



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

Wednesday, March 12, 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: February 26, 2014

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Amendment to Conditional Use Permit 94-028, AT&T ROW (Ciampa)

A request to install new antenna on a utility pole within the City Right-of-Way located at 2401.5 Avenida Del Presidente.

3. NEW BUSINESS

None.

4. OLD BUSINESS

None.

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, March 26, 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
FEBRUARY 26 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 February 12, 2014 approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

**A. Amendment to Site Plan Permit 02-093, Alta Second Amendment
(Gregg)**

Request to propose new architecture on 22 of the 63 lots located in Tract 16630 of the Talega Specific Plan.

Subcommittee Member Bart Crandell recused himself because Standard Pacific is a client of his.

Associate Planner Amber Gregg summarized the staff report.

Subcommittee Member Julia Darden thanked the applicant and staff for having a public outreach meeting prior to the Design Review Subcommittee meeting.

Subcommittee Member Michael Kaupp stated that the backs of the homes are ok but the sides need a little detail. Darden agreed and stated the details add to the quality of life for the future homeowner and the neighborhood as a whole.

Applicant, Crystal Burckle of Standard Pacific Homes stated they could wrap the details from the front around to the sides.

Subcommittee Member Kaupp opened the public hearing; there were no speakers. Kaupp noted that the project did not need to return to DRSC and could move forward to Planning Commission.

B. Amendment to Building 21 and Courtyard @ Plaza San Clemente
(Nicholas)

A request to modify the number of bay doors on the back of building 21 and to add a new service courtyard behind what was the theater building.

Associate Planner Sean Nicholas summarized the staff report.

Design Review Subcommittee agreed about the changes and the analysis in the staff report, and commented the changes will be in keeping with the approvals, and that the service courtyard was a better site design option than the trash enclosure at the edge of the site.

The Subcommittee Members all agreed that they wished walls could be taller to fully block the courtyard, but commended the applicant for incorporating landscaping to address that concern.

C. Pre-app for Via Socorro Architectural Review (Nicholas)

Request to review preliminary design concepts for new homes on Via Socorro.

Associate Planner Sean Nicholas summarized the staff report. The lots originally approved in 2007 were not required to be custom lots nor did it have architecture approved. The approval did have site plans showing the lots to be developable as well as a requirement that only single family residences could be developed. The new property owners, represented by Claudio LaCerva, is looking at developing a high quality modern architecture on all nine lots as a tract style housing. The goal of the meeting is to provide the applicants some feedback regarding the initial architectural design.

The applicant introduced himself and described that their intent was to develop very high quality homes, with ocean views, in sizes that the market is requiring. The applicant stated that the color pallet is warm earth tone colors so that they do not stand out in contrast to the neighborhood. To hit the 25 foot height limit they have incorporated 10 foot high ceilings for both the first and second floors. Additionally all of the floor plans are open and meant to be indoor/outdoor space to take advantage of the climate. These homes have been designed to be "net zero" in electricity, heating, and water so there would be recycle systems for the water as well as solar incorporated into every design. They felt that they could make the design work with a Spanish style design, but felt this design was more true and representative of what they want to accomplish with the design of the homes. Though the applicant did say they can bring in other elements and

components from other types of architecture if it was discussed to be appropriate.

City Planner Jim Pechous noted that while there is no architectural requirements, there is a finding for an Architectural Permit that requires Spanish design, though there have been examples in the community where that style of architecture has not been particularly warranted and has had successful development of other types of architecture, especially on South El Camino Real.

Associate Planner Nicholas also added that the applicant is doing this preliminary review because they are looking at developing all nine lots together, which requires an Architectural Permit. If the applicant were to sell off the individual lots to individual owners they would not require an Architectural Permit, and foreseeably nine identical homes could be built, which is a concern to the City. Though Coastal Commission has required the applicant to get Coastal Development Permits for the individual homes, so it is in the Applicant's interest to get approval of all nine lots at once, to proceed with their Coastal Permits at one time, and then move on to construction, instead of going to Coastal nine separate times.

Subcommittee Member Darden stated that compatibility is a unique thing, and changes with every situation. Subcommittee Member Darden stated to assist DRSC when reviewing this project, if it moves forward with an Architectural Permit, information regarding "compatibility," what does it mean, how has it been determined in the past in unique situations such as this, would be helpful.

