



**AGENDA FOR THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE**

**Wednesday, May 14, 2014
10:00 a.m.**

**Community Development Department
Conference Room A
910 Calle Negocio, Suite 100
San Clemente, CA 92673**

The purpose of this Subcommittee is to provide direction, insight, concerns and options to the applicant on how the project can best comply with the City's Design Guidelines and/or City Policies. The Subcommittee is not an approving body. They make recommendations to the Planning Commission and Zoning Administrator regarding a project's compliance with City Design Guidelines. Each of the Subcommittee members will provide input and suggest recommendations to the applicant based upon written City Design Guidelines and/or City Policies. The Subcommittee will not design the project for the applicant, nor will the members always agree on the best course of action. The applicant can then assess the input and incorporate any changes accordingly with the understanding that the Subcommittee is simply a recommending body. Decisions to approve, deny, or modify a project are made by the Planning Commission, City Council, or the Zoning Administrator with input and recommendations from the Subcommittee and City staff. The chair of the Subcommittee will lead the discussion. Planning staff will be available to provide technical assistance as necessary. Time is limited. Consequently, the Design Review Subcommittee will focus on site and project design rather than on land use issues, which are the purview of the Planning Commission, City Council or the Zoning Administrator.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such a modification from the Community Development Department at (949) 361-6100. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written material distributed to the Design Review Subcommittee, after the original agenda packet is distributed, will be available for public inspection in the Community Development Department located at 910 Calle Negocio #100, San Clemente, CA during normal business hours.

1. APPROVAL OF MINUTES

Minutes to be considered for approval: April 23, 2014

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Minor Cultural Heritage Permit, 13-523, Russell Car Wash (Gregg)

A request to install a tiled accent stripe along the top of the Russell Car Wash and auto service buildings located at 1731 North El Camino Real. The project is zoned Commercial (C-2) and is within the North Beach Study area, Architectural, Pedestrian and Coastal Zone Overlays.

B. Conditional Use Permit 13-249/Architectural Permit 13-251/Site Plan Permit 13-252, La Ventura Event Facility (Gregg)

A request to consider modifications to a previously reviewed commercial building for a special event facility totaling 5,456 square feet. The project is zoned Neighborhood Commercial (NC3) and is located at 2316 South El Camino Real.

3. NEW BUSINESS

4. OLD BUSINESS

None.

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, June 11, 2014 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
APRIL 23, 2014**

Subcommittee Members Present: Michael Kaupp, Julia Darden and Bart Crandell

Staff Present: Jim Pechous, Cliff Jones, Adam Atamian, John Ciampa and Amber Gregg

1. MINUTES

Minutes from April 9, 2014 approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Pre-App 14-106, Elena Lane 6-Unit Condos (Atamian)

A request to consider a new 6-unit condo complex adjacent to historic properties located at 515 Elena Lane.

Assistant Planner Adam Atamian summarized the staff report. Mr. Atamian noted for the record that he received one comment from the public via email stating that the Star Pine tree at the northwest corner of the property should be maintained and that staff should have included a recommendation stating that it should be protected. Mr. Atamian stated that the project at this point is a review of the proposed building layout, and landscaping is very preliminary, but that the comment makes a good point.

Subcommittee Member Darden stated that she was not present at the first Design Review Subcommittee (DRSC) meeting. She went on to say that instead of getting into the details of the project, she would prefer to give the applicant her general sense of the project. She stated that the scale of the project is out of character with the neighborhood, and that the project would have a significant impact on the historic resources nearby. She stated that this project is located in an area that can be viewed as a de facto historic district because of the numerous historic properties nearby.

Jay Crawford, the architect for the project, stated that the project is preliminary, and that the focus of this process is to assess the feasibility of redeveloping the lot. He asked if there was a predisposition against multi-family development in this area or if the concern was about high density impacts such as parking. He discussed his concern regarding the recommendations about the impact of the structure to the corner of the lot where Cazador Lane and Elena Lane intersect stating that in his plan that corner will be brought to street level and actually open it up more than it is

now. He stated that parking is an issue, and for this type of project to be viable, it will require one level for parking with two levels above. He asked specifically what the recommendations for building step backs were, in terms of number of feet.

Subcommittee Member Kaupp stated that there is no push to maintain this lot as a single family residence. Whoever owns this lot has a right to develop the lot for multifamily. Subcommittee Member Kaupp stated that the issue with this property is how to situate the project and create massing that is sensitive to the surrounding historic properties as well as the de facto historical district spoken of by Subcommittee Member Darden.

Mr. Crawford reiterated that while there are many options for stepping back portions of the building and altering the layout, the proposal is still a three story building.

Subcommittee Member Kaupp stated that he is happy that landscaping is being discussed so early in the design phase of the project. He stated that he has been pushing for landscape review earlier in the process for years. Subcommittee Member Kaupp noted the email regarding the Star Pine and stated that he agrees the tree should be kept and that the design of the project should be tailored around the preservation of that tree.

Rick Del Carlo, the potential developer of the project, stated that the project could be developed to be sensitive to the Star Pine. He went on to say that the bigger issue he is struggling with is the discussion regarding the scale of the project. He stated that the townhome development next door to the subject site, at 410 Cazador Lane, is significantly massed. Additionally, the large condominium project on the opposite side of the Casa Elena is uninspiring. He understands the requirements for the Spanish Colonial Revival style, but is having difficulty with the determination that the proposed project is out of scale with the neighborhood.

Subcommittee Member Kaupp stated that those buildings are not representative of the types of projects that may be approved today, as the sensitivity to the historic properties in this area has changed over the past couple decades. Subcommittee Member Darden agreed with Subcommittee Member Kaupp, adding that the intent is not to exacerbate the problem by allowing the continuation of that type of heavily massed development.

Cliff Jones, Associate Planner, referenced the City's Design Guidelines, stating that many projects in the area were built prior to the adoption of the Design Guidelines and would not comply with the Guidelines today. He said that the Design Guidelines provide a basis for development review of projects of this nature.

Mr. Del Carlo said that the challenge of this process seems to be quantifying what the recommendations actually mean. For him, this is an economic exercise. He asked how he should go about figuring out what setbacks should be, or how many units he could propose.

Subcommittee Member Crandell stated that until he develops multiple alternative projects for the site, it is difficult to gauge what is appropriate. He continued saying that the issue is really one of square footage, not the number of units. Subcommittee Member Crandell said that the scale of the project is viewed much differently in this case because of the close proximity to many historic properties. He suggested that the project be tailored more to the scale of the historic properties than to the scale of the other properties in the neighborhood. He said that a better alternative may be to propose fewer units, such as four, with slightly larger square footages. That would help reduce the amount of parking required on the project. Additionally, a smaller structure with a less complex roof design may work better in this location.

Subcommittee Member Darden thanked Mr. Del Carlo for his approach of going through the pre-application review process. She stated, however, that this is a difficult type of proposal for the DRSC to be prescriptive. She continued by saying that the review will really focus on the impact of the development to the historic properties.

Mr. Del Carlo asked if the DRSC had any concerns about the proposal for three stories. Subcommittee Member Darden replied that it depends on the way it is incorporated into the project. She said that if three stories were proposed along the street, that would be a difficult proposal to support.

Jane Porter, owner of 516 Elena Lane, stated that she and her family moved to San Clemente from Seattle, WA. Specifically, she stated they moved to live in the house at 516 Elena Lane, the historic property across the street. Ms. Porter said that a proposed three story structure would block her family's morning sunlight. She went on to say that because her residence is a historic property she is not able to modify her house to accommodate the loss of direct sunlight. She also mentioned that parking is an issue in this area and that another large development will have a detrimental effect.

Ty Gurney, the other owner of 516 Elena Lane, stated that this project is a mistake for this neighborhood, and questioned why the area cannot be rezoned to only allow single family residential development.

Larry Culbertson, President of the Historical Society, stated that the project is out of scale with the neighborhood, and that the proposal should be scaled back significantly.

Georgette Korsen of the Historical Society and the Heritage Tree Foundation, complimented Mr. Del Carlo on his demeanor in this process and appreciates his willingness to work with the residents. She stated how she agrees with Subcommittee Member Kaupp regarding the need to keep the Star Pine. Ms. Korsen stated that she believes that this project can be developed in a way that maintains the tree. She also discussed the need not to predicate new development on past mistakes such as the multifamily developments that would not be approved today.

Wayne Eggleston, former City Council member and current Planning Commissioner, spoke as a member of the public because he resides in a home on Cazador Lane that is within 500 feet of the subject site. He stated that the proposed design is out of scale with the pattern of development in the area, and does not harmonize in any way with the neighborhood. He stated that this area is heavily impacted by beach parking, and that the parking requirements that apply to other, less impacted areas of the City cannot and should not apply to development in this area. Mr. Eggleston stated that an ideal development proposal on this lot would consist of a "neighborhood within a neighborhood" involving three or four connected units surrounding a central courtyard at which the garages face. He stated that the current proposal will not work in this location.

Patricia Holloway, founder of the San Clemente Tree Foundation, stated that the Star Pine should be protected and would prefer to see staff identify these kinds of trees for protection and conveying that to applicants. She stated that the tree is so close to the street that she wonders if the tree is actually in the public right of way. She said the tree fills the sky and the retention of the tree would be a benefit to the project.

Mr. Del Carlo stated that he would be interested in a community meeting with the neighborhood residents and other interested members of the public.

Subcommittee Member Kaupp thanked Mr. Del Carlo for working with the City on this project, and hopes that the consistent information he has received from the DRSC, the public, and staff has helped inform his decision about the property and guide his design should he pursue the project.

B. Discretionary Sign Permit 14-066/ Minor Cultural Heritage Permit 14-067, Pep Boys Signage (Atamian)

A request to consider a Master Sign Program and exterior modifications to an automobile service station building within the Architectural overlay. The project is located at 1606 North El Camino Real in the Mixed-use (MU2-p-A) zoning district.

Assistant Planner Adam Atamian summarized the staff report.

