



Design Review Subcommittee (DRSC)

Meeting Date: January 27, 2021

PLANNER: Jonathan Lightfoot, Economic Development Officer

SUBJECT: **Minor Amendment to Site Plan Permit 19-203, Plaza by the Sea, 610-628 Camino De Los Mares,** a request to modify the previously approved plan for the wall removal and drive aisle connection area between two existing commercial centers: Plaza by the Sea (610 - 628 Camino De Los Mares) and Ocean View Plaza (638 Camino De Los Mares). These properties are within the Community Commercial 4 Zone (CC4).

BACKGROUND:

The project was entitled by the Planning Commission on May 20, 2020 (Resolution PC 20-008). The project incorporated the replacement of an existing outparcel building at 610 Camino De Los Mares with a new building that can accommodate a drive through operation. The project also incorporated new connectivity between Plaza by the Sea and Ocean View Plaza by removing the dividing wall between those two properties.

The site encompasses 192,125 square-feet of gross area near the Camino De Los Mares off-ramp from the northbound I-5 freeway. The commercial center, referred to as Plaza by the Sea, contains 52,683 square-feet of single story commercial building space including a Stater Brothers grocery store. The General Plan, Urban Design Element, Figure UD-1 identifies the site as a freeway gateway. The site is within the Camino de Los Mares Focus Area and the Community Commercial 4 (CC4) zoning district.

Why is DRSC Review Required?

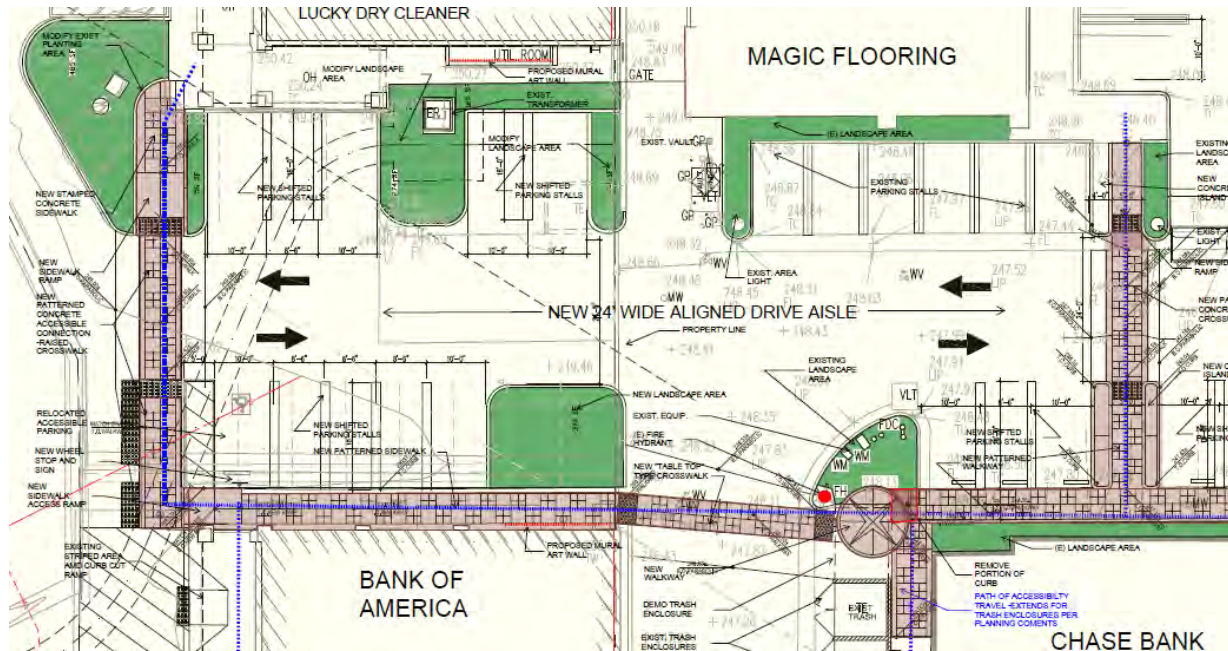
DRSC review is not required, but is requested by staff in this instance. Per Zoning Code Section 17.12.180, applicant requests for modifications to approved applications may be approved administratively if the City Planner determines that the modifications are minor. Staff seeks the DRSC's input and/or concurrence prior to finalizing approval of the requested modifications.

PROJECT DESCRIPTION AND ANALYSIS

The applicant still proposes to remove the wall between the plazas to provide connecting access between them. Figure 1 illustrates the approved connection plan; Figure 2 is a rendering of that approved plan; Figure 3 indicates the currently requested modifications, which are supported by staff.

