

These minutes will be considered for approval at the DRSC meeting of September 26, 2018

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
AUGUST 29, 2018**

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

Staff Present: Senior Planner Stephanie Roxas, Community Development Technician Jonathan Lightfoot, Interim City Planner Sheri Vander Dussen, Associate Planner Katie Crockett

1. MINUTES

The minutes of the Design Review Subcommittee meeting of August 15, 2018, were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Cultural Heritage Permit 18-051 / Tentative Parcel Map 2018-118, 203 La Paloma, Alzate Triplex (Lightfoot)

A request to construct three residential condominium units (two attached, one detached) totaling 7,638 square feet in area for ownership purposes. The project site is a vacant parcel at 203 La Paloma within 300 feet of historic resources. The site is located in the Residential Medium (RM) zoning district and Coastal Zone (CZ) Overlay District.

Community Development Technician Jonathan Lightfoot summarized the report. The applicant, Chris Foerstel, and one of the property owners, Harold Alzate, were also available to answer questions related to the project.

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

- Supported the modern architectural style.
- Commented that an additional parking space may be required to accommodate the current floor plan of the detached single unit. Staff concurred that the room listed as a "den" meets the zoning code definition of a bedroom. DRSC directed staff to work with the applicant to make appropriate revisions to the floor plan.
- Expressed a preference for visible front doors from the street as garage doors are less pedestrian friendly.
- Recommended that the applicants incorporate a section to demonstrate that the garage is more than 50% underground as the current elevation of the W. Marquita frontage appears to be three stories.

- Concurred with staff's recommendations with a slight alteration to the roof deck recommendation. A hybrid of solid paneling (as proposed by the applicant) and cable or glass (as recommended by staff) would allow for better screening of any patio furniture from the street view.
- Stated the proposed design would not adversely impact any of the historic structures located within the 300 foot radius of the project site.

The Subcommittee concurred with staff's recommendations, and recommended the project proceed to Planning Commission after the applicant works with staff to rectify the parking issue and incorporate other minor design modifications.

Site Plan Permit 18-337 / Conditional Use Permit 18-339 / Cultural Heritage Permit 18-341, 1801 North El Camino Real, The Gallery (Roxas)

A request to develop a two-story, 22,090 square foot multi-tenant commercial center on a vacant parcel located at 1801 North El Camino Real.

Senior Planner Stephanie Roxas summarized the staff report. The applicant, Jordan Segraves, was also available to answer questions related to the project.

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

- Requested staff clarify ownership of a vacant parcel between Pico Park and the project site and any future improvement plans for the vacant parcel.
- Indicated the project site is located within a scenic corridor, and requested staff to analyze potential impacts to the scenic corridor during the application process.
- Requested future reports include specific language from the General Plan pertaining to development within public view corridors.
- Expressed the project has improved substantially from prior application submittals and the project design is moving in the right direction.
- Concurred with staff's recommendation for an additional photo simulation location to be taken near the Sea Summit neighborhoods.
- Recommended providing photo simulations taken within Pico Park and from the sidewalk near Pico Park. Recommended providing additional photo simulations that capture the pedestrian view, rather than only motorists' views.
- Suggested applicant prepare a "virtual tour" to help the public visualize the project when travelling southbound along Avenida Pico.
- Stated the project site is a gateway and recommended preparing additional photo simulations taken from El Camino Real (westbound and eastbound traffic) and others taken at the pedestrian level.

- Requested staff conduct a study session with the Planning Commission to discuss General Plan policies related to view corridors before this project is scheduled for public hearing.
- Requested the applicant review the accuracy of the simulations provided.
- Recommended incorporating a tower element or other distinctive design feature.
- Requested the applicant revise plans to break up the long unbroken roof line.
- Recommended the applicant consider use of roof decks that would minimize view corridor impacts.
- Recommended setting the building further back from Avenida Pico or articulating the building end to reduce view corridor impacts.
- Expressed concern over the proximity of the retail space at the garage level to the sidewalk, and recommended opening up the area using a colonnade.
- Provided the applicant with general design recommendations, including articulating the building with arches and appropriate windows, incorporating additional shade into the plaza, and avoiding blank walls facing Avenida Pico.
- Requested staff review the approval for the Miramar site as it relates to parking.
- Expressed concern over potential illegal left turns onto Avenida Pico from the site, and recommended the applicant consider angling the driveway.
- Expressed concerns over the project sharing a curb cut with the adjoining site and potential conflicts at the garage entrance/exit with pedestrians and bicyclists.

The Subcommittee concurred with staff's recommendations, provided additional input and recommendations to the applicant, and requested to review the project at a future meeting.

3. NEW BUSINESS

Supplement to Master Sign Program for The Outlets at San Clemente (Crockett)

Review of enhanced elevations and landscape for the Icon Tower element.

Subcommittee Chair Ruehlin recused himself.

Associate Planner Katie Crockett summarized the report. The applicant, Louis Troiani, was also present and provided additional details and background on the design, specifically the door type and "shoulder zone" landscaping surrounding the tower.

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

- Discussed the type of tree, noting that the landscape plans call out a Queen Palm, while the colored elevations show a different type of tree. The subcommittee had no issues, however, with the use of a Queen Palm.
- Discussed the balance of the recessed oculus features, with a smaller and a larger oculus being visible at the same time from certain angles.
- Clarified that the top of the tower is not open and features non-glare glass. Supported use of the glass enclosure provided it was recessed under the rafters and incorporated non-glare glass.
- Discussed the lights inside the storage area, which could create light being emitted from the opening at the top of the tower, and recommended that the Planning Division follow up on this detail through the plan-check process.

The Subcommittee did not request modifications to the plans. DRSC concurred with staff's recommendation that the item continue to Zoning Administrator for review.

4. **OLD BUSINESS**

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, September 12, 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,

Jim Ruehlin, Chair

Attest:

Stephanie Roxas, Senior Planner