Subcommittee Member Kaupp complimented Mr. Atamian on the staff report, stating that he is pleased to see how quickly the new General Plan policies are being put into effect. Subcommittee Member Kaupp stated that he agrees with staff's recommendations to include a prohibition of temporary signage on the site, and to install new landscaping. He asked whether this temporary signage prohibition included the illuminated "Open" signs which are prevalent in the City. Mr. Atamian responded that it could. Cliff Jones, Associate Planner, stated that the Master Sign Program could include a specific prohibition of that type of sign.

Subcommittee Member Darden agreed with Subcommittee Member Kaupp's assessment of the staff report, and stated that it is in the spirit of design review because the recommendations made are very specific. She said that she generally agrees with staff's recommendations, though she is more flexible about the paint color.

Subcommittee Member Crandell asked staff what authority the City had to require landscaping on this type of project, which is not a new business, but a change of ownership. Mr. Atamian stated that the Zoning Ordinance requires discretionary projects to be reviewed for landscaping compliance.

Subcommittee Member Kaupp stated that for buildings in the architectural overlay that are not Spanish Colonial Revival, especially those with pavement that go up to the building walls, the enforcement of white creates a stark environment. Instead, he feels that a grounding earth tone in this situation would be more appropriate.

Subcommittee Members Crandell and Darden agreed with Subcommittee Member Kaupp, stating that painting non-Spanish Colonial Revival buildings white only detracts from the true Spanish Colonial buildings.

Allison Mathern, representative for the Pep Boys Corporation, stated that an additional reason for the earth tone color was that it does not dirty as fast.

Ms. Mathern continued her response stating that the addition of landscaping is not a problem, but asked for some clarification on staff's recommendations about the location of the landscaping, especially the placement of the vines. Mr. Atamian responded, stating that the wall closest to El Camino Real would be an ideal place to add vines due to the lack of available ground space to plant something tall enough to really cover the long, blank wall surface. Subcommittee Member Kaupp stated that he

agrees with staff on the recommendation for the vines, stating that it is a great solution for these locations with very limited setbacks.

Ms. Mathern stated that she was concerned about the recommendation regarding the installation of landscaping between the sidewalk and the parking area. She stated concerns over the viability of plant materials installed where asphalt was removed, and also potential impacts to parking. She asked if a large above grade planter would be feasible in order to avoid people driving over the plants.

Mr. Atamian responded to questions regarding the landscaped planter. He gave some additional background on this aspect of the project, stating that during the Development Management Team meeting process, the Beaches, Parks, and Recreation Division also recommended that landscaping be added at this location. Additionally, he continued, there is a Building Permit application for a ADA accessible restroom inside the building. As part of that permit, a van accessible parking stall and an accessible path of travel is proposed that will replace two parking spaces along the El Camino Real side of the property. Mr. Atamian continued, stating that when that occurs, a four or five foot wide strip of asphalt that will not be useable as a parking space will remain. It is in this space that the landscape planter is suggested. As for the concern regarding the potential damage to the plants from vehicles driving over them, Mr. Atamian stated that the requirements for landscaped planter areas specify the installation of a concrete curb as a protection device.

Ms. Mathern stated that the restroom project is currently on hold, though Pep Boys is still intending to move forward pending the completion of this application. Mr. Atamian stated that the easiest course of action would be to include all landscaping possible on this one application, as later projects could potentially require discretionary review, if only for alterations to landscaping. Mr. Jones suggested a condition of approval be added to give the applicant flexibility on the landscaping if the restroom project is not undertaken in the future. Mr. Atamian stated that if that were the case, staff would review this project as if that were not the case, and would recommend that landscaping be installed in every other potential location as part of this permit. He stated that there is essentially no credit given for a potential project.

Ms. Mathern discussed Pep Boys' recent re-branding efforts, moving a more scripted sign lettering and the re-introduction of the Manny, Moe, and Jack logo. She stated that visibility is very important and that the company receives calls from people stating that they cannot find their location currently due to the lack of visibility.

Subcommittee Member Kaupp stated that the DRSC understands the concerns from the business community, especially those with national brands. However, he noted, there are many examples around the City of corporate signage that conforms to the Design Guidelines for businesses that are now thriving. He stated that the DRSC is thoughtful in balancing the concerns of the businesses with those of the community.

Ms. Mathern stated that the recommendation for a 20 square foot sign along the north face of the building is much too small for the Pep Boys logo and lettering, and would only be visible to pedestrians nearby. Mr. Atamian responded, stating that if the red painted rectangle proposed was removed, the size of the sign would be reduced, and the current size of the lettering would not have to be reduced much further to be calculated at 20 square feet. Ms. Mathern continued, saying that both signs are necessary to attract vehicular traffic from both directions.

The DRSC asked the applicants if a blade sign would be something they would consider. Dan Lorenzon, with Loren Signs, stated that blade signs can often be difficult to read, especially if the sign is vertically oriented. Additionally, this type of business is vehicle-based, and there is no need to attract pedestrians, as everybody will be driving to this location. He stated that the proposal is sensitive to the area, and includes signage much smaller than what the business has in other locations.

Mr. Lorenzon further clarified Pep Boys re-branding, stating that this business is a new venture for the company where only tires and light automotive service is offered as opposed to the super centers before. Because of this, the secondary line of copy is necessary to separate this business from the parts sales stores. He noted that the red painted background can be removed, but red is still critical to their brand recognition. Additionally, he referenced the Shadetree Automotive business located across the street and how their sign is probably over 100 square feet. He said they are not asking for 100 square feet, but that they shouldn't be reduced to 30 or 40 square feet either. He said that the sales at this location are rather weak right now, and they really need signs to attract new business.

Subcommittee Member Darden stated that she would not be supportive of an oversized blade sign. She asked staff the reason for the recommended black painted letters over a dark bronze finished metal letter. Mr. Atamian stated that the applicant's original proposal included black painted letters and black goose-neck lighting, both of which staff would support in light of the other recommendations made. Subcommittee Member Darden stated that she would be most supportive of a dark bronze letter without the red painted background.

Ms. Mathern stated that the sign company created a revision to the plans without the red background, and passed out copies of that revision to the DRSC and staff. Mr. Lorenzon stated that the new sign directly facing El Camino Real would be 44 square feet with the removal of the red background. Mr. Atamian stated that the calculation used for that sign includes space that does not count toward sign area, and so the revised sign is actually smaller than what is stated.

Subcommittee Member Kaupp asked staff to explain the process and justification for allowing signage to exceed the allowable signage listed in the Zoning Ordinance. Mr. Atamian responded stating that the Discretionary Sign Permit allows increases to the size of signage if it meets the finding that it is necessary for adequate business visibility from distances where the signs are normally viewed from. Mr. Atamian explained staff's position on the sign directly facing El Camino Real. He stated that because the sign is so close and parallel to street, additional size wouldn't make this sign more visible to traffic because the view remains at too much of an angle to read properly.

Subcommittee Member Crandell stated the sign regulations limit all businesses in the architectural overlay to 25 square feet total. He continued by saying that other businesses in the area would be limited to that amount and there is nothing he sees as special about this building that warrants the need for signage beyond what other buildings would be approved for. With that said, he stated that he would not be in favor of a sign larger than 25 square feet on the north wall.

Subcommittee Member Crandell stated that for the sign on the west wall, he can see the need for a slightly larger sign to attract vehicular traffic in time to make the turn in. However, he stated, for the traffic travelling northbound, they cannot make a left hand turn into the business parking area, and so they would have to make a U-turn anyway once they pass it.

Ms. Mathern stated that part of the rationale for requesting larger signs was based on the size of the Discount Tires signage previously on the building. Subcommittee Member Crandell asked staff why the signage cannot be like-for-like. Mr. Atamian stated that the applicants removed nonconforming signs which ended the continuation of that nonconformity.

Subcommittee Member Kaupp clarified that logos are considered part of the signage calculation, and suggested that the logo be put on a blade sign because it is very recognizable and could stand on its own.

Mr. Lorenzon stated that consideration should be given to the size of the business location when judging adequate signage. He said that it is not fair to businesses in large buildings to limit them to the same amount of signage

granted to a business in a smaller building. He said that the revised plans show smaller signs compatible with the scale of the building.

Subcommittee Member Kaupp spoke about the intent of the Architectural Overlay as a walkable area, and questioned whether this section would attain that status any time soon. Subcommittee Member Darden agreed with that statement, adding that she felt the sign on the north wall should be smaller than what is shown in the revision but not necessarily reduced down to 25 square feet.

Subcommittee Member Kaupp asked staff if the findings for larger signage can be based on architectural compatibility as well as visibility needs. Mr. Atamian stated that the signs are required to be compatible with the site and building. He went on to say that while the elevation drawings show a picture of the north sign that appears in scale to the building, the drawing is deceptive to the eye because it lacks depth. He continued by saying that, functionally, this building's street presence is very similar to that of most other buildings in the neighborhood, in that, the building is a narrow structure right on the property line. The rest of the building can almost be viewed as a separate structure placed at the rear of the property. He stated that in that view, staff feels that the sign, as revised, is still too large. Subcommittee Member Darden stated that she agrees that the sign is too large as currently proposed.

Mr. Atamian stated that while this area may not become a pedestrian-oriented district for years, the General Plan is very clear about the direction given for automotive uses and the long-term goals for this part of the City. The north wall sign, he says, is not at a pedestrian scale, which should be a required finding for this project. Due to the walls proximity to the property line and the height off the ground, this sign is not geared to the pedestrian scale. He stated that the use is non-conforming, and the goal is to make properties and uses more conforming over time, not to maintain them.

Subcommittee Member Darden stated that she respects staff's position on this aspect of the project. She stated that the project is still a vast improvement over what was there before. She feels that a reduction of 20% would be adequate for the scale of the building.

Ms. Mathern stated that she understands the need for pedestrian scaled signage but is concerned that signage geared for pedestrians will not adequately attract their intended customers. Mr. Atamian responded that while Pep Boys plans to be there for many years, if something changed and the business was sold to a more pedestrian-oriented use, that the Master Sign Program would transfer allowing that business to utilize automobile-oriented signage.

