



Design Review Subcommittee (DRSC)

Meeting Date: March 11, 2020

PLANNER: Katie Crockett, Associate Planner

SUBJECT: **Site Plan Permit Amendment 20-006, Outlets Buildings 9-11 Modification, 395 W. Avenida Vista Hermosa,** a request to allow a modification to the approved site plan permit for the Outlets at San Clemente development (SPP 99-16) including combining buildings 10 and 11, and adding a small amount of floor area to the subject buildings, 9, 10, and 11.

BACKGROUND:

The project site is toward the northern end of the Outlets at San Clemente (Outlets) to the southwest of the future Lodge at San Clemente (see Attachment 1 – location map). The Outlets is a regional commercial center located on a 60.4 acre site within the Regional Commercial zoning district of the Marblehead Coastal Specific Plan (RC1-MCSP). Portions of the Outlets, including the project site, are located within the Coastal Zone overlay district (CZ). The site is situated west of Interstate 5 and north of Avenida Pico.

The Outlets project was originally approved by the City in 1998 through Site Plan Permit (SPP) 99-16/ Conditional Use Permit (CUP) 99-17/ Sign Exception Permit (SEP) 99-18 as “Marblehead Coastal Promenade” to allow construction of a 700,140 square foot commercial development consisting of largely factory outlets, restaurants, and entertainment uses. The project has been amended several times over the years since its original approval. The first phase of the project’s construction has been completed, and construction continues at the site with modifications to the future movie theater (located in the first phase of the Outlets), and construction of the future Lodge at San Clemente and Chick-fil-A at the north end of the project. Existing site plan approvals include pad buildings 9, 10, and 11, which are not yet constructed, and are located near the future Lodge and Chick-fil-A.

The project applicant is requesting modifications to the approved site plan approvals for Buildings 9, 10, and 11.

The site is surrounded by the future Lodge and Jim Johnson Sports Park to the north, Marblehead Canyon and the Outlets to the east and south, and Sea Summit residential development and Shorecliffs Middle School to the west.

Why is DRSC Review Required?

Zoning Ordinance Section 17.12.180 states that requests for modifications to project plans which are significant enough to warrant discretionary approval, but will not cause

public impact or concern shall be referred to the Zoning Administrator for consideration at a noticed public hearing. Section 17.12.025 states that the City Planner may refer any project to the Design Review Subcommittee (DRSC). Given the prominence of this location as a City Gateway location as designated in the General Plan, the City Planner has referred this project for DRSC review prior to the Zoning Administrator hearing.

Figure 1: Existing Conditions
(from Avenida Vista Hermosa looking Southeast)



PROJECT DESCRIPTION

The Outlets have identified a potential medical tenant for the subject buildings who would benefit from a slightly modified configuration. Medical office uses are permitted in the RC1 zone of the MCSP. The applicant proposes to merge buildings 10 and 11 into one building, moving the service yard (trash, utilities, deliveries) from between the two buildings to the south end of the new combined building. The applicant also proposes to increase the combined floor area of buildings 9, 10, and 11 by 3,540 square feet.

