



## Design Review Subcommittee (DRSC)

Meeting Date: March 14, 2018

**PLANNER:** Veronica Morones, Assistant Planner *VM*

**SUBJECT:** SPP 17-375, CUP 17-376, AP 17-377 – Glaukos Corp Parking Lot, a request to consider a 70-stall parking lot on a vacant parcel, identified as Assessor's Parcel Number 690-661-09.

### **BACKGROUND:**

#### *Site Data*

The project site is a 50,094 square-foot, vacant lot located in the industrial park of the Rancho San Clemente Specific Plan (RSCSP). The property is owned by the City of San Clemente. On September 15, 2015, City Council approved a lease agreement between the City (lessor) and Glaukos Corporation (lessee) for a duration of six years. An approved addendum allows for the Glaukos Corporation to extend their lease an additional five years, and the agreement requires Glaukos to remove the parking lot improvements at the end of their lease at the City's request.

The proposed parking lot is intended to serve as additional parking for the Glaukos Corporation offices in the industrial park. Currently, Glaukos Corporation has offices located at 229 Avenida Fabricante and 236 Avenida Fabricante. Both properties meet their required parking on site.

The site is surrounded by industrial developed lots to the west and south, the Coastal Animal Services Authority to the north, and Richard T. Steed Park to the east.

### **Figure 1: Existing Conditions**



*Why is DRSC Review Required?*

Zoning Ordinance, Section 17.12.025 requires Design Review Subcommittee (DRSC) review of any Site Plan Permits (SPP) and Architectural Permits (AP). A SPP and AP are required because the Rancho San Clemente Specific Plan states all applications for new development shall be subject to approval of a Site Plan Permit and Architectural Permit. A Conditional Use Permit is required for the parking lot use.

**PROJECT DESCRIPTION**

The applicant proposes a 70 stall, private use parking lot to service the adjacent property at 229 Avenida Fabricante, which is occupied by Glaukos Corporation. The parking lot would utilize automatic gates with access provided via card reader. The parking lot will require an off-site parking agreement between the vacant parcel and adjacent lot of 229 Avenida Fabricante. Conditions of approval will be required by the Planning Division to ensure 229 and 236 Avenida Fabricante maintain required parking on their respective sites.

**ANALYSIS:**

***Development Standards***

Table 1 outlines the project's compliance with development standards for the Heavy Industrial area of the Rancho San Clemente Specific Plan:

**Table 1 – Development Standards**

	<b>RSCSP and/or Zoning Ordinance</b>	<b>Proposed</b>	<b>Complies with the Code</b>
Minimum Front Setback and Landscape Buffer	25'	25'	Yes
Setbacks (Minimum)			
North Side	5'	6.13'	Yes
South Side	5'	6.5'	Yes
Rear	5'	5'	Yes
Max height (fences in front yard setback)	42"	39"	Yes
Max height (lighting)	35'	23'	Yes
Minimum landscape percentage of total lot	5%	31.9%	Yes

	<b>RSCSP and/or Zoning Ordinance</b>	<b>Proposed</b>	<b>Complies with the Code</b>
Minimum landscape percentage of interior parking lot area	12%	12%	Yes
Landscaping for parking lot: tree count (Minimum)	14 trees (1 canopy tree per 5 parking spaces)	21 trees	Yes
Parking lot buffering	5'	5' or more	Yes
Street trees - w/in 15' of sidewalk	6 trees (1 tree per 25' of frontage)	6 trees	Yes
Boundary landscaping	24 trees (1 tree per 30' lineal feet, on average)	28 trees	Yes

***Design Guidelines Consistency***

The AP findings require projects to be consistent with Design Guidelines. Since the site is not located in the Architectural Overlay, the project is not required to utilize Spanish Colonial Revival architecture and be consistent with those guidelines. The project should be consistent with general guidelines for discretionary project reviews, as well as the Design Guidelines outlined in the Rancho San Clemente Specific Plan. Table 2 describes the project's consistency with relevant guidelines.

