

CITY OF ALISO VIEJO MINUTES
DEVELOPMENT REVIEW COMMITTEE MEETING
March 14, 2006

CALL TO ORDER:

A meeting of the Development Review Committee of the City of Aliso Viejo was called to order by Chair Garcia at 3:07 p.m. on Tuesday, March 14, 2006, at the Aliso Viejo City Hall Council Chambers, 12 Journey, Aliso Viejo, California.

A complete copy of the Agenda for the meeting containing all items as shown herein was posted by 5:30 p.m. on March 9, 2006, on the outdoor bulletin board at City Hall. Copies were also posted at the Aliso Viejo Library, 1 Journey; and the Aliso Viejo Sheriff's Substation, 11 Journey.

ROLL CALL:

Present: Committee Members: Margo Beauchamp, Mark Hiller, Lynne Pivaroff, Lori Trottier, John Whitman, and Chair Eugenia Garcia.

Absent: Committee Members: Joseph Koszarek, Stewart Winkler

ITEM 1: APPROVAL OF FEBRUARY 14, 2006 MINUTES

A MOTION was made by Committee Member Hiller and seconded by Committee Member Beauchamp that the Committee approve the Minutes of February 14, 2006 as amended. **Motion Carried** unanimously, 6-0.

ITEM 2: APPROVAL OF FEBRUARY 28, 2006 MINUTES

A MOTION was made by Committee Member Trottier and seconded by Committee Member Beauchamp that the Committee approve the Minutes of February 28, 2006 as amended. **Motion Carried** unanimously, 6-0.

ITEM 3: CANYON VILLAS CONDOMINIUMS SIGN VARIANCE

A request for Variance to permit a 7.5-square-foot community identification sign for Canyon Villas condominiums to be located on the existing wall at the intersection of Pacific Park Drive and Aliso Creek Road. Section 7-1-111(C)(2) of the City of Aliso Viejo Sign Standards prohibits community identification signs from being located at major arterial intersections.

Chair Garcia summarized the request from Outdoor Dimensions to permit a Canyon Villas Condominiums identification sign to be placed on the existing wall at the intersection of Aliso Creek Road and Pacific Park Drive. She also pointed out the recommendation error on the Agenda stating that the recommendation to Council will be to deny the request.

Consulting Planner Sammy Rake stated that on behalf of SARES/Regis Group, Outdoor Dimensions requested permission to mount a 7.5-square-foot identification sign on the existing perimeter wall surrounding the Canyon Villas neighborhood (formerly known as Innsbruck Apartments).

In October 2005, a Master Sign Permit was approved to allow signage to reflect the change in ownership. The request allowed for a maximum of three signs totaling 48 square feet restricted to Canyon Villas' entrances. Individual lettering could not exceed 16 inches on a maximum sign height of six feet.

In January 2006, Outdoor Dimensions submitted a subsequent application to relocate one of the entrance signs to the intersection of Deerhurst and Pacific Park. That request was subject to the same restrictions as the original application and was administratively approved.

Consulting Planner Sammy Rake, explained that today's variance request for a fourth sign would keep signage within the original maximum allowable square footage, however, the City code prohibits community identification signs to be located at the intersection of two major arterial roadways such as Aliso Creek Road and Pacific Park. Additionally, Staff did not find circumstances unique to the property that would warrant approval. Staff compared geographically similar neighborhoods (Windflower and Applause) and found no justification existed to prove that strict interpretation of the code would unduly burden this property owner.

Bill Delo, Transportation Planner, IBI Group, spoke on behalf of SARES/Regis Group, stating that IBI conducted field reviews of the project site and the proposed sign location. Focused on the relationship of the sign to the access driveway on Pacific Park Drive, Mr. Delo stated that a significant number of visitors to Canyon Villas would approach eastbound on Pacific Park or southbound on Aliso Creek Road as they exited from the 73 Toll Road; the proposed sign would serve as a guide sign for those motorists.

Mr. Delo stated that Caltrans' Highway Design Manual was consulted regarding driver sight/distance guidelines and it would require a minimum 900 feet to make a decision and maneuver a vehicle based on a standard of 55 mph. A driver would be alerted to the presence of a property access driveway west of Aliso Creek intersection near the point of the gas station entrance and thus allow time for making appropriate lane changes to reduce a potential for weaving.

He stated the sign would also provide guidance for emergency vehicles responding to the site, albeit City code does not permit signs at major intersections, however approval would provide for traffic safety and operational benefits.

After a synopsis of Canyon Villas' signage history by Chair Garcia, there was discussion regarding sign dimensions and restrictions. Committee Members Pivaroff and Beauchamp confirmed that emergency vehicle response is based on physical addresses, not names of neighborhoods.

A MOTION was made by Committee Member Hiller, and seconded by Committee Member Beauchamp, to recommend that City Council deny the variance request.
Motion Carried unanimously, 6-0.

ITEM 4: COMMONS AT ALISO TOWN CENTER SITE DEVELOPMENT PERMITS AND TENTATIVE TRACT MAP.