Figure 2a: Approved Site Plan

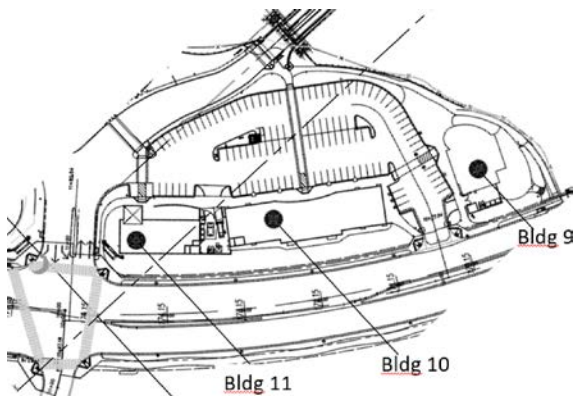


Figure 2b: Proposed Site Plan

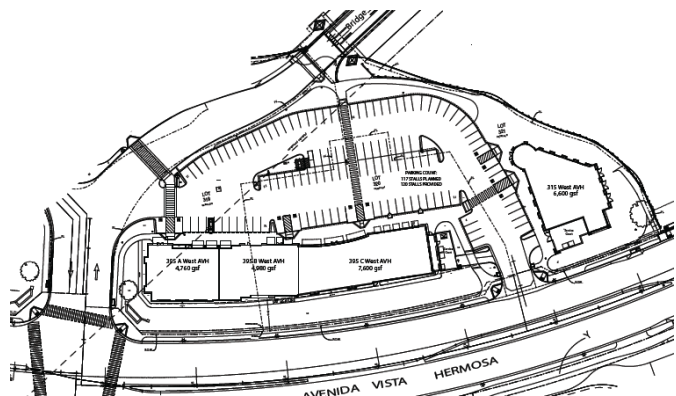


Table 1 – Project Square Footage and Parking

	Approved Square Footage	Required Parking for Approved	Proposed Square Footage	Required Parking for Proposed
Building 9	5,000 sf (+2,814 sf outdoor dining)	66 spaces	6,600 sf	33 spaces
Building 10	10,400 sf	35 spaces	17,340 sf	87 spaces
Building 11	5,000 sf (+1,287 sf outdoor dining)	53 spaces		
TOTAL	20,400 sf (+4,101 sf outdoor dining)	154 spaces	23,940 sf	120 spaces

Parking calculations for buildings 9 and 11 under existing approvals were assumed to be restaurants and also included an additional 4,101 square feet of outdoor dining. Parking calculation for building 10 under existing approvals was assumed to be general retail. If approved outdoor dining areas are included in the approved square-footage, the proposed modifications actually represent a slight reduction in square-footage. Because the proposed use for these buildings is medical office, and only 3,540 square feet of additional area is proposed the proposed modification represents a reduction in parking demand of 34 spaces.

ANALYSIS:

Development Standards

With the proposed modifications, the project continues to meet all required development standards, including setbacks, lot coverage, and parking requirements.

Design Guidelines Consistency

Considerable attention was given to design of the Outlets by the City throughout the approval process. The subject site is located in a General Plan Gateway area. As such attention to design is required. The architectural design of the project, as proposed to be modified, is consistent with the architectural design of the approved plans for the subject buildings. This can be seen in the project plans (Attachment 2), where the approved and proposed elevations of buildings 10 and 11 are both shown for comparison. The overall aesthetic, design, and massing of the buildings remains the same. The buildings, formerly separated by a service yard enclosure are connected with floor area and the service yard is pushed to the south end of the combined building. Because the service yard is proposed to be located at a project entry, the walls, and gates surrounding the enclosure were carefully designed with the same attention to detail as the rest of the building, utilizing smooth white stucco, pilasters, and wood-look entry gates.

Table 2 – Relevant Design Guidelines

Design Guideline	Project Consistency
<p><i>Design Guidelines II.C.2. Basic Principles of ‘Spanish Colonial Revival’ Architecture.</i> Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture</p>	<p>Consistent. The project maintains the approved architectural design for the affected buildings. No changes from the SCR style originally proposed and approved are proposed.</p>
<p><i>Design Guidelines II.C.3.d. Building Materials, Color, and Texture.</i> White, off white, or earth tone cement plaster/stucco finishes are encouraged along with barrel type mission tile in natural red clay or earth tone colors.</p>	<p>Consistent. The buildings continue to be designed with smooth white stucco, red clay tile roofing, and architecturally interesting and articulated frontages on Avenida Vista Hermosa (despite this being the rear of the buildings).</p>
<p><i>Design Guidelines II.F. Equipment and Services.</i> Trash containers and outdoor storage areas should be screened from public streets, pedestrian areas, and neighboring properties. The screen should be designed to be compatible with the architectural character of the development.</p>	<p>Consistent. The service yard area is proposed to be moved from between buildings 10 and 11 to south of combined building 10/11. The service yard continues to be enclosed by smooth white stucco walls, which are architecturally incorporated into the overall building design, with similar pilasters, detailing, and wood-look gates.</p>
<p><i>Design Guidelines III.A1.3.f. Storefront Transparency.</i> Provide attractive street-facing elevations that add pedestrian variety and interest....Provide views into...restaurants to encourage pedestrian activity.</p>	<p>Consistent. The Avenida Vista Hermosa frontage is architecturally interesting and well-articulated despite this being the rear of the building. The proposed modifications maintain windows on this façade as well.</p>

General Plan Consistency

The proposed modifications maintain consistency with General Plan goals and policies as shown below in Table 3.

