

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
August 12, 2020**

Subcommittee Members Present: Bart Crandell, Zhen Wu, Michael Blackwell (All Subcommittee members participated in meeting via teleconference)

Subcommittee Members Absent: none

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Katie Crockett, Assistant Planner David Carrillo, Senior Civil Engineer Zachary Ponsen (Staff participated in meeting via teleconference)

1. MINUTES

The Subcommittee approved the minutes from the June 24, 2020 regular meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Conditional Use Permit 19-346 / Site Plan Permit 19-347 / Architectural Permit 19-348 / Discretionary Sign Permit 19-349, 115 Via Pico Plaza, Pico Plaza In-N-Out

Second review of a request to construct and operate a one-story drive-thru fast food restaurant with outdoor dining area for In-N-Out, including demolition of the existing two-story bank building and two-story office building. The project is located within the West Pico Corridor Specific Plan (WPCSP) in the Community Commercial zone.

Associate Planner Katie Crockett summarized the staff report and attachments. Senior Civil Engineer Zachary Ponsen was available to answer questions related to site circulation and traffic. The applicant Jim Lockington was available to answer questions and made a brief statement clarifying some pending issues related to the requirement for the signage to be on a dimmer. The applicant also stated a strong preference for keeping the red LED cove-lighting.

Chair Crandell opened the public comment section of the item. Staff noted that the City received an email from Larry Culbertson in support of the Discretionary Sign Program at this site.

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

- Thanked the applicant for working with staff and the DRSC in incorporating most of the design comments previously made.

- Discussed the options for either shortening or lengthening the median on Via Pico Plaza to prevent illegal lefts around the median as presently occurring.
- Noted the presence of existing trees on Via Pico Plaza that are not accounted for on the proposed landscape plan.
- Recommended the building footprint be moved back to accommodate trees in front of the building on Via Pico Plaza.
- Expressed concern over proposed use of red LED cove-lighting and requested staff to verify with the City Attorney any applicable statutes related to this type of signage.
- Expressed concern about “sign pollution” on Avenida Pico due to the existing multi-tenant sign of Via Pico Plaza right next to the location of the proposed In-N-Out monument sign.
- Clarified the requirement for a dimmer on all LED wall signs and the monument sign.
- Requested the wrought iron details be made slightly less ornate to better fit the SCR design.
- Requested the applicant to prepare a contingency plan for excess drive-through queuing, such as utilizing a double stack when drive-through volumes are higher than normal (e.g., COVID-19 pandemic and grand opening).
- Discussed the use of a mobile app for ordering and pick-up to ease demand on the drive-through queue.

The Subcommittee provided input and recommended the project move forward to Planning Commission for consideration.

B. Minor Cultural Heritage Permit Amendment 18-572 / Conditional Use Permit Amendment 19-116 / Minor Conditional Use Permit 20-249, 102 Avenida Cabrillo, Nomad’s Canteen Deck Extension

A request to consider 1) an amendment to Conditional Use Permit 16-398 to expand outdoor alcohol service to a new deck area; 2) an amendment to Minor Cultural Heritage Permit 12-170 to extend an existing deck to accommodate 16 additional outdoor seats; and 3) three parking waivers to support additional outdoor seating. The project is located in the Mixed Use 3.1 Zone and Architectural Overlay District (MU 3.1-A)

Assistant Planner David Carrillo summarized the staff report and attachments.

Chair Crandell opened 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 supported all staff recommendations.

- Expressed concerns over expanding the restaurant seating without adding any additional parking. Recommended the applicant consider securing an off-site parking agreement either with the City or other private property owner.
- Stated the project has the potential to impact traffic by increasing parking demand in the T-Zone, and expressed concerns that this could set a precedent where more Downtown restaurants will request parking waivers.
- Recommended to the City Planner that the Conditional Use Permit (CUP) Amendment be considered a significant modification with potential public impacts, and recommended the CUP Amendment be elevated to the Planning Commission for review.
- Expressed concern over the limited amount of landscaping proposed and encouraged the applicant to explore ways to expand landscaping to comply with City requirements, such as converting parking spaces into permeable surfaces.
- Stated the existing deck extension appears more temporary in nature. Recommended the applicant consider changes to give the deck extension a more permanent appearance, such as using thicker posts with a lantern on top and using lanterns/sconces rather than string lighting.
- Provided various recommendations to improve the project's design and make it more consistent with the vision of the Paseos Plan. Recommendations discussed included adding a trellis over the deck or walkway, adding sconces along the restaurant building wall, and adding landscaping along the building wall (i.e., vines or wall planter).

The Subcommittee generally agreed with staff's recommendations, provided additional input and feedback, and recommended the project return to DRSC for a second architectural review. Chair Crandell also requested that Subcommittee Member Ruehlin participate in the second DRSC discussion for Nomad's Canteen Deck Extension.

3. NEW BUSINESS

Chair Crandell expressed a desire to hold a discussion amongst the Planning Commission regarding waivers of parking requirements, specifically when it is appropriate to grant parking waivers versus requiring applicants to pursue other parking alternatives. Chair Crandell also expressed interest in further discussing lighting when used as a form of signage. Staff stated these requests would be relayed to the City Planner to determine the most appropriate forum for discussing these topics.

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, September 9, 2020 at 4:00 p.m., by teleconference only and available to the public via live stream from the City’s YouTube channel.

Respectfully submitted,

Bart Crandell, Chair

Attest:

Stephanie Roxas, Senior Planner