Subcommittee Member Crandell stated that he agrees with Mr. Atamian regarding the pedestrian scale requirements. Additionally, he stated that for a project where they could potentially be granted two signs, he doesn't feel that either sign should be allowed to exceed the 25 square foot signage maximum imposed on other businesses. He said that due to the unique configuration of the building, the side wall sign can be supported. However, he noted, the front wall is not unique, and therefore, the additional signage finding should not be made to allow it to exceed 25 square feet.

Mr. Atamian clarified that the DRSC is recommending that the Manny, Moe, and Jack logo be placed on a blade sign, which doesn't count toward total business signage, with the Pep Boys lettering placed on the building wall and under 25 square feet. The DRSC felt that the recommendations given were clear enough that the applicant could revise the plans and proceed to the Planning Commission. He also asked the DRSC about the revised plans and whether they would be supportive of the red lettering. Subcommittee Member Darden stated that she would prefer to see a dark bronze.

Subcommittee Member Kaupp reiterated that whether the ADA accessible restroom project occurs, that he would very much like to see landscaping as it will have a positive impact on the property, especially the vines on the front wall.

C. South El Camino Real Duplexes (Gregg)

- i. **Conditional Use Permit 14-084/Minor Exception Permit 14-085, Koastal Duplex**
- ii. **Conditional Use Permit 14-086/Minor Exception Permit 14-087, Resmkv Duplex**
- iii. **Conditional Use Permit 14-088/Minor Exception Permit 14-089, Cade Duplex**
- iv. **Conditional Use Permit 14-090/Minor Exception Permit 14-091, Bellers Duplex**
- v. **Conditional Use Permit 14-092/Minor Exception Permit 14-093, SClementem Duplex**

A request to consider five separate projects, each consisting of two duplexes to be built on ten separate, but contiguous lots, for a total of 20 units. A Minor Exception Permit is requested for each project to consider reduced side yard setbacks on the corner lot and for walls exceeding 42 inches in the front yard setback up to five feet. There are five separate owners that commissioned the same architect to

Associate Planner Amber Gregg summarized the staff report and went over the modifications since the last DRSC review. Ms. Gregg also presented

the landscape plan again to ensure the Subcommittee understood the proposal. Revised elevations and material boards were provided.

Subcommittee Member Kaupp noted he appreciated going over the landscape plans again and is now supportive of the plantings and their locations.

The applicant, representing Melia Homes, indicated he was happy to hear Subcommittee Member Kaupp's comments. He wanted to clarify that his decision to not change the landscaping was not because he did not take the previous comments seriously, but he wanted to ensure the concept was clearly understood.

Subcommittee Member Darden was supportive of the color palette and likes the additional green color scheme. She believed it was a similar color as Happa J's down the street in the same "Surf Zone" area. She also liked the veneer selected for the site walls along El Camino Real and believed they would be a nice feature to the streetscape.

Subcommittee Member Crandell supported the projects and the modifications, but wanted to make sure the color palette and landscaping could not be modified. Staff noted that a condition of approval could be added to the projects requiring the color palette and landscaping be maintained so future home owners are aware of the requirement.

The DRSC recommended the project move forward to the Planning Commission.

E. Minor Cultural Heritage Permit 14-050, Del Mar Plaza Courtyard Remodel (Jones)

A request for exterior changes to a building at 111 Avenida Del Mar. The project is located within the Mixed Use Zoning District, and within the Architectural and Central Business Overlays (MU3-CB-A).

The Subcommittee reordered the Agenda to take item E before D. Subcommittee Member Kaupp recused himself because he owns property within 500 feet of the site.

Associate Planner Cliff Jones summarized the staff report.

Larry Culbertson inquired about restroom availability on the property.

Bob Bergstrom, owner, indicated that making the restroom open to the general public was more problematic and costly than the money they received from the City in the past.

Michael Kaupp, downtown business owner, indicated that Christina Carbonara was unavailable to attend the meeting and indicated that she was concerned that her insurance premiums could go up if the proposed gate were located further from the front entry.

The Subcommittee suggested the applicant consult with the insurance company and indicated they prefer the gate be located further from the front of the building in the location recommended by staff.

Mr. Bergstrom indicated they would consult with the insurance company and he does not like the look of the metal retractable gates. He prefers the roll-up gate design.

The Subcommittee indicated that they were not opposed to a roll-up gate if it were designed appropriately.

The Subcommittee concluded if the gate were located to staff's recommended location then the project did not need to return to the DRSC for review. The DRSC requested the final roll-up gate design be emailed to them for their input prior to scheduling the public hearing.

D. Amendment to Conditional Use Permit 10-105/Amendment to Minor Architectural Permit 10-503/Discretionary Sign Permit 4-144, Aloha Surf Company (Nicholas)

A request for modifications to an approved building for the lease area within the Vista Hermosa Sports Park, and review of the proposed Master Sign Program.

Associate Planner Sean Nicholas summarized the staff report. Staff indicated that the applicant was in agreement with all of the modifications recommended by staff but wanted to discuss the roof pitch of the tower element as well as the louvers facing the miniature golf area. Staff also noted that Sharon Heider, Director of Beaches, Parks, and Recreation, was present and had concerns regarding the massing of the project being greater than the Aquatic Center.

The DRSC complimented staff on their staff report and recommendations.

Subcommittee Member Kaupp inquired about the issue staff had with the louvers on one side versus the other. Mr. Nicholas indicated that staff felt the clean look without the louvers on the opposite site was more attractive, but this is not a major issue for staff.

The architect Derek Wolf indicated that the extra louvers helps with ventilation, plus having the second story to screen the roof equipment, they help break up the massing in the stucco.

Subcommittee Member Crandell stated that he felt the design was very horizontal in massing and scale, versus more of the vertical nature of Spanish Colonial Revival Architecture. In particular he noted the long roof line. He stated that perhaps the massing needed to be broken up even more so the components of the building are scaled down. Being that this is in a City Park this has to be the best representation of Spanish Colonial Revival architecture, and this is not a true version of that, but it can be accomplished from what you have here.

Subcommittee Member Kaupp said that he is not sure if he is bothered by the stretch of horizontal distance, as there are a number of examples of Spanish Colonial Revival Architecture with long facades like Casa Romantica, so he is unsure if this is an issue for him.

Subcommittee Member Darden stated that she does not have an issue with it on the first floor as there are many examples of the design in other buildings, but has concerns on the second-story.

Subcommittee Member Crandell reiterated that he feels the proportions do not seem to match Spanish Colonial Revival Architecture.

The architect stated that they took the design lead on the proportions of the building from the Ole Hanson Beach club and tried to bring in those elements for the second story development.

Subcommittee Member Crandell stated that there are a variety of ways they could try to break up the massing and horizontal lines to improve the overall look of the building.

Subcommittee Member Kaupp suggested adding columns to the covered patio will help the overall massing and issues with the feel at that end of the building. He also noted that the design is a very Andalusian interpretation of Spanish Colonial Revival, but some work needs to be done to break up the massing and scale. Subcommittee Member Kaupp also commented that the tower needed to be looked at, modified, and enhanced. Additional details, insets, and sense of entry needed to be added to the design.

Subcommittee Member Darden also recommended mullions be incorporated for the windows of the project to give it a more authentic feel. She also noted that she agreed with staff's recommendations as well as the recommendations of the other Subcommittee members. She then excused herself from the meeting indicating she had another commitment to attend.

Subcommittee Member Kaupp re-iterated reviewing the massing, scale, and design of the tower.

Subcommittee Member Crandell asked about the overall feel and design of development for the buildings onsite.

Mr. Nicholas indicated that the discussions were around the Spanish Colonial Architecture and that the buildings all needed to feel as if it were a City facility.

Subcommittee Member Kaupp also stated the landscaping, sense of entry, and use of decorative tile are also key components.

Subcommittee Member Crandell felt it was important to follow those themes and keep that in mind with the design of this building.

Director Heider stated that is a big part of her sensitivity to the massing and scale of the building and wanting to see it be reduced.

The architect indicated that he understood all of the comments and concerns and would work to incorporate the changes.

Staff indicated that the applicant is working towards a deadline and staff will email DRSC proposed modifications prior to Planning Commission to show how the applicant has addressed the comments.

DRSC agreed that was acceptable and suggested the project move forward to Planning Commission.

3. NEW BUSINESS

A. Cultural Heritage Permit 14-077, Harry Residence DRSC Waiver of Review (Ciampa)

A request for a 293 square foot addition, expanded porch, and new covered patio for a house that is adjacent to a historic house. The project site is located at 220 Paseo De Cristobal within the Residential Low (RL) zoning district.

Associate Planner Cliff Jones summarized the report.

The DRSC agreed with staff's analysis that the application did not appear to have an impact on the adjacent historic property based on its location and size and recommended the project move forward to Planning Commission.

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held May 14, 2014 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

Michael Kaupp, Chair

Attest:

Cliff Jones, Associate Planner

DRAFT



Design Review Subcommittee (DRSC)

Meeting Date: May 14, 2014

PLANNER: Amber Gregg, Associate Planner *AG*

SUBJECT: **Minor Cultural Heritage Permit 13-523, Russell Carwash Accent Stripe,**
a request to install a tile band along the top of the Russell Car Wash and auto service buildings located at 1731 North El Camino Real. The project is zoned Commercial (C-2) and is within the North Beach Study area, Architectural, Pedestrian and Coastal Zone Overlays.

BACKGROUND:

In February, the Design Review Subcommittee reviewed a previous request to paint a red stripe along the top of the Russell Carwash buildings. The DRSC did not support the request, noting that it was considered signage and exceeded the maximum permitted signage for the site. A copy of the February 12, 2014 DRSC Staff Report and Minutes are provided under Attachments 2 and 3 respectively.

The applicant now requests the DRSC consider a continues terra-cotta tile accent band, approximately 2 feet in height near the top of the building, instead of the painted red strip.

