

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
APRIL 25, 2018**

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

Staff Present: Senior Planner Stephanie Roxas, Contract Planner Amy Vazquez

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of April 11, 2018, were approved.

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

**Conditional Use Permit 17-404 / Architectural Permit 17-403 / Site Plan Permit 17-400, 990 Avenida Vista Hermosa, Target Site** (Vazquez)

A request to subdivide the Target property into two parcels and to construct a four-unit commercial retail center with a drive-through restaurant. The applicant is also requesting approval to permit the on-premises sales and consumption of alcoholic beverages at 990 West Avenida Vista Hermosa in the Forster Ranch Specific Plan area.

Contract Planner Amy Vazquez summarized the staff report.

The applicant, Greg Fick, Tait and Associates, introduced the applicant team, presented an overview of the project, and answered questions.

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

- The DRSC asked staff to determine if the project site is designated by the General Plan as a gateway site.
- The DRSC requested to see the plans and resolution associated with the previously-approved Target project at a future meeting.
- Staff will follow up with the City Attorney regarding the request to subdivide the property for conveyance purposes and the three acre site requirement in the Forster Ranch Specific Plan.
- The DRSC expressed concern regarding the density of the proposed project relative to the size of the property.
- The DRSC requested that the applicant enhance the main drive-way leading to the commercial retail center.

- The DRSC requested that the project be designed with pedestrian connectivity from the intersection. A sidewalk and/or stair way for pedestrian access should be explored.
- Architecture for the elevation facing the entrance to the site should be enhanced.
- The trash enclosure should be fully designed and elevated prior to the next DRSC. A landscape planter should be provided around the trash enclosure. The DRSC indicated concern that the size and location of the trash enclosure would not be adequate for the number of tenants proposed.
- The DRSC expressed concern related to circulation on the site, particularly the drive though exit area and pedestrian connectivity.
- Parking is a concern. DRSC directed staff to carefully analyze the parking study and report back to the DRSC at the next meeting.
- The DRSC requested broad trees to be planted within the parking lot to provide shade.
- Careful consideration should be made to the design of the signs proposed for the project.

The Subcommittee voted to reconsider this project at a future meeting.

**3. NEW BUSINESS**

Senior Planner Stephanie Roxas stated she will be facilitating future Design Review Subcommittee meetings until a permanent City Planner is selected.

**4. OLD BUSINESS**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, May 9, 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,

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Bart Crandell, Chair

Attest:

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Stephanie Roxas, Senior Planner