapet may be used if made to appear an integral part of the building	Yes. The parapet is incorporated into the project design and has a corbel to improve the parapet design.
Roof Materials - "Two-piece" clay mission barrel tile should be used in commercial projects.	Yes. The project proposes two-piece tile as the roof material.
Wall and Trim Materials - The primary wall material should be stucco. The texture of the exterior plaster/stucco should be smooth with a slightly-undulating "hump and bump" finish.	Yes. The project will be conditioned to ensure the stucco application will have a smooth surface with a slightly undulating surface.
Parking Lot Interconnections - Parking lot design should provide for vehicular and pedestrian access to adjacent parcels where uses are compatible and where such connection is practical in order to provide interconnections without requiring	Partial Compliance. An additional pedestrian connection should be provided to the south of the property, if there is a safe and practical option.

Goal	Compliance
vehicles and pedestrians to re-enter the public right-of-way.	
Parking Lot Size - Parking lots should be broken up into modules by means of intervening landscaping, access drives, or buildings in order to avoid large unbroken expanses of paved areas.	Yes. The parking lot is broken up with landscaping islands to break up the paved areas.
Internal planting within parking lots should provide tree canopies that soften the visual impact of the lot and provide relief from heat build-up. If palm trees are used to landscape parking lots, other tree species with large canopies should also be used. A3n internal area of at least 10 percent of the total parking area should be planted with a combination of trees and shrubs. Tree spacing should be such that every designated parking space is within 30 feet of the trunk of a tree (minimum 24-inch box size). Landscaped fingers and/or "planted breaks" may be used.	Yes.
Site walls and planters should blend with the development's architecture so they appear to be extensions of the buildings.	Partial Compliance. The landscaping selected should compliment the building; however, California native landscaping should be utilized where possible.

RECOMMENDATIONS:

Staff supports the overall design of the project but does have some minor suggestions to improve the architecture of the building and the project's compliance with the Rancho San Clemente Specific Plan Design Guidelines:

1. **Drive Through Canopy.** The dimensions of the drive through canopy are 32 feet wide by 17 feet long by 15 feet tall. The width of the canopy is 58 percent of the width of the structure and appears out of proportion with the size of the structure. Staff believes that the proportions of the building would be improved if the canopy were reduced in size to allow for one only vehicle. The canopy is on the west elevation which is a prominent elevation seen by vehicles traveling east on the access road through the center and should have improved proportions and architecture for the prominent location. The size and scale of the Bank of America building (965 Avenida Pico) drive through canopy should be replicated for the proposed project. To remedy the loss of the second drive through lane an additional ATM could be added near the entrance of the building to accommodate the customers.

2. **West Elevation.** The west elevation is a prominent view when vehicles are traveling East on Plaza. As designed, the elevation has a somewhat blank wall that could be improved with some additional articulation to improve the architectural interest to the elevation. The corbel on top of that parapet should be painted white to be a traditional design.
3. **South Elevation.** The south elevation shows the awkward appendage of the drive through canopy. The elevation also appears awkward because the plate heights and roof lines for the right and left sides of the building are at different elevations. If possible the plate heights and roof lines should be at consistent heights to improve the building's balance and symmetry.
4. **Eaves.** The project should incorporate the use of eaves into the project's design because they are a prominent component of Spanish Colonial Revival design.
5. **Fascia Boards.** The use of fascia boards is not a traditional design for Spanish Colonial Revival design and should be removed from the project design.
6. **Signs.** Signs are not a part of the proposed project, however it is an important part of any building. Staff recommends the applicant provide sign samples to ensure the materials, lighting (and size), and location of the sign are complimentary to the building.
7. **Landscaping.** California native landscaping should be used to compliment the Spanish architecture of the building and comply with the City's landscape requirements. Staff recommends the mature tree at the south corner of the site be retained, if possible, or replaced with a tree that is larger than a 15 gallon tree.

Staff seeks DRSC's concurrence and welcomes any additional comments or recommendations.