Russell Car Wash, also know as San Clemente Car Wash, is located on the northeast corner of Avenida Pico and North El Camino Real. It has been in operation since the 1990s. There is one building for the hand car wash operation, as well as an accessory building for minor vehicular repairs.

MCHP projects require Design Review Subcommittee (DRSC) review to evaluate the project's architectural compatibility with the Architectural Overlay and adjacent historic resources.

The project is zoned Commercial and is located adjacent to the Miramar Theater, a historic resource and City landmark. Surrounding land uses include a self storage facility to the north and general commercial/retail uses to the east, south and west.

ANALYSIS:

Prior to the red accent stripe being painted (without benefit of permits), the building was entirely white. At the end of this past year, the applicant added the stripe. Please see the following before and after photographs, Exhibit 1.

Exhibit 1
Before and After Photographs

Before



Previous Proposal



The applicant is requesting to replace the red stripe with sealed terra-cotta tiles. The tiles will be in a straight lay style and will match the cap-stone. Summited tiles are eight inch squares and will require several stacked rows to fill the subject area. Pictures of the proposed tile are provided under Attachment 3; samples will be displayed at the meeting.

CONCLUSION:

The City has consistently determined that colored accent stripes and/or raceways are counted as part of signage on the building. The proposed band is something the City has not specifically considered before, and staff would like to get DRSC's opinion on if it is consistent with the Design Guidelines, or if the tile band would be considered signage.

Per the General Design Guidelines, building colors can be white, off white, or light earth tone colors. Painted finishes in colors that harmonize with the main building color are reserved for doors, shutters and trim. Terra-cotta tiles are generally considered consistent with Spanish Colonial Revival style.

Per the Zoning Ordinance, the following is the definition of a sign:

"Sign" means any card, cloth, paper, metal, painted, wooden or other medium affixed or placed on or to the ground, tree, wall, fence, building, structure or thing which is used or intended to be used to attract attention to the subject matter for advertising, directional or informational purposes.

Staff and seeks DRSC's opinion and welcomes any feedback.

Attachments:

1. Location Map
2. DRSC Staff Report February 12, 2014
3. DRSC Minutes February 12, 2014
4. Proposed Terra-cotta tiles



LOCATION MAP

MCHP 13-523, Carwash Accent Stripe
1731 North El Camino Real





Design Review Subcommittee (DRSC)

Meeting Date: February 12, 2014

PLANNER: Amber Gregg, Associate Planner

SUBJECT: **Minor Cultural Heritage Permit 13-523, Russell Carwash Accent Stripe,** a request to paint a red accent stripe along the top of the Russell Car Wash and auto service buildings located at 1731 North El Camino Real. The project is zoned Commercial (C-2) and is within the North Beach Study area, Architectural, Pedestrian and Coastal Zone Overlays.

BACKGROUND:

Russell Car Wash, also known as San Clemente Car Wash, is located on the northeast corner of Avenida Pico and North El Camino Real. It has been in operation since the 1990s. There is one building for the hand car wash operation, as well as an accessory building for minor vehicular repairs.

The applicant has recently improved the site by installing new landscaping, repainting the buildings white, and painting a red accent stripe along the top of the two buildings. The applicant was unaware that the exterior modifications required approval of a Minor Cultural Heritage Permit (MCHP), since they are located in the Architectural Overlay.

MCHP projects require Design Review Subcommittee (DRSC) review to evaluate the project's architectural compatibility with the Architectural Overlay and adjacent historic resources.

The project is zoned Commercial and is located adjacent to the Miramar Theater, a historic resource and City landmark. Surrounding land uses include a self-storage facility to the north, and general commercial/retail uses to the east, south, and west.

ANALYSIS:

Prior to the red accent stripe being painted, the building was entirely white. At the end of this past year, the applicant added the stripe. Please see the following before and after photographs, Exhibit 1.

Exhibit 1
Before and After Photographs

Before



After



The applicant is requesting to keep the red stripe. If the red is not acceptable, the applicant has also submitted a terra cotta color for DRSC's consideration.

RECOMMENDATIONS:

The City has consistently determined that colored accent stripes and/or raceways are counted as part of signage on the building. With the painted accent stripe included, the projects total sign area equals approximately 815 square feet, a maximum of 64 square feet of signage is permitted per business.

Per the General Design Guidelines, building colors can be white, off white, or light earth tone colors. Painted finishes in colors that harmonize with the main building color are reserved for doors, shutters and trim.

Based on the above information, staff does not support the red accent stripe because it is considered signage. In addition, the change in color to red or terra cotta, is not consistent with the Design Guidelines. Staff recommends the building be returned to its previous color scheme.

Attachments:

1. Location Map

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
FEBRUARY 12, 2014**

Subcommittee Members Present: Michael Kaupp, Julia Darden and Bart Crandell

Staff Present: Jim Pechous, Cliff Jones, Amber Gregg and John Ciampa

1. MINUTES

Minutes from January 15, 2014 approved

Minutes from January 29, 2014 approved

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

**A. Amendment to Cultural Heritage Permit 13-095, McMahon Residence
(Ciampa)**

A request to amend the design of a detached trellis to a viewing deck at the back of a historic house located at 105 Avenida Barcelona.

Associate Planner John Ciampa summarized the staff report.

Michael Luna, architect for the owner, stated that the owner would prefer to not modify the viewing deck design with staff's recommendation to add columns for the west corners of the deck because they would want to preserve an open view when on the deck.

Subcommittee Member Darden questioned why the viewing deck was not included in the original proposal. The applicant stated it was an after thought and the owner was not sure if the project cost would be too high. Subcommittee Member Darden stated that if the viewing deck had been added years prior she would have requested it to be removed as part of the HPPA because the proposal is not compatible with the historic resource and the structure and spiral staircase seems out of place.

The applicant stated that the proposed viewing deck is not visible from the street and the approved addition and HPPA improvements bring the structure closer to its original design.

Subcommittee Member Crandell stated since the proposed structure is not attached it would have less of an impact then the addition that was approved as part of CHP 13-095. He stated the design for the view deck could be

improved but could support it because it is not exactly the same design as the house and would comply with the Secretary of the Interior's Standards.

The applicant stated that the garage that was approved from demolition had an attached trellis and the proposed project replicates the previous structures.

Subcommittee Member Kaupp stated that he had concerns with the previous proposal of the trellis. Need to look at the structure in a five sided review approach. He stated that while the structure and spiral staircase are detached the context and design feels contemporary and does not appear compatible with the historic property.

The applicant asked the DRSC if staff's recommendation of adding the columns on the west corners of the view deck would improve the design to get DRSC support.

Subcommittee Members Kaupp and Darden position was that the concerns are not so much with the details but with the concept, proportions, and that the structure does not appear to be compatible with the historic property. They stated that the design of the structure does not appear purposeful and needs to be integrated and grounded.

The DRSC recommended the applicant revise the project to address their concerns and bring it back for further review.

B. Minor Cultural Heritage Permit 13-492, Kerstetter Addition (Jones)

A request to consider the expansion of a non-conforming historic house located at 505 Elena Lane. The subject property is located across from a historic resource at 508 Elena Lane.

Associate Planner Cliff Jones summarized the staff report.

David Sanders, Architect, indicated that the remodel will allow his elderly client to navigate a larger more accessible restroom and closet.

Subcommittee Member Darden indicated that the addition is respectful of the historic home.

Subcommittee Member Crandell asked staff to investigate the garage, which goes beyond the exiting property line, and indicated that he was supportive of the project.

Subcommittee Member Kaupp indicated that he was supportive of the project and thought it was a modest addition.

The Subcommittee suggested the project move forward for Zoning Administrator for review.

C. Minor Cultural Heritage Permit 13-523, Russell Carwash Accent Stripe (Gregg)

A request to paint a red accent stripe along the top of the Russell Car Wash and auto service buildings located at 1731 North El Camino Real. The project is zoned Commercial (C-2) and is within the North Beach Study area, Architectural, pedestrian and Coastal Zone overlays.

Associate Planner Amber Gregg summarized the staff report.

Subcommittee Member Darden asked the applicant what the goal was he was trying to meet. By understanding what he wanted they may be able to inform him of options that would be permitted and would meet his needs. The applicant, Chase Russell, stated he was trying to update the building and give it a fresh updated feel and make it more up scale.

Subcommittee Member Darden suggested reviewing the signage on the building. She noted that the existing signage was hard to read due to its size and that more sophisticated signage might help.

Russell agreed and stated that they were planning on submitting a sign package after getting feedback on the stripe. Subcommittee Member Darden noted that as stated in the staff report the Subcommittees hands are tied on the stripe because it's not permitted by the Zoning Ordinance or the Design Guidelines.

Subcommittee Member Crandell noted that he is located in the City's gateway, and a delicate area of town. The City is trying to improve the area consistent with the architectural overlay and the design guidelines. Subcommittee Member Crandell acknowledged that this puts Mr. Russell in a tough situation regarding colors and wanting the business to "stand out", but the stripe is not allowed. He concurred with Julia on the signage.

Subcommittee Member Darden suggested removing the red stripe may gear the building to more of an upscale establishment. She also suggested looking at locating a monument sign at the corner of El Camino Real and Pico. Russell was very open to that idea.

Associate Planner, Cliff Jones, asked if the applicant had thought about adding a decorative cornice to the building to help with aesthetics. Russell thought that request was made 15 years ago, but believed it was not supported but was open to looking into it again.