Table 3 – Relevant General Plan Policies

Policy	Project Consistency
<p><i>LU-2.01. Quality.</i> We require that new development protect community character by providing architecture, landscaping, and urban design of equal or greater quality than surrounding development, and by respecting the architectural character and scale of adjacent buildings.</p>	<p>Consistent. The proposed modification is nearly identical to the approved site plan permits for the subject buildings in architectural style, character, and scale. The landscape plan is not proposed to be modified significantly from the existing approved landscape plan for the Outlets.</p>

Policy	Project Consistency
<p>UD-2.01. Architecture/Design Quality. We require high quality design for buildings at visually significant locations in gateway areas. New buildings and major remodels in Gateway areas adjacent to or opposite i_5 offramps...shall follow Spanish Colonial Revival architectural style...</p>	<p>Consistent. The approved site plan has been reviewed for high-quality design and SCR architectural style. The building style and design is not significantly modified with the proposed modifications to the approved buildings. See Table 2 for consistency with Design Guidelines.</p>
<p>UD-2.10. Visual Screening. We require visual screening of blank walls, trash dumpsters, and parking facilities through a variety of landscaping and architectural design treatments...</p>	<p>Consistent. The service yard area is proposed to be moved from between buildings 10 and 11 to south of combined building 10/11. The service yard continues to be enclosed by smooth white stucco walls, which are architecturally incorporated into the overall building design, with similar pilasters, detailing, and wood-look gates. Site landscaping has already been installed in areas surrounding the proposed site, and landscaping inspections will be performed prior to building final to ensure all existing landscape has been protected and/or replaced and any new required landscape installed. Additionally, the proposed modified site plan would maintain the building locations along Avenida Vista Hermosa, which screen the parking lot from the street.</p>