SITE DEVELOPMENT PERMIT SDP05-11. Request to develop a 3,600 square foot drive-thru restaurant (Taco Bell) with seating for 104 customers (64 inside, 40 patio) to be located between Enterprise and the existing Aliso Creek Road access drive to Lowe's Home Center.

Consulting Planner Wayne Loftus, stated that this permit comprises Phase 2 of Specific Plan No. 2 for the Aliso Commons project at the northwest corner of Enterprise and Aliso Creek, the former K-Mart location and present site of Lowe's, Michael's and Tuesday Morning.

Consulting Planner Loftus pointed out that a drive-thru restaurant requires a Conditional Use Permit, however, City Council will hear the issue as it pertains to Specific Plan No 2, in the interim, the DRC will consider only the design features.

Beret Karim, architect for the Taco Bell restaurant, representing Seventh Design, said that his design represents a contemporary southwestern theme adopted by the corporation approximately eight years ago which incorporates materials, colors and textures used by adjacent buildings at the current location. To accommodate the larger site, an outdoor patio seating area and water fountain was added and the design would be enhanced further with landscaping.

Discussion followed regarding delivery trucks, waste/recyclables, the drive-thru arch, architectural details and the addition of overall enhancements to be compatible to surrounding buildings. With the agreement of Mr. Capriotti, owner, the architect is willing to consider suggestions and redesign the plans.

A MOTION was made by Committee Member Hiller, and seconded by Committee Member Trottier, that the Committee recommend City Council approve SDP05-11 with the condition that architectural feature enhancements be addressed.

Chair Garcia called a recess at 4:33 p.m., and the Committee reconvened at 4:46 p.m.

SITE DEVELOPMENT PERMIT SDP05-12. Request to develop a 13,000 square foot drug store (CVS) to be located at the northwest corner of Enterprise and Aliso Creek Road.

Consulting Planner Loftus described the second site permit as a 13,000 sq. ft. CVS drug store located at the northwest corner of Enterprise and Aliso Creek Road. CVS is proposing a drive-thru prescription window which will require a Conditional Use Permit, however, that matter will be considered by Council in the future. At this time, DRC will only consider the design aspect of the project.

The store's architect, Mr. Glenn Pierce, Pierce Cooley Architects, stated that the overall theme of the site is contemporary and Tuscan inspired, and he utilized rich colors and texture adaptations. Mr. Pierce reviewed several elevations in great detail by describing the theory behind the design and the materials that will be used. Mr. Pierce will continue to work with staff on trash enclosures proposed to be constructed of 2" square grids with steel mesh backing.

Steve Delson, consultant for developers Lucy Parks and John Zahoudonis, stated that the Specific Plan was initially brought to DRC in October. At that time goals were set by Council to address the pharmacy drive-thru window and ensure the project was integrated into the surrounding buildings. This was achieved by building a covering over the drive-thru window that attaches CVS to the multi-tenant building. Although pedestrian traffic behind the buildings is discouraged, the rear of the building was given four-sided architectural consideration and enhancements. Since visual impact is a consideration, a wall will screen vehicles and delivery trucks from the pedestrian level at Aliso Creek Road.

Committee Members discussed various methods of enhancing the appearance of the building, including trellis, moulding and architectural enhancements.

A MOTION was made by Committee Member Hiller, and seconded by Committee Member Trottier, that the Committee recommend City Council approve SDP05-12 with the condition that architectural feature enhancements be addressed.

SITE DEVELOPMENT PERMIT SDP05-13

Prior to Mr. Pierce continuing describing the remaining market/shops building, Consulting Planner Loftus, apprised the Committee about the project's free-standing colonnade which was quite massive as initially submitted. Changes have been made, however, may still require further modification.

Mr. Pierce said the element details were consistent with the colonnade that is attached to the Lowe's structure and is used at one of the entries. The intent was to create an open, airy, plaza and he worked closely with landscaping architect to achieve a

“layered” dimensional appearance. He mentioned that signage is also an integral part of the overall design and, therefore, the “layering” effect was also considered in its design. Mr. Pierce continued describing the various design elevations in full detail and made clear that a significant amount of landscaping was not drawn into the plans so that building elevations would not be obscured for presentation purposes.

Mr. Pierce said that one could probably see the top third of a delivery truck, otherwise no vehicles would be seen from street level. Mr. Pierce continued to answer questions regarding delivery trucks and confirmed that a 150-ft. fire truck could make a turn in response to Committee Member Pivaroff’s question in regard to an OCFA inspection.

Committee Member Pivaroff left the hearing at 5:35 p.m.

Committee Member Beauchamp stated her main concern involves adequate lighting and wants to ensure that addresses are clearly visible and lighting is sufficient at the front and back of buildings. Further discussion continued regarding trash enclosures, and graffiti concerns. For added safety purposes in an area where children will most likely be, Committee Member Beauchamp recommended adding an extra bollard at the water feature.

Chair Garcia stated that Member Beauchamp will draft Crime Prevention through Environmental Design (CPTED) conditions, as done with all commercial buildings.

