

**CITY OF SAN CLEMENTE
MINUTES OF THE MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
March 14, 2018**

Subcommittee Members Present: Bart Crandell, Zhen Wu, Jim Ruehlin

Staff Present: City Planner, Amber Gregg; Assistant Planner Veronica Morones; Contract Planner Vanessa Norwood; Contract Planner Amy Vazquez; Community Development Technician Jonathan Lightfoot

1. MINUTES

The minutes of the Design Review Subcommittee meeting of February 28, 2018, were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Site Plan Permit 17-375/Conditional Use Permit 17-376/AP 17-377, Glaukos Corp Parking Lot (Morones)

A request to consider a 70-stall parking lot on a vacant parcel, identified as Assessor's Parcel Number 690-661-09 in the Rancho San Clemente Specific Plan Industrial Park.

Assistant Planner Veronica Morones summarized the staff report and clarified the need for an off-site parking agreement for the project is not applicable, per City Attorney.

The Design Review Subcommittee discussed the project, and made the following comments either individually or as a group:

- Requested clarification on the full scope of the project.
- Requested clarification on why the project requires an off-site parking agreement.
- Requested clarification on whether engineering provided comments on stacking caused by the parking lot gates.
- Requested clarification on who will be using the proposed parking lot.
- Requested clarification on when the lighting will turn on and off.
- Consider the impacts of the lighting on the residences that have view of the light.
- Asked the applicant whether any proposed trees would impact the modular wetland proposed.
- Requested clarification as to the preliminary approval of the proposed landscape plans by the City's Landscape Architect, Pat Murphy.

- Consider the shade provided by the tree species proposed.
- Consider the Kelvin value of the parking lot lights and suggested keeping it below or at the street light values.
- Should the proposed parking lot at a future point count toward required parking, ADA changes may occur.
- Indicate what the hours of lighting shall be and whether any security lighting is required.

The Subcommittee supported the project as presented and recommended that the request be forwarded to the Planning Commission.

Discretionary Sign Permit 17-347, Flora Vista Monument Signs (Norwood)

A request to allow project identification signs for Flora Vista Community with: 1) two new entry monument signs located at Calle Sarmentoso/Via Tulipan; Calle Sarmentoso/Via Solona; and 2) two renovated entry wall signs located on both corners of Camino Del Rio and Via Tulipan.

Contract Planner Vanessa Norwood summarized the staff report.

The Design Review Subcommittee discussed the project, and made the following comments either individually or as a group:

- Whether the Findings for residential signs were the same as the Findings for commercial signs. Staff summarized required Findings for these signs as they are different from commercial signs.
- In order to minimize light and glare, assure that ground mounted lighting of the signs is shielded and surrounded with landscape.
- It was noted that the color preference may change from black to bronze which is consistent with signs in other areas of the cities.
- Design style of the sign was discussed and it was noted that these signs are not required by the Zoning Code to reflect a Spanish Colonial theme.
- Existing monument signs, identifying nearby communities which are similar in design, would be provided to the Planning Commission for reference.
- The overall design of the signs was acceptable.

The Subcommittee supported the project as presented and recommended that the request be forwarded to the Planning Commission.

AM Site Plan Permit 97-16, Amendment to Site Plan Permit for Marblehead Coastal Residential (Vazquez)

A request to consider amendments to approved site, floor plans and elevations for 15, single-family residential units within the Marblehead Coastal Specific Plan.

Contract Planner Amy Vazquez summarized the staff report.

The Design Review Subcommittee discussed the project, and made the following comments either individually or as a group:

- Expressed gratitude to the applicant for implementing all of the architectural enhancements requested by staff and the Subcommittee.
- Recommends adding a condition of approval to allow the applicant to work with staff and provide details and information regarding materials and finishes, prior to installation, subject to City Planner approval.

The Subcommittee supported the project as presented and recommended that the request be forwarded to the Zoning Administrator.

Cultural Heritage Permit 17-292, 239 Avenida La Cuesta, Romney Residence (Lightfoot)

A request to consider a new two-story residence on a vacant lot in the Residential Low Zone and Special Residential Overlay (R-2). The lot sits between two existing residences which are on the City's Historic Structures List: 233 Avenida La Cuesta and 243 Avenida La Cuesta.

Community Development Technician Jonathan Lightfoot summarized the staff report.

The Design Review Subcommittee discussed the project, and made the following comments either individually or as a group:

- The line of sight analysis should be modified to include the building footprint and to extend to the centerline of Ave Patero de Oro at the intersection with Ave La Cuesta.
- The cross section which shows the changes in elevation from the road toward the project and historic home should match the location (and height) of any fences or walls shown on the site plan. The section should also include typical heights of plants that are proposed in the landscaping plan.
- There should be a street level rendering. The applicant should determine a point of reference and explain why the rendering was chosen from that vantage point. One option is to use the same line that is used for the cross section.

- One suggestion was to superimpose the model/rendering of the home to line up with the story poles shown in photos.
- The story pole exhibit provided may not block the historic structure, but there is crowding. It would be preferred to increase the setback about 5 feet to reduce potential massing impacts from proximity.
- There is a strong contrast between the architectural style of the proposed project and the neighboring historic homes. However, Spanish style architecture is not required.
- Removing the drive aisle gate and pushing back the trash enclosure are improvements to the site plan. Reducing the height of fences/walls in the front setback to 42" or less removes the need for a Minor Exception Permit.
- The committee reviewed the finding that will need to be made for the Cultural Heritage Permit, per 17.16.100: "The proposed project will not have negative visual or physical impacts upon the historic structure."
- All submitted materials will need to be consistent. For instance, the prior survey that was not stamped has been used as the base map for the site plans, landscape plans, etc. Those plans should be updated to reflect the new, stamped survey.

The applicants proposed increasing the side and front setback of the stone pillar on the southeast corner of the building by 2-3 feet each, to be reflected in their next submission.

Planning staff commented that they would need to have an updated site plan, an updated line of sight diagram, a cross section, and a street level rendering in order to complete the environmental review.

The Subcommittee directed staff to work with the applicant on revisions to the project plans, and requested to review the project again prior to moving forward to the Planning Commission hearing.

3. NEW BUSINESS

None

4. OLD BUSINESS


None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, March 28, 2018 at 3:00 p.m., at the Community Development Department,

Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,



Bart Crandell, Chair

Attest:



Amber Gregg, City Planner