City Planner, Jim Pechous, discussed areas where the sign could be located.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held February 26, 2014 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

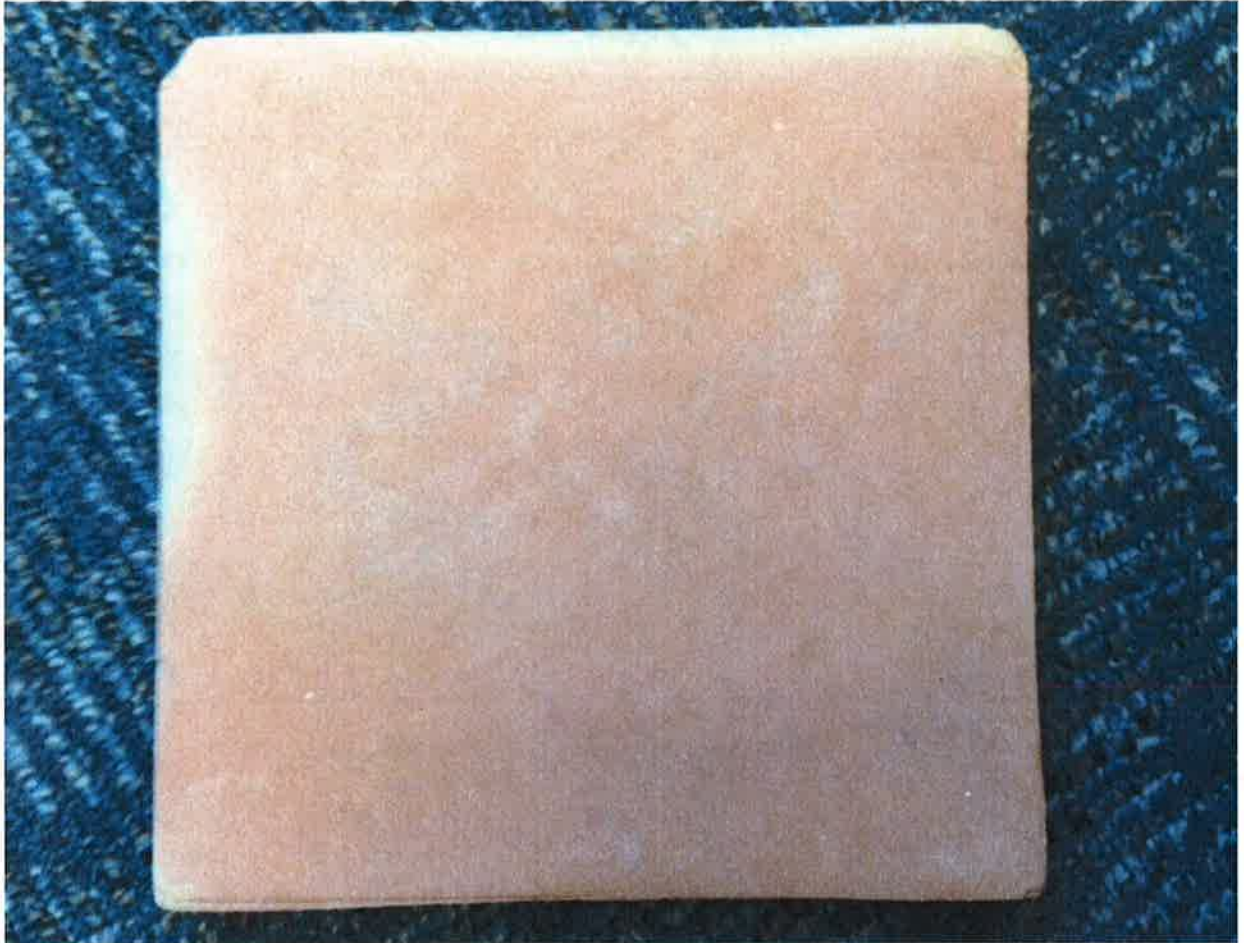
Respectfully submitted,

Michael Kaupp, Chair

Attest:

Cliff Jones, Associate Planner

Terra-Cotta Tile Sample





Design Review Subcommittee (DRSC)

Meeting Date: May 14, 2014

PLANNER: Amber Gregg, Associate Planner *AGG*

SUBJECT: CUP 13-249/AP 13-251/SPP 13-252, La Ventura Event Center, a request to consider modifications to a previously reviewed commercial building for a special event facility totaling 5,456 square feet at 2316 South El Camino Real.

BACKGROUND:

The project site is a vacant 21,390 square foot lot that is located at the terminus of East Avenida San Gabriel and South El Camino Real. In November 2013, the DRSC reviewed the project and supported the proposed two-story, Spanish Colonial Revival building. Since then, the applicant has decided to reduce the size of the building, made it one-story and eliminated the underground storage area. The result of those modifications is analyzed in the following report.

For additional background and analysis, please refer to the DRSC staff report and minutes from the November 13, 2013 under Attachment 2 and 3 respectively.

Design Review Subcommittee review is required per Zoning Ordinance Section 17.12.020, Review Authorities, to provide architectural review of the proposed project in accordance with the City's Design Guidelines and Municipal Code.

The project site is zoned Neighborhood Commercial (NC3). The parcel is surrounded by commercial uses to the north, east, and west, with single family homes to the south. The parcel shares an access and parking easement at the rear of the parcel, with the adjacent two commercial properties. See Attachment 6 for details.

ANALYSIS:

Project Description

The applicant is proposing a 5,456 square foot building with a 1,568 square foot courtyard. The facility offers a grand parlor, kitchen, restrooms, lounge and storage area. The original site configuration has been maintained, with the building will be located towards the front of parcel, with a walled courtyard adjacent to the street frontage, and parking located in the rear. The primary vehicular entrance is from South El Camino Real with a secondary entrance from Avenida San Gabriel. The applicant

will reconfigure the intersection of El Camino Real and Avenida San Gabriel to comply with engineering requirements to ensure safe and adequate vehicular access.

Development Standards

Based on this request, staff analyzed the project under the requirements of Neighborhood Commercial (NC3) and determined the proposed development complies with all of the required development standards, as described in Table 1:

Table 1 - Development Standards

	<i>NC3 Zone Requirements</i>	<i>Previous Proposal</i>	<i>Proposed Project</i>
<u>Setbacks</u> (Minimum)			
Front	0'	4'	4'
Side	0'	0'	0'
Rear	20'	64'	64'
<u>Lot Coverage</u> (Maximum)	50%	36%	27.5%
<u>Floor Area Ratio</u> (Maximum)	.35	.34	.26
<u>Building Height</u> (Maximum)	45' & 3 Stories	32' & 2 Story	32' & 1 Story
<u>Parking</u> (Minimum)	19 day/ 49 evening	18 day / 78 evening	19 day / 44 evening*
<u>Landscaping</u> (Minimum)	10% Or 2,140 sf	10% Or 2,534 sf	10% Or 2,140 sf

** Applicant is requesting City Council approve the use of off-site parking within 300 feet for the proposed project.*

Architecture

The applicant is proposing Spanish Colonial Revival architecture. The building will be white stucco with a light sand finish, single-barrel tiled roof, and bronzed anodized metal windows and doors. The front portion of the development is a walled courtyard, with stuccoed, concrete block walls up to 12 feet in height and four feet off the front property line. The walls enclose a patio with an outdoor fireplace. The building is located 45 feet from the front property line. There is a large ten-foot wide arcade around the main entrance to the courtyard. The arcade has large segmented arches and is covered by large wood beams.

Previous DRSC Review

Table 2 - DRSC concerns and project modifications

<i>DRSC Concerns</i>	<i>Project modifications</i>
Concerns about blank walls along El Camino Real.	Modified. Applicant added arched insets that will house wall murals.
North property line building wall is tall with no architectural details or visual relief. Concerns about aesthetics and potential vandalism in the future.	Modified. Applicant added trellises and arched insets. In addition the applicant has included tall landscaping such as Italian Cypress for vertical relief.
Applicant requested the use of control joints. The DRSC stated that they had concerns about control joints but supported them if the joints were minimal and were incorporated into the design of the building in an appropriate way. Final locations for the control joints shall be reviewed and approved by the City Planner per the conditions of approval.	Modified. Applicant incorporated control joints into design of the building.
Applicant was proposing a single species of evergreen hedge along the front property line. The DRSC desired an improved pallet that had more decorative plant materials.	Modified. The applicant has added New Zealand Flax plants and three Citrus trees.

RECOMMENDATIONS:

The proposed project is very similar to the previous design. Modifications that were made to the project mainly effected the rear and driveway elevations. The removal of the second floor improves the scale and architecture of the building.

Staff has the following recommendations:

1. The main entry into the building has a bowed, faced portico. Staff recommends a squared-off portico to be consistent with Spanish Colonial Revival style.
2. Staff has concerns with the treatment of the north elevation. The applicant did incorporate a design out of the control joints, but the number of joints is numerous. Staff would recommend reducing the number of control joints.
3. Also on the north elevation, the applicant incorporated trellises and foam details to provide relief. Providing two, stacked elements breaks up the building. Using a taller element creates a more vertical design, typical of Spanish Colonial

Revival. Staff recommends using a tall single element, such as three larger trellises, more in scale with the building.

Staff supports the proposed modifications and seeks DRSC's comments and welcomes any feedback.

Attachments:


1. Location Map
2. DRSC Staff Report November 13, 2013
3. DRSC Minutes November 13, 2013
4. Proposed Colored Elevations
5. Previous Colored Elevations
6. Parking and Access Easement Location



LOCATION MAP

CUP 13-249 La Ventura Event Center
2316 S. El Camino Real



No scale 



Design Review Subcommittee (DRSC)

Meeting Date: November 13, 2013

PLANNER: Amber Gregg, Associate Planner

SUBJECT: **CUP 13-249/AP 13-251/SPP 13-252, La Ventura Event Center**, a request to consider a new two-story commercial building for a special event center totaling 9,293 square feet at 2316 South El Camino Real.

BACKGROUND:

The project site is a vacant 21,390 square foot lot that is located at the terminus of East Avenida San Gabriel and South El Camino Real. In 2009 the Design Review Subcommittee reviewed, and Planning Commission approved, a commercial development at this location with a site plan and design similar to the proposed project.

Since that approval, the applicant has decided to develop an event center at the location, as opposed to the previously approved commercial and office building. The proposed modifications required new Architectural and Site Plan permits as well as a Conditional Use Permit for the use.

The Design Review Subcommittee review is required per Section 17.12.020, Review Authorities, to provide architectural review of the proposed project in accordance with the City's Design Guidelines and Municipal Code.