Committee Member Hiller expressed concern regarding no-parking and one-way signs being clearly posted so that customers and semi-truck drivers do not block or hinder the access roads. Consulting Planner Loftus stated that a condition could be included requiring merchants’ delivery schedules coordinate the number of trucks arriving at any one time.

Chair Garcia stated that one of the Council’s conditions which was added to the Specific Plan involved the enhancement of paving through the drive area and believes the center portion should also include the enhanced paving.

Committee Member Whitman expressed concerns about traffic behind the trash enclosures, refuse recycling and removal, and the sewage interceptor. He said it should be stated very clearly in the CC&Rs which entity will be responsible for maintenance of the sewage interceptor.

Committee Member Hiller left the dais at 6:05 p.m. and returned at 6:10 pm
Committee Member Whitman left the dais at 6:10 p.m.

Chair Garcia stated that everyone should have a better understanding of the general theme and intended appearance of the proposed site and returned discussion back to the Taco Bell plans. Having seen and heard the presentation on the remaining site, one

could envision changes Taco Bell should consider to tie it into the overall design and concept of the project.

Mr. Pierce stated that Taco Bell architects have, indeed, communicated with his firm in regard to design compatibility and feels it is in line with the remaining structures. He said he believes Taco Bell is using the same color palette and it does incorporate the "layered" effect into its elevations as well.

Mr. Karim stated that if one were to compare side-by-side the Taco Bell building with the existing Lowe's structure and the proposed buildings in Phase 2, one would see that the Taco Bell structure is very complementary to both designs. Mr. Karim said he is willing to consider additional detail enhancements in response to Committee Member Trottier's aesthetics recommendation to carry the enhancements to the colonnade over to the entry structure and Chair Garcia's recommendation to address the free-standing entrance to the drive-thru.

Member Beauchamp asked about designated motorcycle parking for the project; Chair Garcia stated that the issue was discussed during negotiations and is noted in the Specific Plan. Chair Garcia believes that designated motorcycle parking reduces the amount of lost spaces for motor vehicles.

A MOTION was made by Committee Member Hiller, and seconded by Committee Member Trottier, that the Committee recommend City Council approve SDP05-13 with the condition that architectural feature enhancements be addressed.

TENTATIVE TRACT MAP Request to establish seven retail commercial and residential lots to implement the Commons at Aliso Viejo Specific Plan.

Committee Member Whitman said the Tentative Tract Map is a requirement of the Subdivision Map Act, however, discussion may be minimal when considered along with Site Plans and backed by Development Agreements.

Committee Member Whitman distributed a hand-out of the draft Conditions which are intended to mitigate any concerns with the map, however, he pointed out that this Committee's discussion pertains more to the Site Map. Although there are currently only three parcels on site, the Subdivision Map Act requires a Tentative Tract Map if there are more than four parcels on site.

Committee Member Whitman has three areas of concerns with the Tentative Tract Map that require mitigation involving water quality. Due to an existing problem with Lowe's storm filters not keeping bacteria in check, he wants to ensure this map addresses current problems experienced with Solid Waste, and lastly the slope stability and constructability on the west side where Phase III and IV are located. The project engineer approached him prior to start of the meeting advising him that he is proposing a change to the map that was distributed in the Agenda packets; Committee Member

Whitman's initial impression is that it is not a significant change. Committee Member Whitman informed the Committee that the Development Agreement allows for a health club to the rear of the property, but only after 2011.

Paul Rothenburg, Canyon Consulting, indicated that the present map depicts a separate lot, Lot 7, for future location of health club subdivision. At the time of the original proposal, the property was under the same ownership, but subsequently, Lowe's parcel is under new ownership. The proposal now is to keep the parcel the same in location and size by essentially deleting one lot that would require subdivision in the future for the health club.

Committee Member Whitman stated that at first glance he does not foresee a problem with the change, however, he will finalize conditions to present to Council for approval. Per Chair Garcia, Draft conditions exist for the Tentative Tract Map and Staff is still working on conditions for the Site Development Permits, which essentially state they must follow Development Agreement and Specific Plan.

Chair Garcia read into public record a letter received from resident Jeff Gulden regarding The Commons development generating so much traffic that consideration should be given to convert the intersection of Enterprise and Aliso Creek Road into a protected left-turn phasing light. Committee Member Whitman stated he will monitor the intersection and traffic volume and, if justified, will include a condition that the applicant pay for improvement to the hardware.

In closing, Mr. Delson thanked the committee for their input on the various site plans. Chair Garcia stated that once architectural changes were made and approved by staff, the Committee would forward the item to City Council for consideration.

A MOTION was made by Committee Member Hiller, and seconded by Committee Member Trottier, that the Committee recommend City Council approve the Tentative Tract Map.

Motion Carried unanimously, 5-0.

ADJOURNMENT at 6:30 p.m.

Submitted By:

Approved By:

Lilia Peterson
Planning Secretary

Eugenia Garcia, AICP
Chair