**Table 2 – Relevant Design Guidelines**

<b>Design Guideline</b>	<b>Project Consistency</b>
<b><i>Design Guidelines II.5 Circulation and Parking</i></b> Locate off-street parking and service areas to minimize visibility from the street.	Consistent. The proposed parking lot is located over 26'-0" from the front property line and public right-of-way. Additionally, landscaping is provided around the entire perimeter of the parking lot to help shield the parking lot.
<b><i>Design Guidelines II.B Relationship to Neighboring Development.</i></b> All development proposals should demonstrate sensitivity to the contextual influences of adjacent properties and the neighborhood.	Consistent. The proposed parking lot would improve a vacant lot with the addition of extensive landscaping that is in character with the adjacent properties. The landscaped perimeter of the parking lot would provide visual relief to the adjacent City park, as well.

Design Guideline	Project Consistency
<p><i>Design Guidelines II.E.3 Parking Facilities-Parking Lot Perimeters</i>                      Visually screen off-street parking lots from street view by planting or a combination of planting and low walls or earth berms.</p>	<p>Consistent. The project proposes 35 trees to be planted cumulatively along the property's perimeter. For the interior facing perimeter areas, a minimum 5'-0" deep landscaped area is proposed. For the street facing perimeter area, a minimum 26'-0" deep landscaped area is proposed. Additionally, the north interior side property line has a combination of an approximate 3' high retaining wall with shrubbery to aid in screening.</p>
<p><i>Design Guidelines II.E.4 Internal Parking Lot Planting</i>                      Internal planting within parking lots should provide tree canopies that soften the visual impact of the lot.</p>	<p>Consistent. Design Guidelines require 10% of the total parking area to be landscaped and the proposed project provides 12% landscaping coverage.</p>
<p><i>Design Guidelines III.C.1 Industrial Development – Landscaped Street Edge</i>                      Provide an area of landscaped street edge along all front and side property lines.</p>	<p>Consistent. The site proposes 6 street trees within the first 15' from the public right-of-way and additional trees planted on all perimeter sides. Additionally, the north interior side uses a combination of retaining wall and shrubbery to screen the proposed parking lot.</p>
<p><i>Rancho San Clemente Site Design Guidelines – Business Park/Industrial Park III.B Outdoor Lighting</i>                      Parking lot and outdoor lighting should be the minimum needed to accommodate safety and security, while minimizing impacts on surrounding residential areas.</p>	<p>Consistent. A photometric plan is provided showing no spill over of lighting to any adjacent lots or public right-of-way. Furthermore, conditions of approval will be included to ensure parking lot lighting meets lighting standards outlined in the Zoning Ordinance and is acknowledged by the applicant.</p>

**General Plan Consistency**

Table 3 shows the project's consistency with General Plan policies that should be considered for architectural, site, and other design review issues:

**Table 3 – Relevant General Plan Policies**

Policy	Project Consistency
<p><i>Urban Design – 3.03. <b>Buffers and Setbacks.</b></i> “We require that new uses and building, characterized by differing functions, activities, density, scale and massing, to provide conditions of approval, landscaped buffers and/or setbacks between uses to prevent or reduce adverse impacts.”</p>	<p>Consistent. The proposed parking lot uses a 5'-0" landscaping buffer on all perimeters to provide screening of the project to adjacent properties and the public right-of-way. The project proposes a combination of trees, shrubs and groundcover throughout the perimeter of the lot.</p>
<p><i>Urban Design - 5.21. <b>Landscaping in Commercial/Industrial Development.</b></i> “We require that commercial and industrial development incorporate automatic, drought-conscious, “smart” irrigation systems and maintain landscaping in a healthy and attractive condition.</p>	<p>Consistent. The proposed landscaping plans were provided to the City’s landscape consultant and were preliminarily approved. A condition of approval requiring a formal landscape plan check will be included.</p>

**RECOMMENDATIONS:**

The proposed project is consistent with relevant Design Guidelines and General Plan policies. As such, staff has only one recommendation aimed at improving project consistency with relevant Design Guidelines and reducing the project’s aesthetic impacts:

1. Ensure the groundcover and shrubbery landscaping provided around the base of the proposed lift gates is tall enough to soften the appearance of the lift gate structures in the front yard setback area.

**CONCLUSION**

Staff seeks DRSC concurrence with the above recommendation and any additional input. DRSC comments on the project’s design will help provide direction for the applicant on how their project can best comply with the City’s Design Guidelines and relevant policies. Staff asks for advisement on whether the project should return to the DRSC to consider responses to DRSC comments.

***Attachments:***

1. Location Map  
Plans



**City of San Clemente**

Project: SPP 17-375, CUP 17-376 & AP 17-377

APN: 660-661-09