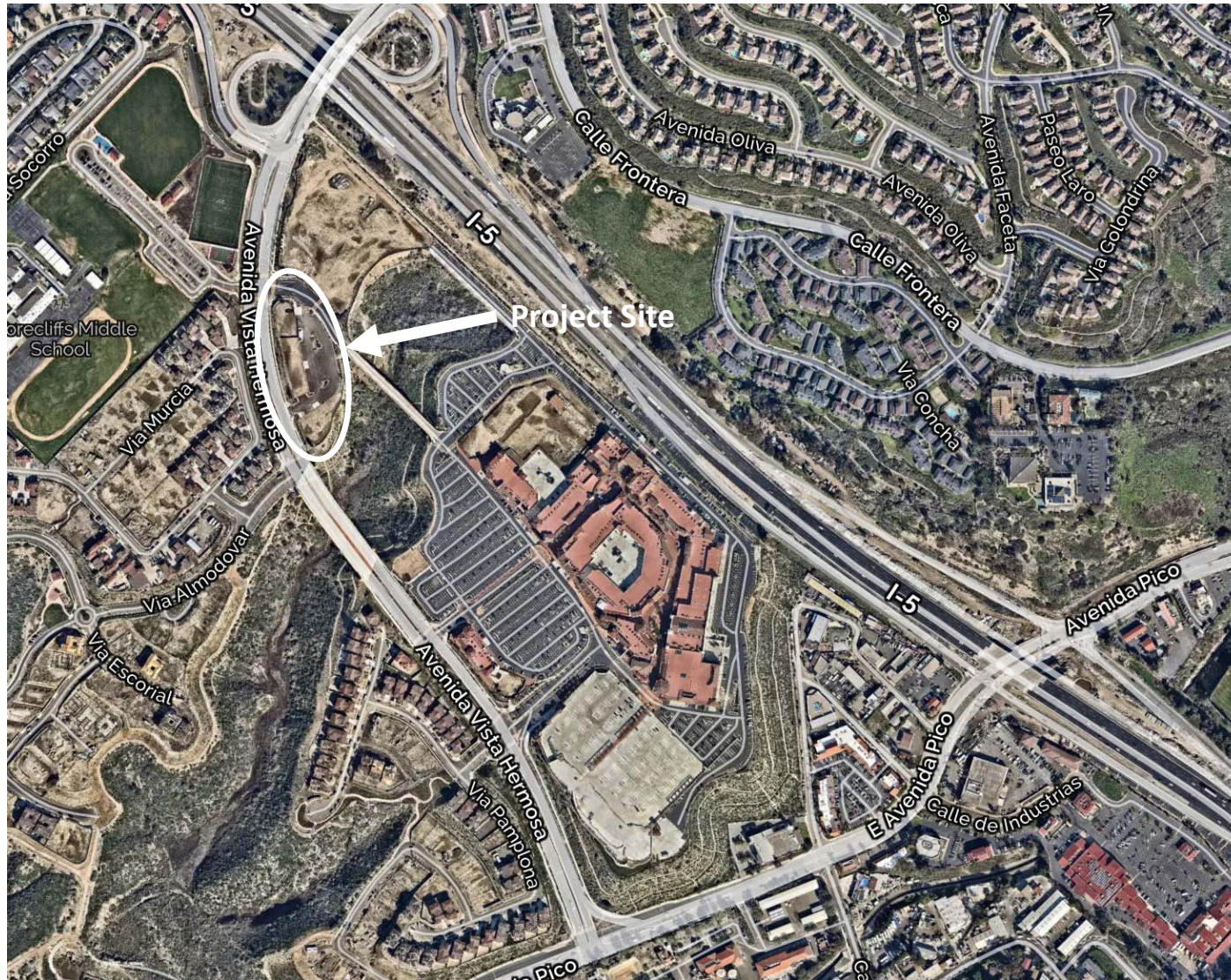
CONCLUSION

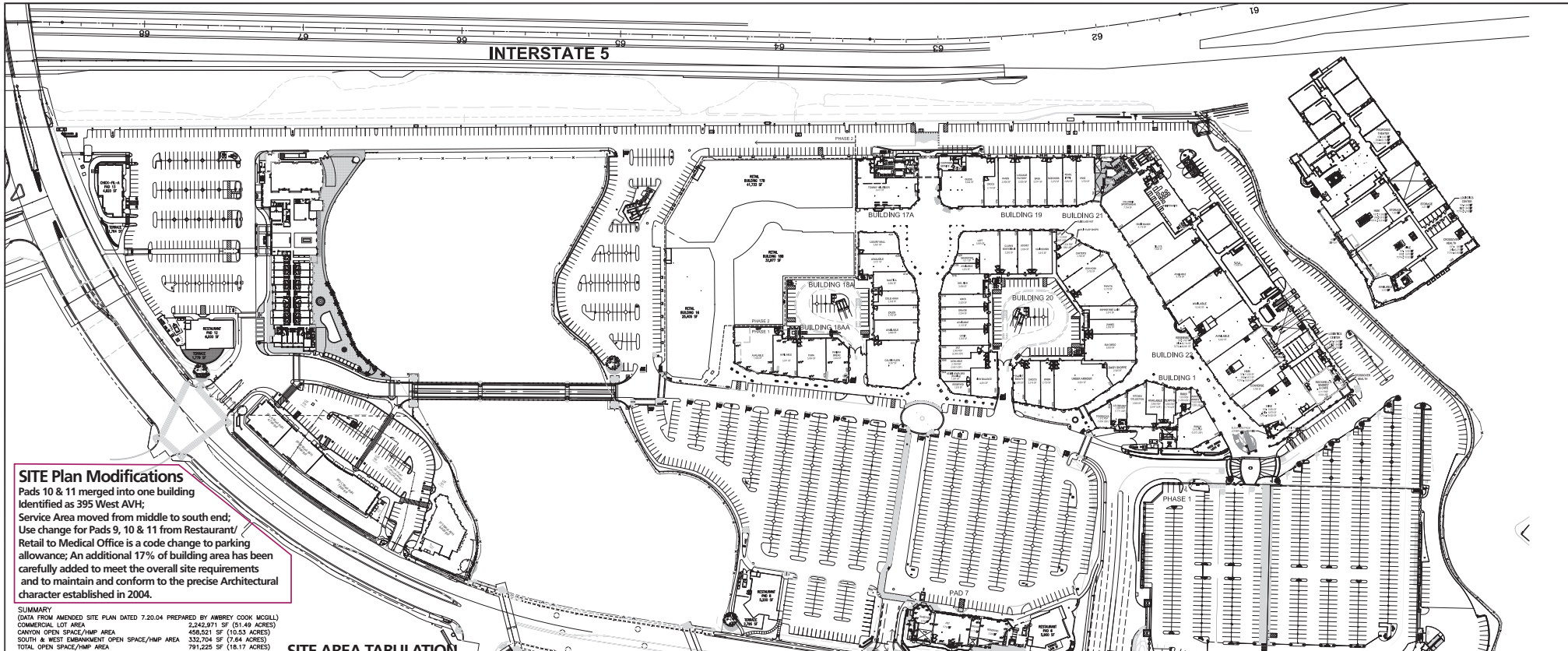
The proposed modifications maintain the design, style, and massing of the approved plans for these buildings within the Outlets project. Staff seeks DRSC input to ensure the modified project blends seamlessly with the approved plans for the Outlets development. The Subcommittee’s recommendations will be forwarded to the Zoning Administrator for a final decision.