The project site is zoned Neighborhood Commercial (NC3). The parcel is surrounded by commercial uses to the north east and west, with single family homes to the south. The parcel shares an access agreement and parking at the back of the parcels, with the adjacent three commercial properties. See Attachment 3 for details.

ANALYSIS:

Project Description

The applicant is proposing a 9,293 square foot, two-story commercial building for an event center, with Spanish Colonial Revival architectural style. The first floor is 5,115 square feet and has a grand parlor, kitchen, restrooms, lounge and large courtyard area. The second floor is 1,907 square feet and will have an office, green room and restrooms. There is a 2,271 square foot basement which is proposed to be used as

storage. The building will be located towards the front of parcel, with a walled courtyard adjacent to the street frontage, and parking located in the rear. The primary vehicular entrance is from South El Camino Real with a secondary entrance from Avenida San Gabriel. The applicant will reconfigure the intersection of El Camino Real and Avenida San Gabriel to comply with engineering requirements to ensure safe and adequate vehicular access.

Per the Design Guidelines the project is located in the mixed automobile-pedestrian commercial district. The objective of this district is to create commercial areas scaled to both the pedestrian and the automobile. The applicant has met several policies to promote a pedestrian friendly feel. The building is located in the front half of the property with parking in back; the element closest to the street is one-story. Staff has concerns about the aesthetics of this element which will be discussed later in the recommendation portion of this report.

Per the draft Centennial General Plan, the project is also located in the "Surf Zone" area of El Camino Real. The goal for this section of South El Camino Real, east of the I-5 freeway is:

Create a coastal visitor- and community-serving corridor that welcomes travelers and celebrates the City's surf history and culture and a vibrant, mix of shops, dwellings, services and public spaces easily accessed by pedestrians and bicyclists.

The draft Centennial General Plan does not specify a specific architectural style be used. Land Use Policy, LU-14.02, Architecture at Gateways, mentions architecture and states "We acknowledge and promote the Area's eclectic, surfing heritage by encouraging a wide range of architectural styles, including "surf culture" architectural style." And Urban Design Policy, UD-1.19. Los Molinos and the Surf Zone states "We encourage the use of diverse architectural styles that reflect the eclectic character and local context of these areas. Emphasis shall be placed on quality design and building materials per the Zoning Code and Design Guidelines."

The applicant is proposing Spanish Colonial Revival architecture which will coordinate well with the adjacent Senior Housing development currently under construction. For the complete Land Use Element sections of the Draft Centennial General Plan for South El Camino Real, east of the I-5 freeway, please see Attachment 4.

Development Standards

Based on this request, staff analyzed the project under the requirements of Neighborhood Commercial (NC3) and determined the proposed development complies with all of the required development standards, as described in the following table:

Table 1
Development Standards

	<i>NC3 Zone Requirements</i>	<i>Proposed Project</i>
<u>Setbacks</u> (Minimum)		
Front	0'	4'
Side	0'	0'
Rear	20'	64'
<u>Lot Coverage</u> (Maximum)	50%	36%
<u>Floor Area Ratio</u> (Maximum)	.35	.34
<u>Building Height</u> (Maximum)	45' & 3 Stories	32' & 2 Stories
<u>Parking</u> (Minimum)	18 day/ 49 evening	18 day / 78 evening
<u>Landscaping</u> (Minimum)	10% Or 2,140 sf	10% Or 2,534 sf

Architecture

The applicant is proposing Spanish Colonial Revival architecture. The building will be white stucco with a light sand finish, single-barrel tiled roof, and bronzed anodized metal windows and doors. The front portion of the development is a one-story walled courtyard, 12 feet in height and four feet off the front property line, which encloses a patio with an outdoor fireplace. The two-story building is located 45 feet from the front property line. There is a large ten-foot wide arcade around the main entrance to the courtyard. The arcade has large segmented arches and is covered by large wood beams.

RECOMMENDATIONS:

The layout of the proposed project and the architectural style is in keeping with the surrounding neighborhood. The location of the courtyard at the front of the property is optimal as it is respectful of the residents behind the development and the two story building between the courtyard and residence will help diminish potential ambient sound. The following comments are intended to provide suggestion to improve the aesthetics of the building.

General Comments:

1. Light fixtures have not been shown on the plans. Please identify where light fixtures will be placed on the building and provide a sample. Light fixtures need to be to scale with building.

2. Project will have to comply with standard conditions of approval for Spanish Colonial Revival style buildings which include:
 - a. Two piece single barrel tile roofing with 25% random mortar packing and 100% on the first two rows, and
 - b. Smooth white stucco finish, hand trolled with no expansion joints. Applicant is requesting a light sand finish.
3. Please identify the width of the rafter tails and trellises and any other decorative wood element.
4. Please provide a detail showing the inset of the windows and doors. Minimum window inset is six inches on windows and eight inches on doors. Please identify window material on detail.
5. Please provide a detail of the decorative cornice element.

Front Elevation along EL Camino Real

6. The 12 foot high white stucco wall that blocks the courtyard and building from public view of El Camino Real is a concern. This wall must have architectural details just like any other elevation, if not more due to its high visibility. The applicant is proposing a white stucco finish only, with no undulations or architectural details. Staff has emphasized that landscaping will be an important component of the project but can not be solely relied upon for aesthetics. Staff recommends an architectural treatment along the entire wall that encloses the courtyard. Potential examples may include: openings in the courtyard wall, inset arches with highly decorative wrought iron doors, grand entrance focal point, lowering the height of the wall, or modifying the location of the courtyard. Examples of architectural treatments are provided under Attachment 5. In addition, a greater setback from the property line would modulate its scale and allow adequate space for sizable landscape plantings and is strongly encouraged. Staff recommends a setback of at least ten feet from the property line; this is consistent with the City's Design Guidelines.
7. There is a second concern with the height of the courtyard wall. The zoning ordinance limits fences, walls and hedges to a maximum height of 6 feet. The applicant is presenting the enclosed courtyard as portion of the building without a roof and therefore the walls are extensions of the building. Staff looks for insight from the Planning Commission on this topic as a request for an interpretation will most likely go forward to Planning Commission.
8. Staff has concerns about the proposed landscaping at the front property line. The applicant is proposing a double row of Green Spires. A Green Spire is a shrub that will not provide enough visual interest or grow high enough to help soften the visual impact of the wall. Staff recommends a more decorative

planting palette that provides a mix of vertical materials with a canopy and provides visual interest and screening.

Property Line Elevation

9. The building has no setback on the north elevation. The applicant is proposing a one- and two-story wall, approximately 100 feet in length and a maximum of 26 feet in height with no detail. On the plans the applicant is showing tall trees, but there is no room to plant trees as the development is on the property line. This elevation faces a parking lot and is highly visible from the public right-of-way. Staff also has concerns about vandalism as the large, blank area provides an open canvas for taggers. This area needs to be treated with architectural details, landscaping (such as a climbing vine), and might greatly benefit from a wall or tile mural to help detour vandalism.

Driveway Elevation

10. The applicant has not provided a detail of the landscape screen and decorative door that leads into the enclosed courtyard, please provide.

Rear Elevation (Parking Lot)

11. The rear elevation also suffers from lack of detail. Per City Design Guidelines and General Plan all buildings should have 360 degree architecture.
12. The plans identify an awing with decorative iron spires but they are not shown on the colored elevations, and are hard to make out on the full size plans. Please show on all plans.
13. There is opportunity to include architectural and landscape accents including trellises and decorative gates on the trash enclosure to provide interest.
14. The entire landscaping strip at the back of the parking lot, adjacent to the residents should be landscaping. Staff recommends removing the paving and adding additional landscaping.
15. The landscape area between the residents and the parking lot could benefit from move vertical landscaping or more trees to help buffer the space between the cars and the residents.

Staff seeks DRSC's comments and welcomes any additional recommendations.

Attachments:

1. Location Map
2. Colored Elevations
3. Parking and Access Easement Location
4. Excerpt from Draft General Plan, El Camino Real east of I-5 Freeway Land Use
5. Examples of architectural details

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
NOVEMBER 13, 2013**

Subcommittee Members Present: Michael Kaupp, Julia Darden and Bart Crandell

Staff Present: Jim Pechous, Cliff Jones, Amber Gregg, Adam Atamian and John Ciampa

1. MINUTES

Minutes approved: October 23, 2013

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Amendment to Site Plan Permit 02-093/Architectural Permit 13-360, Carillon Homes in Talega, Tract 16336 (Gregg)

Subcommittee Member Crandell recused himself noting that Standard Pacific is a client of his.

A request to consider revised architecture for the last 17 lots of an 84 lot development in the Talega Specific Plan area.

Amber Gregg, Associate Planner summarized the staff report. Staff commended the applicant for having the community meeting and modifying the plans to help address some of the residents' concerns prior to DRSC. However, staff indicated they still have some concerns about the front elevations on several of the proposed designs as summarized below:

General Comments

Carillon originally had architectural details which are not present on the proposed plans, decorative chimney caps, wrought iron railings as opposed to tubular steel, decorative lighting, and various garage door style options; single and double doors. In addition the plans do not have callouts identifying materials, which needs to be provided. The applicant stated that they would look into the designs and incorporate the comments as much as they could.

Staff then went over each design elevation:

Monterey

All the approved Monterey Homes have covered usable, wood balconies off the front elevation. Only one of the proposed elevations has a usable balcony, a second has a Juliette balcony and the third has no balcony at all. The approved plans have less decorative brick or stone veneer and do not provide details such as thick molding around windows and doors. Removal of the balconies and the addition of the veneer change the feel of the Monterey architecture to more of a traditional architecture.

Subcommittee Members Darden and Kaupp both stated that removing the usable decks was a big change to the design that did impact the appearance as well as take away from the Monterey Style.

Tuscan

The approved Tuscan homes have a mix of architectural details including small vertical, recessed, arched windows with enhanced framing, thick framed front entries, pop-outs treated with decorative wood, and Juliette balconies. The proposed design incorporates the same veneer style and two of the three designs have Juliette balconies. There are no arched windows, wood pop-outs or enhanced framing. Staff believes these details should be included in the new designs. These details give Carillon its distinctive architectural character.