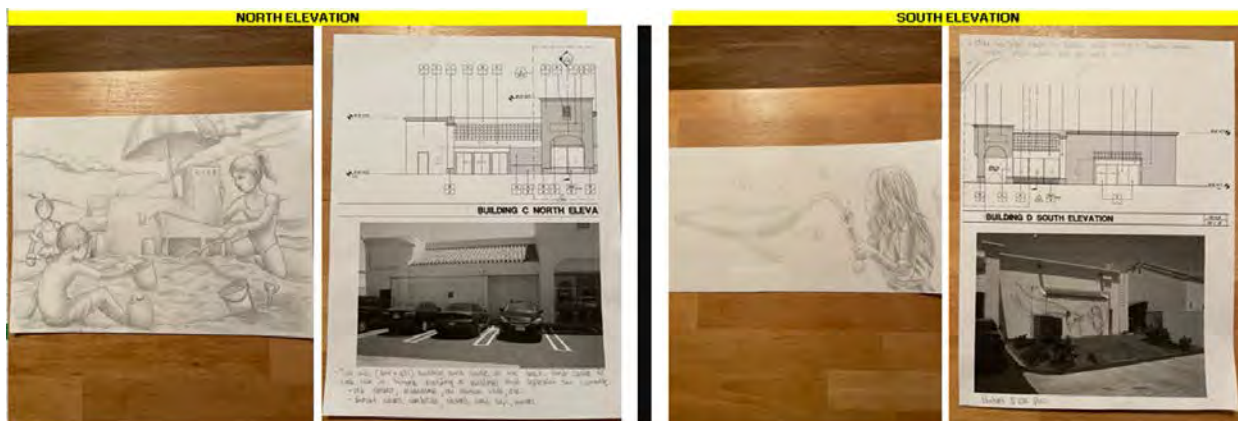
However, in developing their construction documents, they continued to explore options to maximize the pedestrian experience. Figure 3 shows the proposed realignment, where the walkway is shifted from the north to the south side of the drive aisle.

Figure 3: Modified Connection Plan



Noticeably, this shift straightens the drive aisle compared to the approved plan. The new connections would also incorporate patterned concrete for the walkways to encourage visitors to explore the new walkways. The proposal below also incorporates two north-south connections that simultaneously serve as speed cushions and ADA pathways. One other significant change is that the trash enclosure is being removed from its approved location near the “Lucky Cleaners” and sited adjacent to the existing enclosure behind the Chase suite at Ocean View Plaza. Finally, the applicant seeks to incorporate previous recommendations from staff and DRSC to incorporate art elements in this area.

Figure 4: Ocean Themed Murals



While the DRSC does not review murals or their content on private property, Figure 4 indicates conceptual placement of artwork to enhance the pedestrian experience through this area. These elements will be reviewed separately through the administrative Mural Permit by Planning staff.

CONCLUSION

Staff supports the proposed modifications in that they improve the pedestrian flow, especially by providing new raised walkways traversing the drive aisle. This will improve pedestrian visibility and safety while simultaneously slowing vehicles through the new connection area between the plazas. Staff also supports relocating the trash enclosure away from pedestrians. Staff and the applicant seek input from the Subcommittee on any recommendations to improve upon the revised plan as they advance through the plan check process.

Attachments:

1. 2020 Approved Plans
2. 2021 Proposed Modifications
3. Photos of current conditions