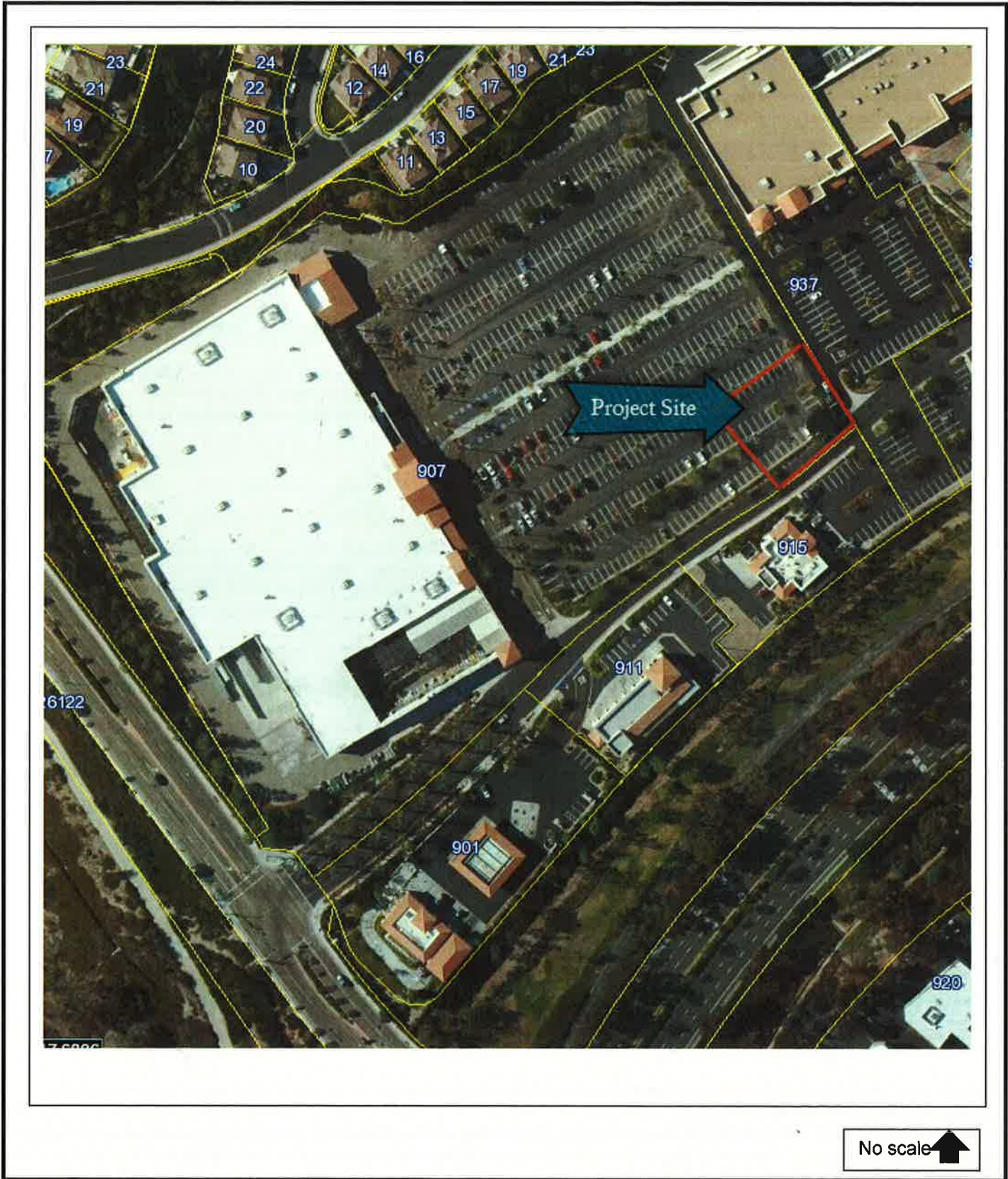
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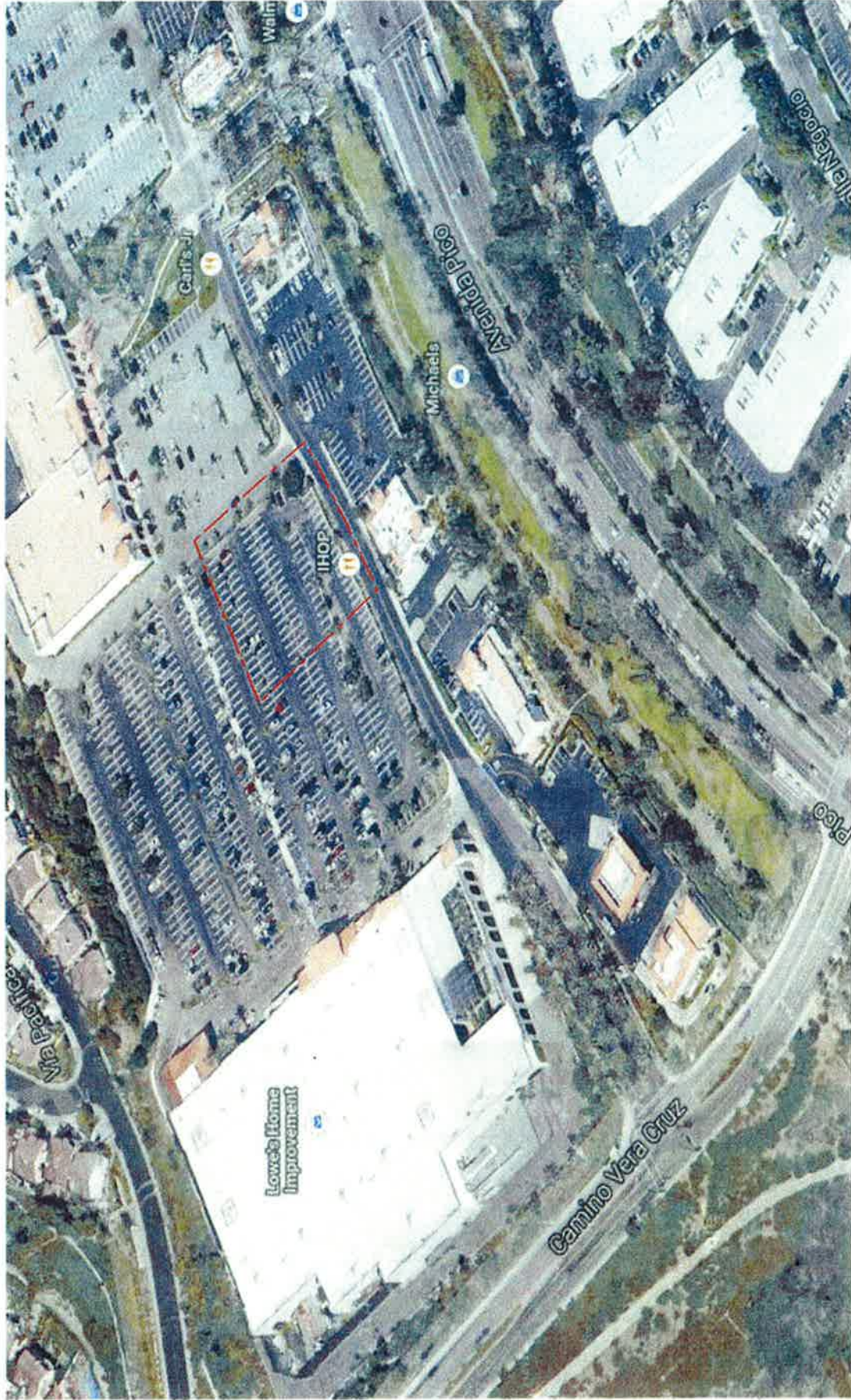
1. Location Map
2. Photos of site
Plans



LOCATION MAP

CUP 15-216/AP15-217/SPP15-218, Chase Bank
907 Avenida Pico





Proposed Chase property and site improvement area





Proposed Chase property and site improvement area