Attachments:

1. Location Map
2. Plans

ATTACHMENT 1
LOCATION MAP





SITE Plan Modifications
 Pads 10 & 11 merged into one building identified as 395 West AVH;
 Service Area moved from middle to south end;
 Use change for Pads 9, 10 & 11 from Restaurant/Retail to Medical Office is a code change to parking allowance; An additional 17% of building area has been carefully added to meet the overall site requirements and to maintain and conform to the precise Architectural character established in 2004.

SUMMARY
 (DATA FROM AMENDED SITE PLAN DATED 7.20.04 PREPARED BY ABBEY COOK MCGILL)
 COMMERCIAL LOT AREA 2,242,971 SF (51.49 ACRES)
 CANYON OPEN SPACE/HMP AREA 458,521 SF (10.53 ACRES)
 SOUTH & WEST EMBANKMENT OPEN SPACE/HMP AREA 332,704 SF (7.64 ACRES)
 TOTAL OPEN SPACE/HMP AREA 791,225 SF (18.17 ACRES)

LEGAL DESCRIPTION
 THE REAL PROPERTY IN THE CITY OF SAN CLEMENTE, COUNTY OF ORANGE, STATE OF CALIFORNIA, DESCRIBED AS LOTS 215 THROUGH 227, INCLUDING AND LOTS 1N1, 00 AND PP OF TRACT NO. 8817, AS SHOWN ON A MAP, RECORDED ON APRIL 11, 2006, IN BOOK 880, PAGE 1 TO 31, INCLUSIVE, OF MISCELLANEOUS MAPS, IN THE OFFICE OF THE ORANGE COUNTY RECORDER.

EXISTING LAND USE: VACANT
 PROPOSED LAND USE: COMMERCIAL, RCI

PARKING NOTES:
 (1) CONFERENCE CENTER OCCUPANT LOAD BASED ON 1 PERSON PER 750' FOR THE 6,026 SF BALLROOM, OTHER SPACES IN THE CENTER SUCH AS PREP/KITCHEN, RESTROOMS, KITCHEN, STORAGE, ARE TAKEN TO BE ACCESSORY USE AREAS.
 (2) BASINMENT OF HOTEL, NOT INCLUDED FOR PARKING.
 (3) MAIN RETAIL GROUND FLOOR SUM USED TO CALCULATE PARKING REQUIRED INSTEAD OF PER BUILDING

STANDARD PARKING STALLS:
 9'-0" X 18'-0" (WITH 1'-6" OVERHANG) TYPICAL 2,842
 8'-6" X 18'-0" (WITH 1'-8" OVERHANG) CITY MIN. 356 12.5%
 STALLS ADJACENT TO A LANDSCAPE PLANTER: 10'-0" X 18'-0"