DATE	DESCRIPTION



PLAZA BY THE SEA SHOPPING CENTER
 610 CAMINO DE LOS MARES
 SAN CLEMENTE, CA 92673

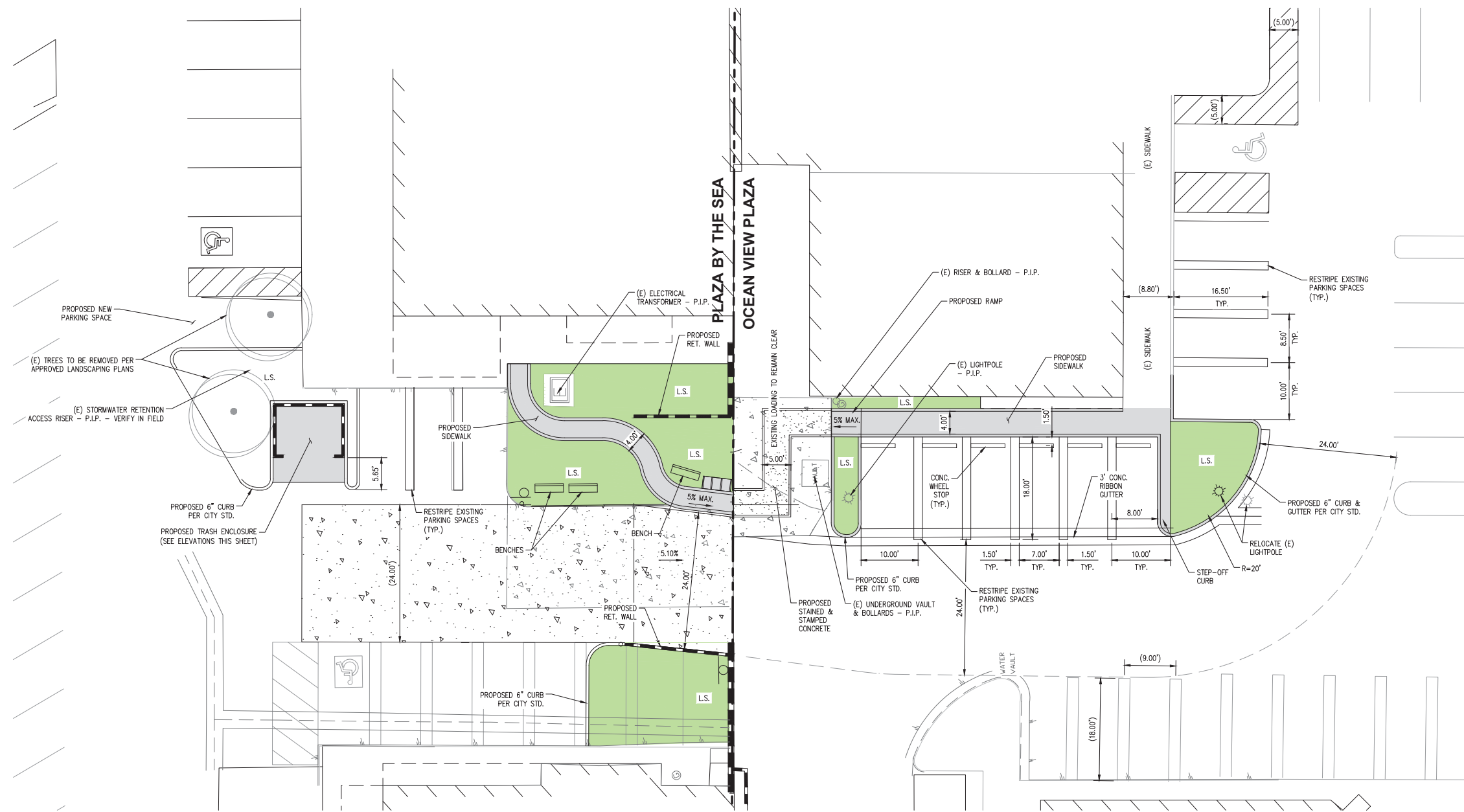
**CONCEPTUAL WALL REMOVAL
 (WITH PEDESTRIAN WALKWAY)**

THIS DRAWING IS A CONCEPTUAL PLAN, NOT AN ENGINEERING DOCUMENT. THE FINAL DESIGN & ENGINEERING SHALL BE COMPLETED & STAMPED BY A LICENSED PROFESSIONAL & SHALL CONFORM WITH ANY APPLICABLE LOCAL, STATE AND/OR FEDERAL REGULATIONS.

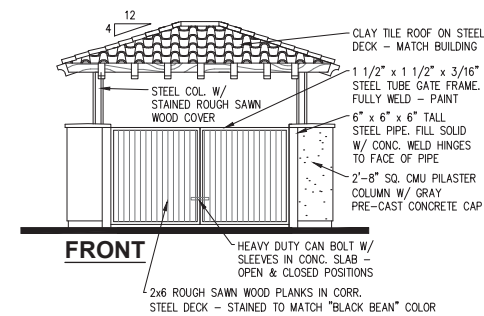
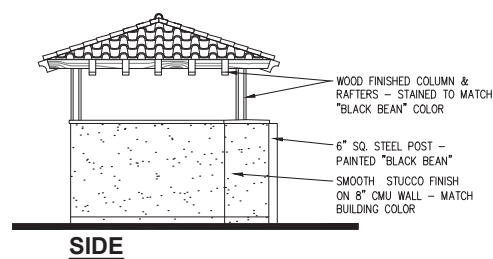
DATE: 04-02-2020
 DRAWN BY: JDN
 CHECKED BY: AG/KG
 SCALE: 1"=20'
 SHEET 3 OF 10

