

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
SEPTEMBER 25, 2019**

Subcommittee Members Present: Zhen Wu, Michael Blackwell

Subcommittee Members Absent: Jason Talley

Staff Present: Senior Planner Stephanie Roxas

1. MINUTES

The Subcommittee continued the minutes from the September 11, 2019 meeting due to a lack of quorum.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Specific Plan Amendment 19-014, Tentative Parcel Map 19-021, Site Plan Permit 19-022, Architectural Permit 19-023, and Conditional Use Permit 19-094 – Artis Memory Care Facility (Roxas)

A request to develop a 72-bed memory care assisted living residence on 2.5-acres of a vacant parcel located at APN 679-021-05, adjacent to the Pacific Coast Church at 2651 Calle Frontera.

Senior Planner Stephanie Roxas summarized the staff report. The applicant team, comprised of applicants Rick Bell and Jay Hicks, applicant's representative Mark McGuire, and architect Keith Palmer, were also available for questions. Architect Keith Palmer provided contextual information regarding the various project modifications made to address DRSC's prior comments. Mr. Palmer noted the plate height was increased to address prior concerns. Mr. McGuire noted the team is actively working with the adjacent Homeowners' Association, who is supportive of the project.

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

- Requested the applicant to adjust the perspective of the Calle Frontera rendering to depict driver and pedestrian views; noted the rendering currently uses a bird's eye view taken from above the site.
- Recommended changes to the main building entrance to appear more pronounced and differ visually from the east elevation.
- Suggested increasing the size and height of the cupola, adding landscaping, and/or adding a weather vane over the main entry to make it a focal point.
- Commended the overall building architecture and landscape plan, and expressed support for the proposed project.

- Expressed a preference for Crepe Myrtle or other similar deciduous trees, and recommended dispersing those trees throughout the landscape plan.
- Directed staff to review with Engineering the proposed improvements along the rear property line abutting the City easement and to verify the building height at the rear is being measured from finished grade since the site slopes down.
- Discussed the perimeter fence height and materials, fire access off Calle Ola Verde, and potential noise from the emergency generator.
- Recommended illustrating any rooftop equipment in the renderings to ensure exhibits are accurate.
- Recommended using full cutoff lights consistent with Dark Skies policies; stated light fixtures should minimize light and glare impacts to the single-family homes located across the street.
- Discussed the project status and timeline, and deliberated on the merits of reviewing the recommended changes at a third architectural review.

The Subcommittee provided additional comments, and recommended the project return to DRSC to specifically review changes to the main building entrance, lighting, and updated rendering from Calle Frontera.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

None

5. **ORAL AND WRITTEN COMMUNICATION**

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, October 9, 2019 at 4:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

Zhen Wu, Chair

Attest:

Stephanie Roxas, Senior Planner

DRAFT