ACCESSIBLE STALLS:
 9'-0" X 18'-0" MINIMUM [20+(3263-1001)/100]=43 REQUIRED

SITE AREA TABULATION

BUILDING AREA	OUTDOOR DINING AREA	PARKING	TABULATION
HOTEL COMPLEX	7,200.04	CURRENT	OUTDOOR
BUILD 12-RESTAURANT	8,000 SF	8,000 SF	50 (1,120 SF)
BUILD 13-RESTAURANT	5,500 SF	4,800 SF	18 (1,120 SF)
BUILD 14-RESTAURANT	5,500 SF	4,800 SF	40 (1,120 SF)
HOTEL (see notes on other pads)	89,851 SF	83,800 SF	143 (1,120 SF)
CONFERENCE	12,400 SF	11,800 SF	118 (1,120 SF)
SUBTOTAL	112,991 SF	115,921 SF	3,043 SF 1,984
OUTDOOR COMMERCIAL			
PAD 9 Medical Office	5,000 SF	4,600 SF	39 (1,120 SF)
PAD 10 & 11 Medical Office	15,400 SF	13,340 SF	87 (1,120 SF)
Subtotal	20,400 SF	17,940 SF	126 spaces
AVH COMMERCIAL			
BUILD 2-RESTAURANT	5,000 SF	3,800 SF	30 (1,120 SF)
BUILD 3-RESTAURANT	12,400 SF	3,284 SF	20 (1,120 SF)
BUILD 4-RESTAURANT	5,200 SF	4,200 SF	30 (1,120 SF)
BUILD 5-RESTAURANT	5,200 SF	4,200 SF	30 (1,120 SF)
SUBTOTAL	22,800 SF	22,992 SF	24 (1,120 SF)
VISTA POSITIVE COMMERCIAL			
BUILD 6-RESTAURANT	6,400 SF	7,100 SF	60 (1,120 SF)
BUILD 7-RESTAURANT	7,490 SF	8,000 SF	72 (1,120 SF)
BUILD 8-RESTAURANT	7,000 SF	7,000 SF	60 (1,120 SF)
BUILD 9-RESTAURANT	4,000 SF	4,212 SF	35 (1,120 SF)
SUBTOTAL	24,890 SF	26,312 SF	224

MAIN RETAIL/THEATER

BUILDING AREA	OUTDOOR DINING	PARKING	TABULATION
BUILD 1-RETAIL	19,470 SF	9,236 SF	84 (1,120 SF)
RESTAURANT PH1	19,470 SF	9,236 SF	14 (1,120 SF)
OUTDOOR DINING PH1	19,470 SF	9,236 SF	14 (1,120 SF)
SUBTOTAL-BUILDING 1	38,940 SF	18,472 SF	110 (1,120 SF)
BUILD 15-RETAIL PH1	35,470 SF	8,613 SF	76 (1,120 SF)
PH1-B	35,470 SF	8,613 SF	76 (1,120 SF)
BUILD 17B-RETAIL PH2	54,000 SF	41,333 SF	36 (1,120 SF)
SUBTOTAL-BUILDING 17	29,633 SF	23,376 SF	24 (1,120 SF)
BUILD 18A-RETAIL PH1	20,400 SF	20,376 SF	18 (1,120 SF)
BUILD 18B-RETAIL PH1	20,400 SF	20,376 SF	18 (1,120 SF)
BUILD 19-RETAIL PH1	34,168 SF	30,244 SF	26 (1,120 SF)
OFFICE BLDG 2ND FL PH1	8,462 SF	13,453 SF	9 (1,120 SF)
BUILD 20-RETAIL PH1	31,400 SF	30,818 SF	27 (1,120 SF)
BUILD 21-RETAIL PH1	31,400 SF	30,818 SF	27 (1,120 SF)
BUILD 21-MEMO STORAGE	12,866 SF	12,866 SF	8 (1,120 SF)
PH1	395 SF	395 SF	0 (1,120 SF)
SUBTOTAL-BUILDING 21	41,392 SF	41,392 SF	4 (1,120 SF)
BUILD 22-RETAIL PH1A	120,300 SF	78,534 SF	69 (1,120 SF)
BUILD 22-PROPOSED THEATER	897 SEATS	69,861 SF	1740 (2,000 SF)
BUILD 22-COMMERCE PH1A	28,623 SF	41,392 SF	36 (1,120 SF)
SUBTOTAL-BUILD 22	120,300 SF	150,662 SF	1776 (2,000 SF)
RETAIL PH1A	159,803 SF	520,943 SF	3,374 SF 1,944 2,835
SUBTOTAL	710,300 SF	2,246,574 SF	3,058 3,228 (A)
CENTRE COMMERCIAL	640,464 SF	2,026,246 SF (23,460 sqft) (A)	3,058 3,228 (A)
LOWER LEVEL	278,824 SF	INC. 9,444 SF ELEVATOR/CANOPY AREA	
PARKING STRUCTURE			