SHEET NUMBER

SP.2

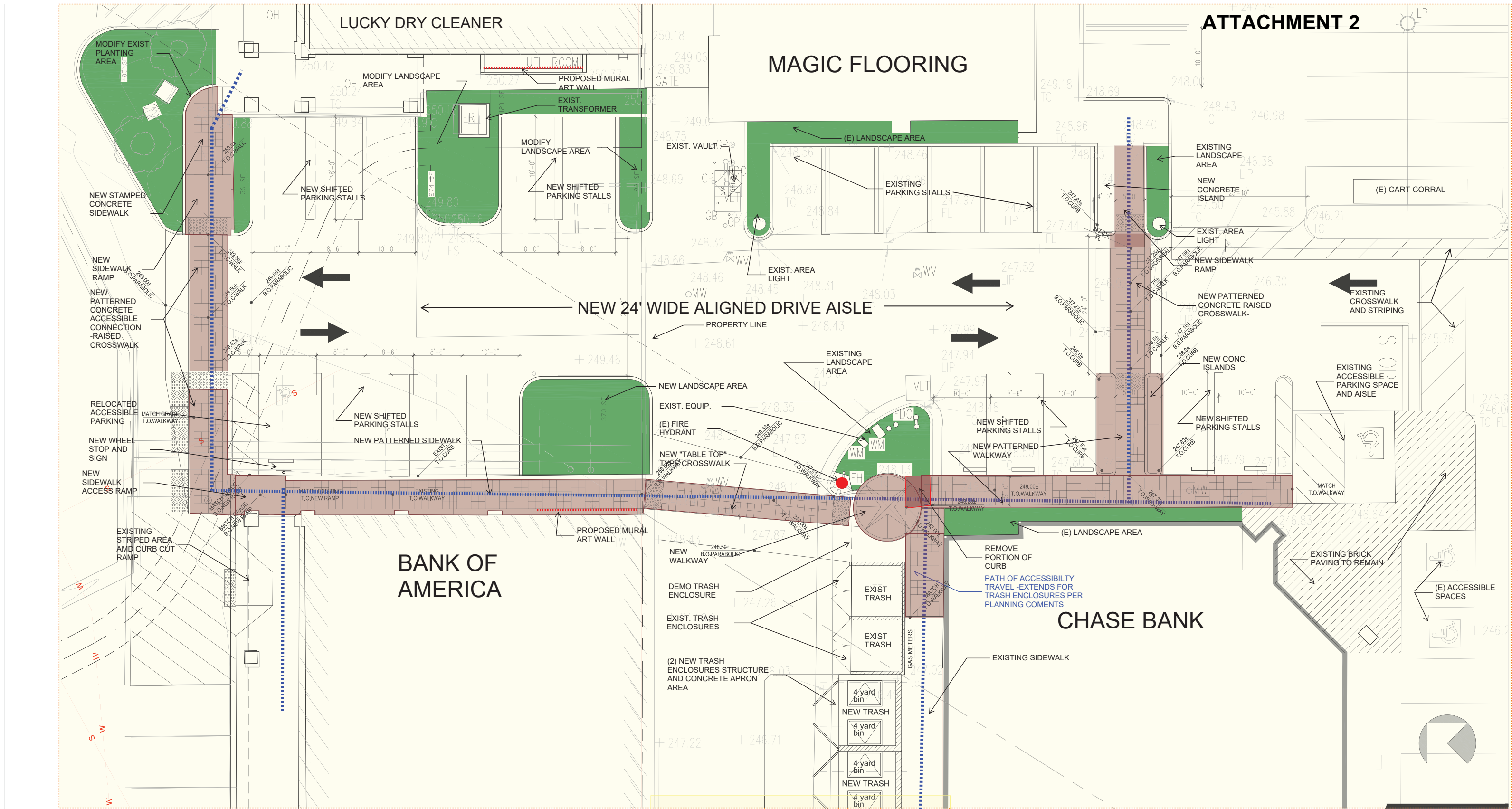


PROPOSED TRASH ENCLOSURE ELEVATIONS
 N.T.S.



CONCEPTUAL WALL REMOVAL

SCALE: 1"=20'



PROJECT NAME
PLAZA BY THE SEA
NEW PEDESTRIAN WALK
 610 CAMINO DE LOS MARES

ISSUED FOR:	DATE
REVIEW	12-18-20

PROJECT NUMBER:
 Drawn By: _____
 File Name: BX2001_BASE-REVISED OPTION E



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ATTACHMENT 3



