

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
APRIL 15, 2020**

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

Subcommittee Members Absent: none

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Jonathan Lightfoot, Community Development Technician Erin Guy

1. MINUTES

The Subcommittee approved the minutes from March 11, 2020 regular meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Site Plan Permit 19-471, 190 Avenida La Pata, Heritage Parking Lot (Guy)

A request to consider a new 48 stall parking lot on an existing 2.17 acre vacant lot. The project also includes additional landscaping and hardscaping, with a new outdoor seating area.

Community Development Technician Erin Guy summarized the staff report and attachments.

Chair Crandell opened the public comment section of the item. Senior Planner Stephanie Roxas reported that no written public comments were submitted to staff. Chair Crandell closed the public comment section of the item.

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

- Requested clarification on the trash enclosure location and whether the project has been reviewed by Engineering and City's landscape consultant. Staff confirmed the trash enclosure is proposed to remain in its current location and that the project was approved by Engineering and the City landscape consultant.
- Expressed concern over vehicle circulation and cars being unable to turnaround due to the dead-end configuration. Requested staff to review the parking lot layout with Engineering and OCFA staff.
- Expressed concern about removing trees around the entrance to accommodate the new ADA pathway into the building, and recommended adding landscaping in other places within the project to replace the lost landscaping around the entry.
- Expressed concern that the proposed trees do not provide sufficient shade for the parking lot, and recommended adding more trees to expand shade coverage.

- Recommended using a more aesthetically pleasing bollard design, rather than an industrial bollard design.
- Requested additional detail on the light standards and City landscape requirements, specifically whether landscape finger planters are required.

The Subcommittee generally supported the project, provided additional comments, and recommended moving the application forward to the Planning Commission for consideration with project modifications and responses to DRSC questions.

B. Minor Architectural Permit 19-490, 1011 Calle Recodo, Delahunt Grain Silo (Carrillo)

A request to install a 35-foot tall outdoor silo for grain storage in conjunction with an existing brewery, Delahunt Brewing Company, located at 1011 Calle Recodo.

Assistant Planner David Carrillo summarized the staff report and attachments. He stated the applicant communicated that reducing the silo height is not feasible due to the product output needed to support the brewery.

Chair Crandell opened the public comment section of the item. Senior Planner Stephanie Roxas reported that no written public comments were submitted to staff. Chair Crandell closed the public comment section of the item.

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

- Agreed with staff's recommendations to add a wood fence and landscaping around the base of the proposed silo. Recommended adding landscape at the sides only so that it does not conflict with truck deliveries.
- Recommended using a neutral color, such as gray to match the horizontal band or off-white. However, did not oppose the proposed green color.
- Did not support the proposed glossy finish of the silo. Expressed concern over creating glares/reflections, and recommended using a flat or satin coat finish.
- Indicated that the Subcommittee could support the proposed 35-foot height, but requested additional documentation to justify why the height is needed.
- Discussed various concerns related to on-site vehicular circulation, including potentially converting the site to a one-way drive aisle, angling parking stalls #7 and #8, limited back up distance behind stall #1, and whether stall #1 needs to be van accessible. Directed staff to review the Subcommittee's concerns with the Building Official and Engineering.
- Suggested the applicant consider corten steel as an alternative screening material.
- Recommended using a more decorative bollard design, rather than standard yellow concrete bollards.

The Subcommittee provided additional comments and recommended moving the application forward to the Zoning Administrator for consideration with project modifications and responses to DRSC questions.

C. Conditional Use Permit 19-334, Verizon Site at SC Treatment Plant (Lightfoot)

A request by Verizon Wireless to construct a new monopalm cellular tower with accompanying ground mounted equipment in the City owned water treatment facility property at 380 Ave. Pico. The parcel is zoned as Public and is within the Coastal Zone overlay and the West Pico Corridor Specific Plan (WPCSP-P-CZ). It is also within the Los Molinos focus area of the General Plan.

Subcommittee Member Jim Ruehlin recused himself from the item due to a conflict of interest.

Associate Planner Jonathan Lightfoot summarized the staff report and attachments.

Chair Crandell opened the public comment section of the item. Senior Planner Stephanie Roxas reported a written public comment was received from the applicant's representative, Rachael Davidson of Jacobs Telecommunications. The public comment letter, dated April 14, 2020, was read into the record, and a copy is on-file with the Planning Division.

Chair Crandell closed the public comment section of the item.

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

- Generally agreed with all staff recommendations.
- Requested confirmation that the project is a macro site. Staff verified the project is not subject to the Small Cell Ordinance.
- Expressed concern over adding a faux growth pod when existing palm trees on site do not have growth pods. Staff recommended the project not include a faux growth pod unless a second carrier is installed.
- Requested clarification on available screening options. Staff explained that the report's recommendation to use "dead fans" for screening is not readily available and would have to be custom manufactured. Staff also stated fans are shorter and may not provide sufficient screening for future collocated equipment.
- Discussed whether they would prefer a Mexican fan palm with an out-of-place growth pod that the typical resident would not notice versus a more appropriate growth pod on faux date palm that does not blend as well with the abundant fan palms in that area. Staff indicated that they would request a visualization of the two alternatives for the Planning Commission review.
- Requested the Planning Commission staff report provide additional information on whether additional space would be needed for the second carrier's ground level equipment, any required setbacks from residential uses, and project consistency with Avenida Pico scenic view corridor.

The Subcommittee agreed with all staff recommendations, provided additional feedback, and recommended moving the application forward to the Planning Commission for consideration with project modifications.

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, May 13, 2020 at 4:00 p.m., in the San Clemente Council Chambers located at 100 Avenida Presidio, San Clemente, California.

Respectfully submitted,



Bart Crandell, Chair

Attest:



Stephanie Roxas, Senior Planner