(A) 2004 NOTED 3,058 PARKING STALLS PROVIDED BY TRUCKS NOT INCLUDED

WEST AVENIDA VISTA HERMOSA



SCALE: 1" = 100'-0"
 0' 100' 200' 400'
 Scale as noted on 22"x34" Printed sheets

AVENIDA PICO

Project: 150110
 Date: 11 Dec, 2017
 Sheet no.
AORM
 ABBEY COOK, ROBERTS MCGILL
 ARCHITECTS + INTERIORS
 1445 SAN JUAN, SUITE 100, SAN CLEMENTE, CA 92603
 PHONE: (949) 224-4100 FAX: (949) 224-4101

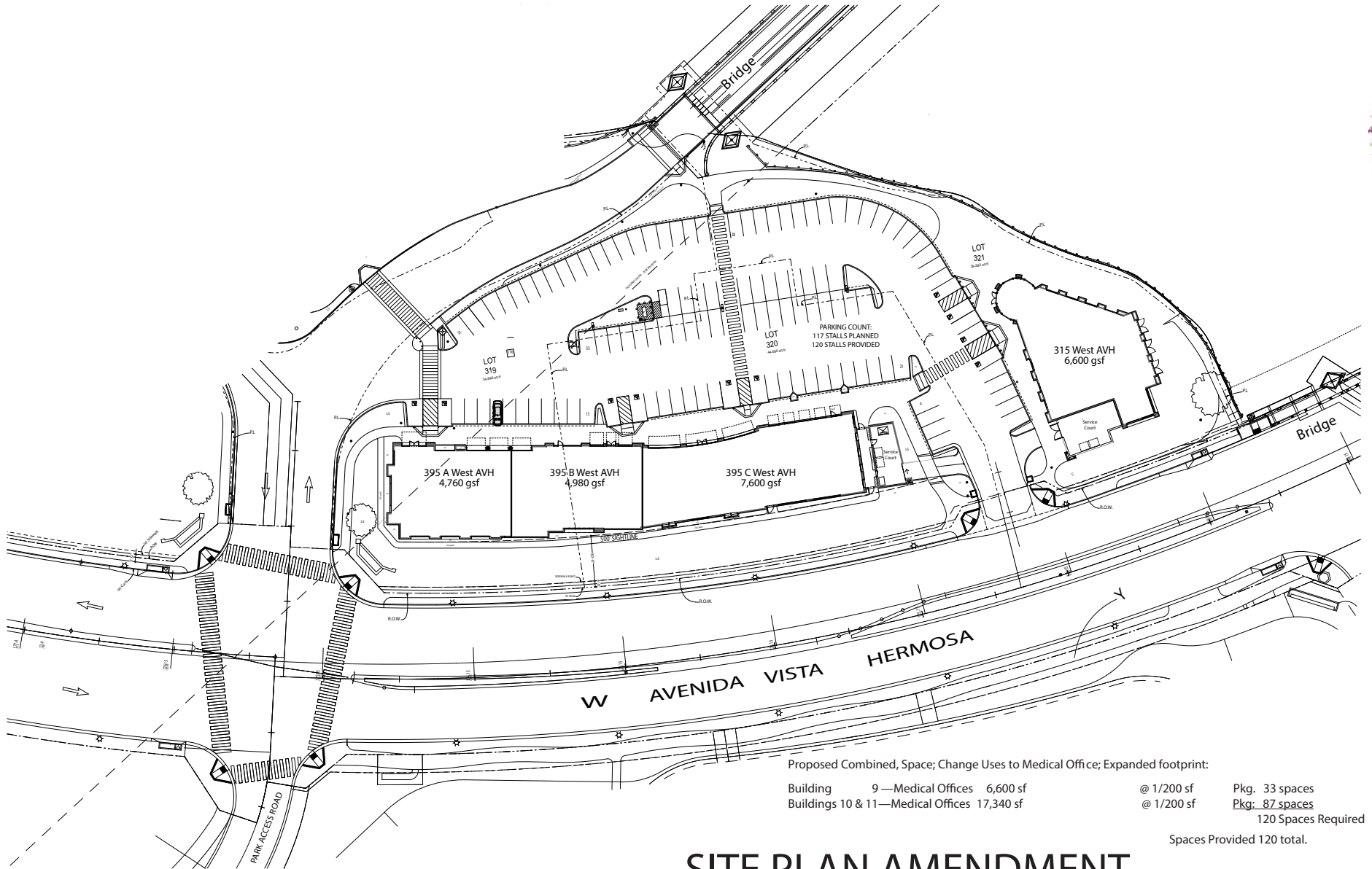
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SITE PLAN AMENDMENT
 02 JANUARY 2020

