

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
AUGUST 25, 2021**

Subcommittee Members Present: Bart Crandell, M. Steven Camp and Scott McKhann (All Subcommittee members participated in meeting via teleconference)

Staff Present: Senior Planner Stephanie Roxas (Staff participated in meeting via teleconference)

1. MINUTES

The Subcommittee approved the minutes from the August 11, 2021 regular meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Master Project (MP) 21-158, Frontera Memory Care & Assisted Living Facility, APN 679-021-05 (Roxas)

A request to develop a 24-bed memory care and 64-unit assisted-living facility 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's Representative, Mark McGuire, introduced the applicant team comprised of: Applicant/Operator Joel Sherman; Applicant/Operator William Crowel; Civil Engineer Peter Petraglia; Engineer Linda Sandusky; and Landscape Architect Dan Delle. The applicant team responded to various questions from the Subcommittee and provided additional context behind their proposed design concepts.

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

- Stated the current proposal is a substantial design improvement over the previously-approved Artis Memory Care project.
- Supported the architectural style and one-story element facing Frontera. However, expressed concerns over the project being more inward facing.
- Suggested to the applicant that they commence the community outreach meetings now since any public input could influence the project design.
- Expressed concern over the large building mass proposed against Calle Ola Verde. The previously-approved project had a courtyard buffer separating it from the Faire Harbour development.

- Expressed various design concerns, including the overall density compared to the previously-approved Artis project, the roofline appearing flat and needing variation, and the landscape concept being sparse.
- Suggested adding seating within the parking lot for employees.
- Recommended the applicant review the expansive roof wells and visibility of the rooftop units from the perspective of the single-family homes across Calle Frontera.
- Recommended adding more trees along Calle Ola Verde and abutting the freeway to further buffer and screen the project from public views.
- Recommended the applicant incorporate information regarding their public outreach efforts and include that information in a resubmittal to be reviewed again by the DRSC.

The Subcommittee discussed the pros and cons of recommending the project return to DRSC for a second review. Ultimately, the applicant stated their intent to consider all DRSC recommendations, make revisions to the project, and return for a second DRSC review.

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, September 15, 2021 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