Spanish

The original Spanish style was identified as Spanish Colonial Revival; the proposed style is simply identified as Spanish. Like the previous two styles the original plans all had a balcony or a Juliette balcony. Only one of the proposed designs has a balcony and it's a Juliette. The applicant did incorporate some details from the previous plans, such as decorative wrought iron window coverings along the front sidewalk and gable roof elements. The difference between the two designs is that the original approved plans had various roof lines that incorporated gable and shed roof elements. The proposed designs don't have shed roofs which make all three designs look similar. Staff suggested adding a shed roof with a usable balcony for a more compatible look.

It is not clear if the proposed Spanish will feature smooth white stucco or light sand finished. Staff would recommend the finish be the same as the existing homes. The Subcommittee Members agreed that it should be consistent.

Staff concluded their presentation and Subcommittee Member Kaupp invited public comment.

Ms. Rachel Strugila, resident of 19 Via Franca, provided a letter with pictures to the Committee Members, staff and the applicant. Ms. Strugila stated she was concerned about the balconies and that the new product did not have chimneys. She also stated that there were not side architectural details and the Carillon product had details such as pop outs and shutters. She requested that the same roof tiles be used and that a mix of plans and architecture be used on the street. She noted that she wanted Standard Pacific to finish the tract with the quality product that there started with.

Subcommittee Members Darden and Kaupp stated that they like the proposed floor plans of the home but concurred with staff that more character defining architectural details of Carillon need to be incorporated into the new product. They asked that Carillon revise the plans and have another community meeting prior to returning to DRSC. The Subcommittee also noted that five sided architecture is very important and should be incorporated into the plans as well.

B. Minor Cultural Heritage Permit 13-343, Proctor Residence Deck Addition (Atamian)

A request to consider a deck addition in the rear portion of a coastal canyon lot, abutting a historic property, located at 226 Trafalgar Lane within the Residential Low Density (Coastal Zone) zoning district.

Assistant Planner Adam Atamian summarized the staff report. Mr. Atamian stated that the applicant has revised the proposed deck addition to reduce visual impacts to the historic property. Mr. Atamian distributed a plan revision sheet to the DRSC, and explained that the deck project no longer includes extending the existing deck further toward the canyon.

Subcommittee Member Darden stated that projects located on Coastal Canyon lots should consider not just the streetscape view, but also the view presented to properties located on opposite sides of the canyon. She stated that she agrees with staff's concern regarding the angled support columns, and noted that the impact to the historic property is more than just based on visibility from within the historic structure.

Subcommittee Member Crandell stated that he is pleased to see the reduction of the deck in the area closest to the historic structure. He asked the applicant why the project proposed angled support brackets that utilized existing footings.

Stuart Proctor, the applicant, stated that the engineering report indicated that the existing footings were sufficient to support the additional load of the deck addition, and that by using the footings with the angled supports the integrity of the canyon would be maintained.

Jack Garland, the architect for the project, reiterated Mr. Proctor's point about the sufficiency of the existing footings, stating that new footings would be a major engineering project involving the drilling of caissons up to 50 feet into the ground near the canyon edge. Mr. Garland noted that the angled support would not be very visible from the historic property.

Mr. Proctor noted that the elevation of the deck steps down toward the south, and thus will be out of the line of sight of the historic property.

Subcommittee Member Kaupp asked Mr. Garland how many angled supports are proposed. Mr. Garland replied that three supports are proposed, two toward the canyon and one toward the south.

Subcommittee Member Kaupp asked if the angled supports could be wrapped in a boxed frame that visually appeared similar to the existing columns. Mr. Garland stated that there is a patio below the proposed deck addition and to box out the angled supports would cut-off access to the patio.

Subcommittee Member Crandell asked if the DRSC is to review this project for anything more than whether the project will have a negative visual impact to the historic structure. Mr. Atamian stated that the project must comply with the Design Guidelines, however, in this case there are none that dictate a specific architectural style, so ultimately, and the DRSC is reviewing this project for whether there is a negative visual impact.

Rich, the owner of the historic property, stated that Mr. Proctor is very considerate in sharing his plans with him. He stated that he is very happy with the proposed plan. He is very appreciative of having a good neighbor who does what he says he is going to do.

Subcommittee Member Darden stated that typically the view from within the historic property is not taken into consideration, and that the revision to the deck to maintain the historic property's ocean view is nice.

Rich, the historic property owner, stated that he was not notified of the public hearing. Mr. Atamian stated that this was not a public hearing, but that for the Zoning Administrator meeting to follow, he will be notified.

The DRSC indicated that the project complies with City Design Guidelines, indicated the project will have very minor visual impacts to the historic property, and the angled support columns should be wrapped to architecturally tie them into the rest of the building.

C. Historic Property Preservation Agreement 13-384, Peat Residence
(Ciampa)

A request to consider a Mills Act agreement for a historic house located at 115 East Avenida Canada.

Associate Planner John Ciampa summarized the staff report.

The DRSC was in support of the proposed Mills Act and recommended the following restoration improvements in addition to the staff recommendations:

- The interlocking pavers are not a historically accurate material and they should be modified to concrete, pavers or another traditional material. The hardscape in front of the garage should line up with the garage.
- The building is a cream color that is not the traditional Ole Hanson white color and should be white.
- More landscaping should be added to the front of the property to improve the stark design.
- The light fixture at the front of the property should be replaced with a light fixture that is in scale with the building.

D. Historic Property Preservation Agreement 13-136, Pagan Residence
(Ciampa)

A request to consider a Mills Act agreement for a historic house located at 109 West Avenida Cadiz.

Associate Planner John Ciampa summarized the staff report.

The DRSC was in support of the staff recommended Mills Act improvements and requested staff to evaluate the yellow/orange tile around the windows to see if it should be added to the improvement list. If staff determines the tile is not a traditional Spanish Colonial Revival feature then the DRSC recommends removal of the tile be added to the list.

E. Conditional Use Permit 13-249/Architectural Permit 13-251/Site Plan Permit 13-252, La Ventura Event Center (Gregg)

A request to consider a new two-story commercial building for a special event center totaling 9,293 square feet at 2316 South El Camino Real.

Associate Planner Amber Gregg summarized the staff report and went over staff's recommendations. After, the applicant, Don Kappauf, and his architect Gray Wiggle, stated that they have modifications that they would like to present to the Subcommittee that they believe will address staff's concerns. The Subcommittee asked that he present the modifications.

The applicant's architect went over modifications to every elevation.

Front elevation (wall)

Applicant added inset arches with decorative tile in the inset. Applicant stated that they will also incorporate revised landscaping to add extra interest and appeal to the streetscape. DRSC liked the modification and discussed appropriate signage locations on the building. Subcommittee Member Kaupp informed the applicant of tile murals that had event scenes. The applicant was very receptive to this idea and thought it would tie in nicely with the project. Lighting of the murals was also discussed.

North Elevation (Property Line Wall)

The applicant did not modify the courtyard wall but did enhance the first half of the two-story building. The applicant added inset arches and framed details to help break up the vast area. The applicant stated that expansion joints would be needed on the building. The Subcommittee discussed previous use of expansion joints and stated that the joints would have to be architecturally placed and hidden by landscaping. Subcommittee Member Kaupp suggested using Italian Cypress because of its lines and height.

The applicant stated that the next door neighbor at San O Tires has given permission to the applicant to add planting on his side. The Subcommittee stated that was great but that a landscape easement would be required to ensure that the landscaping would be provided.

The applicant also requested a light sand finish stucco. City Planner, Jim Pechous suggested the applicant look at the stucco on the Casa Romantica. The architect and the applicant were familiar with the building and stated that finish would work for their project. The Subcommittee expressed support of the finish.

The applicant then went through the remaining elevations and discussed details and anticipated operation of the project.

Subcommittee Member Kaupp appreciated the applicant coming prepared with good solutions to staff's concerns. He also noted that there is some level of precedence on expansion joints.

Subcommittee Member Crandell also commended the applicant and noted that the project is outside of the Architectural Overlay and the applicants still chose to do Spanish architecture. He noted that the City places a lot of requirements on applicants to comply with Spanish Colonial Architecture and was concerned that because of that, the City may be discouraging applicants from using the Spanish Colonial Revival preferred style. He noted that he was fine with the Casa stucco finish and the use of strategically placed control joints because of the cracking concerns.

Subcommittee Member Darden also supported the proposed changes and stated that architectural treatment on all four sides of the project is important.

The Subcommittee noted that the applicant did not need to return to DRSC.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held November 27, 2013 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

Michael Kaupp, Chair

Attest:

Cliff Jones, Associate Planner



Entry Driveway Elevation

La Ventura Event Center



Parking Lot Elevation

La Ventura Event Center

Keisker &
Wiggle
Architects
949/388-1250



Driveway Elevation

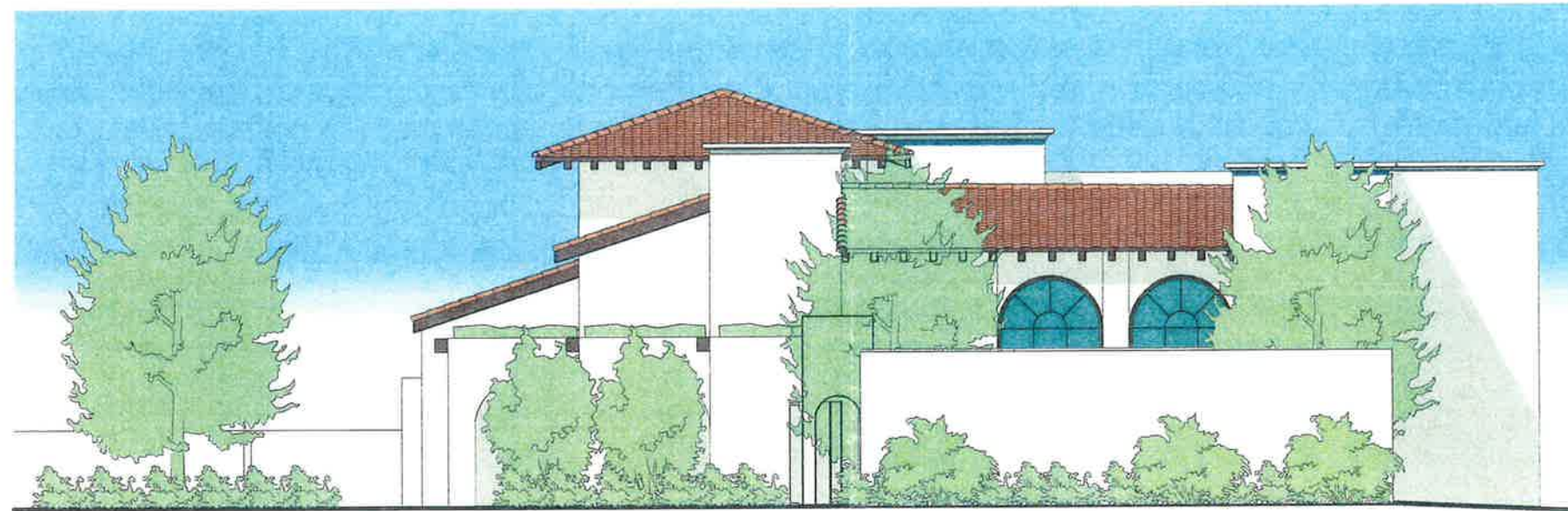
La Ventura Event Center



Property Line Elevation

La Ventura Event Center

Keisker &
Wiggle
Architects
949/388-1250



El Camino Real Elevation

SCALE: 1/16" = 1'-0"

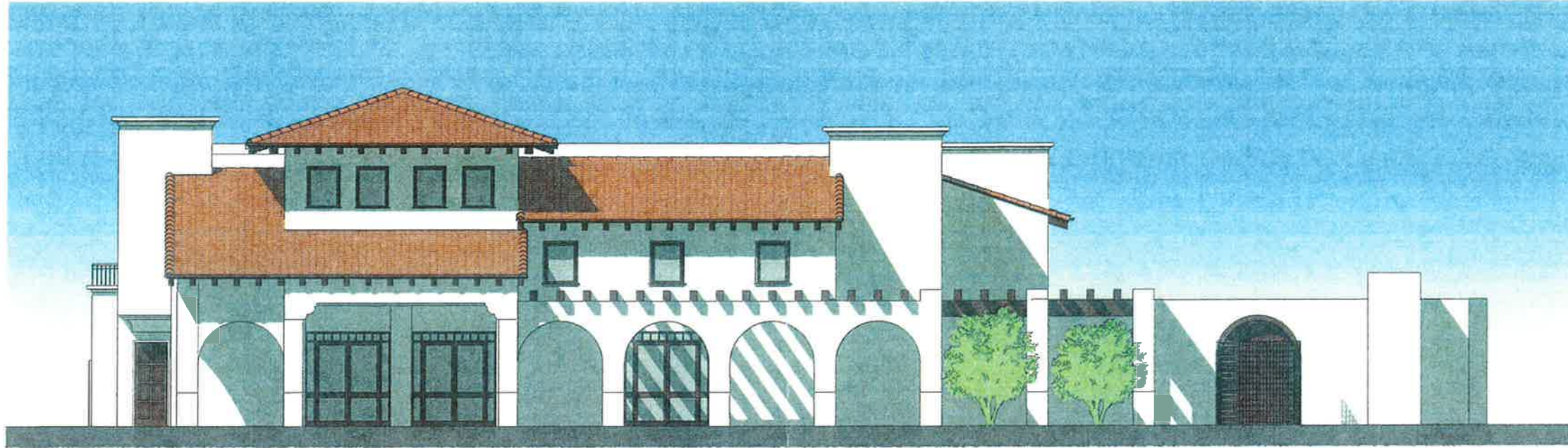
La Ventura Event Center

PROJECT: 2316 So. El Camino Real, San Clemente, CA

OWNER: **The Kappauf Family**
1908 So. El Camino Real, San Clemente, CA 92672

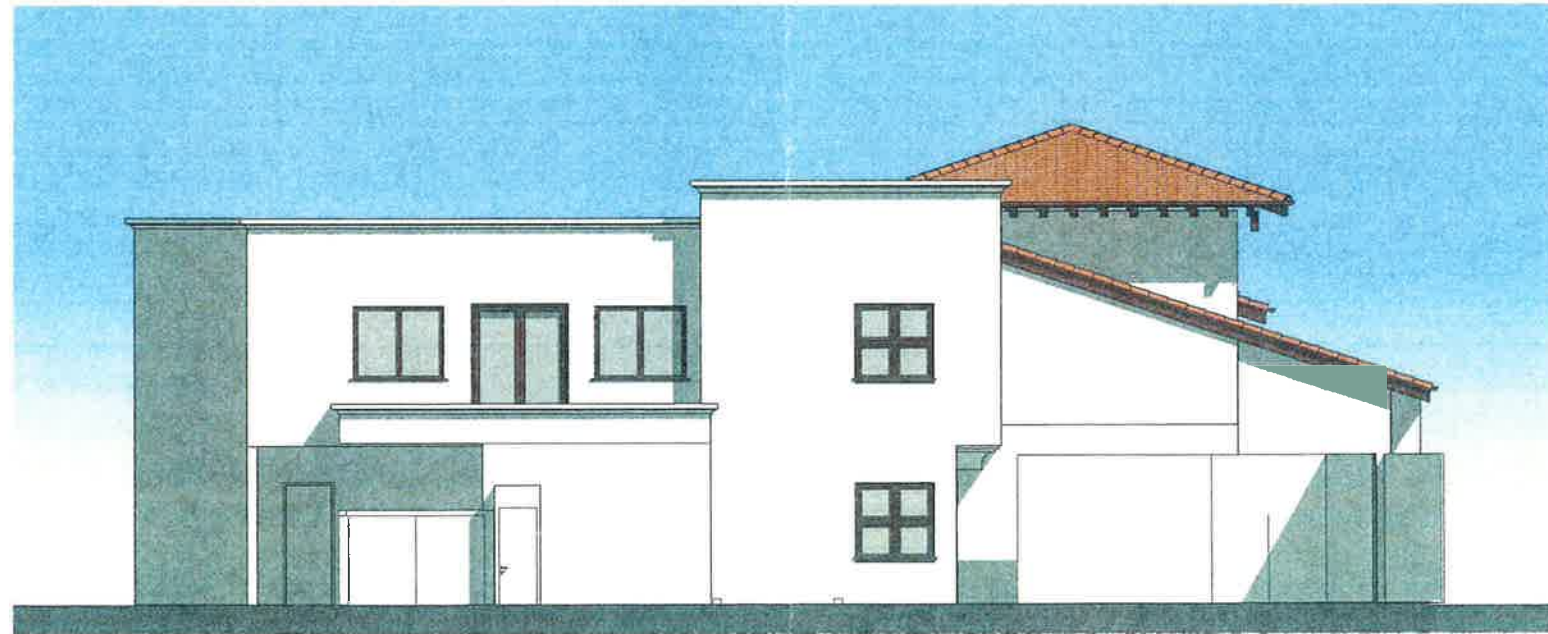
October 31, 2013

**Keisker &
Wiggle
Architects INC.**
26961 Camino de Estrella
Suite 200
Capistrano Beach,
California 92624
949/388-1250
gary@kw-architects.com



Driveway Elevation

SCALE: 1/16" = 1'-0"



Parking Lot (Rear) Elevation

SCALE: 1/16" = 1'-0"

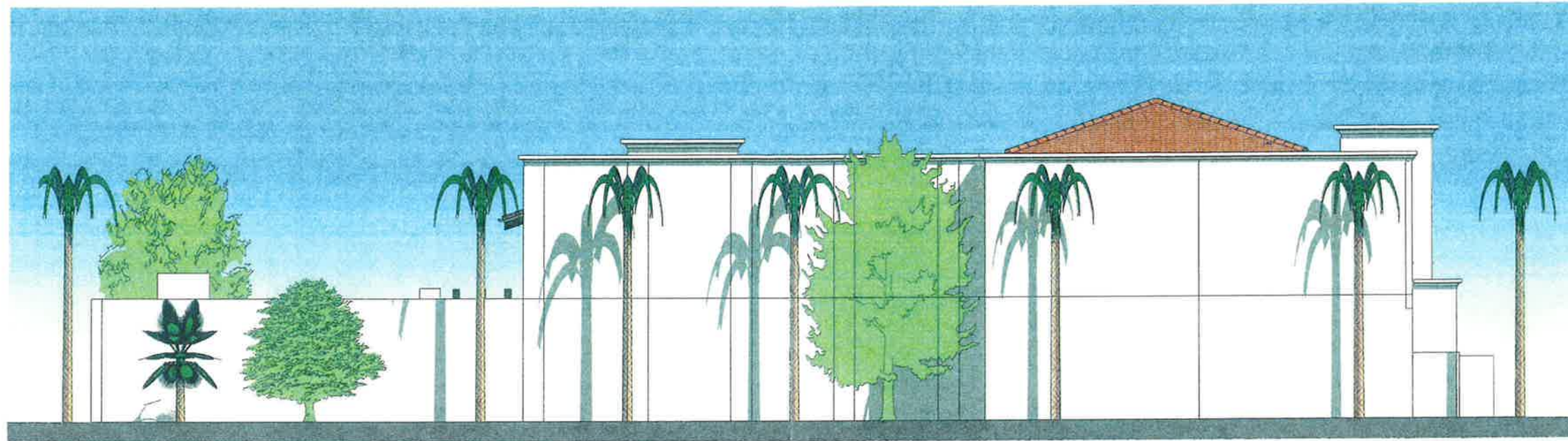
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Property Line Elevation

SCALE: 1/16" = 1'-0"



**El Camino Real Elevation
(Courtyard Wall Removed for Clarity)**

SCALE: 1/16" = 1'-0"

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