Outlets
 at San Clemente

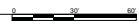


Proposed Combined, Space; Change Uses to Medical Office; Expanded footprint:

Building 9—Medical Offices	6,600 sf	@ 1/200 sf	Pkg. 33 spaces
Buildings 10 & 11—Medical Offices	17,340 sf	@ 1/200 sf	Pkg. 87 spaces
			120 Spaces Required
			Spaces Provided 120 total.

SITE PLAN AMENDMENT

Conceptual Storefront and Lease Plan as shown is subject to change and is used as illustration for discussion purposes. Landlord reserves the right to execute all or part of this concept. Grid spacing is subject to change.
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PROPOSED ELEVATIONS ADJUSTED FOR OCCUPANT

WEST FACING ELEVATION at West Avenida Vista Hermosa

1/8" = 1'-0"



10 • WEST ELEVATION
FACING AVENIDA VISTA HERMOSA

SCALE:

2004 CITY APPROVED BUILDING ELEVATIONS

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SITE PLAN AMENDMENT

02 January 2020

Scale as noted on 22"x 34" print sheets

DRAWING FOR DESIGN INTENT ONLY.
NOT INTENDED FOR CONSTRUCTION.

A.2

PROPOSED FRONT
1/8" = 1'-0"



EAST FACING ELEVATION at Parking Lot
1/8" = 1'-0"



10 • EAST ELEVATION
FACING SURFACE PARKING

EAST ELEVATION
FACING PARKING
SCALE: 3/32" = 1'-0"

2020 Comparison to Approved 2004

Conceptual Storefront and Lease Plan as shown is subject to change and is used as illustration for discussion purposes. Landlord reserves the right to execute all or part of this concept. Grid spacing is subject to change.

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02 JANUARY 2020

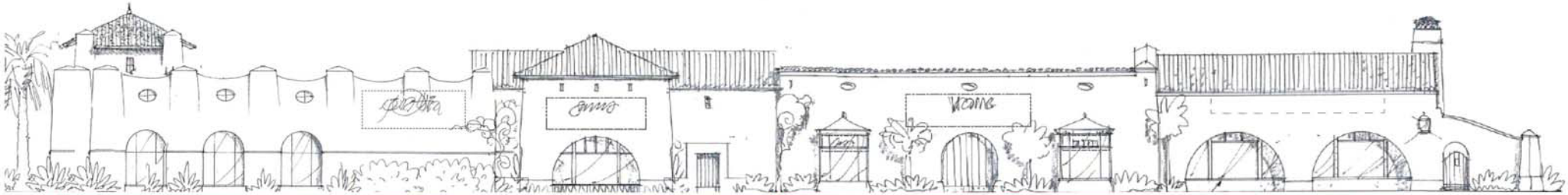
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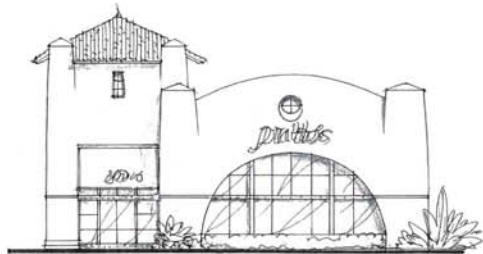
A.2



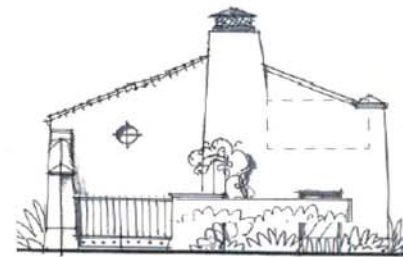
EAST FACING ELEVATION at Parking Lot
 1/16" = 1'-0"



WEST FACING ELEVATION at West Avenida Vista Hermosa
 1/16" = 1'-0"



NORTH FACING ELEVATION at West Avenida Vista Hermosa Entry Drive
 1/16" = 1'-0"



SOUTH FACING ELEVATION at Entry Drive
 1/16" = 1'-0"



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CITY PLANNING ISSUE
 04 December 2019

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