Subcommittee Member Crandell stated that the massing of the units is the biggest issue with the design. He noted that they will all be 25 feet tall and have similar spacing without variation. He suggested that a street scene would be beneficial to evaluate the massing of the units so the movement and spacing between the units will be more clear, or know if maybe something needs to be added to provide more relief. These are large homes, and working the scale and massing more to create movement and character between the residents would be beneficial. The potential of them being just 25 foot boxes is not consistent with the neighborhood. Subcommittee Member Crandell noted that based on the designs, and the plate lines the applicant noted, there is room to work and play with the massing and scale to create variations.

The applicant stated that they are trying to make it look like the nine lots were planned together, and understood Subcommittee Member Crandell's comment. Though the applicant noted that he felt the building movement between sites will not be an issue with the various courtyards and balconies planned. Additionally the applicant stated that a benefit to them to go

through the process is that they can go through Coastal only once so they would, through this process, define where each unit goes and if a buyer wants that unit, they will purchase a lot where that unit is approved. This will give the City some assurance that what they are approving will be built. The applicant noted they have considered selling the lots off individually and giving each buyer a choice, but they will not do that if they go through the Architectural Permit process.

The Subcommittee Members were appreciative of the clarification because there was confusion as to what the Planning Commission would ultimately be approving, especially if the plans could change on the lot, or a custom builder were to come in. Knowing that what they approved would be built will help in evaluating the lots, architecture, massing, and differentiation between neighboring residences.

Subcommittee Member Kaupp emphasized that he really liked the architecture but he has concerns replicating it so many times could be “too much of a good thing.” He suggested looking at varying the architecture some to provide some relief. He also shared Subcommittee Member Darden’s concerns and comments about compatibility and the need to make that finding with the existing neighborhood.

Associate Planner Nicholas summarized the comments as: 1) providing information regarding compatibility and example’s of unique situations such as this in the community if/when the project returns; 2) review the massing of the project, particularly using a streetscape approach, and evaluate the movement in the architecture and the massing of the homes next to each other; and 3) provide a streetscape utilizing the applicants preferred modern design showing the massing and movement as well as other architectural styles, including pitch roofs, to determine which may be better to address the massing concerns.

D. Minor Architectural Permit 14-055, Juice It Up Mural (Ciampa)

A request to consider a mural in a commercial center at 802 Avenida Pico Suite J in the Community Commercial zoning district (CC1).

Associate Planner John Ciampa summarized the staff report.

Subcommittee Member Kaupp stated that there are not clear guidelines for Murals for the City.

The applicant, Jim Elliott, stated he wants to improve the storefront because the black windows makes the business look closed. They would like to keep the fruits, vegetable, active images and Juice It Up sign to tie the images together. Albertson’s is in favor of the proposal.

Subcommittee Member Darden stated that she likes the attempt to improve the business façade. She stated that to be a mural the images need to be separate from the business activity and she views the proposal as a sign. She further stated that murals should be an original artful design that adds to the community and should not be promotional for the business.

City Planner, Jim Pechous, stated that the review of murals and art is a slippery slope when it is related to the business. It was also added that if the applicant were to have a sign or image on 25 percent of the window no review would be required.

The DRSC agreed that the review of murals is a clouded issue.

Subcommittee Member Crandell stated that murals are more permanent than an adhesive image on a window. He stated that the proposal looks more like a window sign. He recommended staying away from the fruits and vegetables since they are a product of the business and the images should be more artistic.

Subcommittee Member Kaupp stated that the dark windows do not look good and would like to see something done to improve the dark windows.

Subcommittee Member Darden stated the mural should look more permanent and be original art and not look they are for marketing purposes.

The applicant stated that the images were selected to be aesthetically pleasing and that they are not looking to do a painted mural.

The DRSC agreed the mural should have a sense of permanence and should have less of a commercial feel.

Subcommittee Member Crandell stated for the record that there are a lot of storefront windows in the City and that murals on windows could create an issue for the City.

The applicant stated that they would consider the recommendations from the DRSC and evaluate their proposal.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held March 12, 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: March 12, 2014

PLANNER: John Ciampa, Associate Planner

SUBJECT: **AM CUP 94-028 AT&T ROW Presidenite**, a request to upgrade antennas on a utility pole and mechanical equipment within the public Right-of-Way located at 2401½ Avenida Del Presidente.

BACKGROUND:

Project Description

The applicant proposes to upgrade cellular antennas and mechanical equipment that were approved in 1995. The facility is located in the City Right-of-Way (ROW) on a wood utility pole at 2401 ½ Avenida Del Presidente. AT&T proposes to upgrade the antenna to provide LTE (high speed data) service and increase the voice and data capabilities for the surrounding area. Refer to Attachment 1 for a location map and Attachment 2 for photographs of the project site.

Why DRSC Review is Required?

A Conditional Use Permit is required to install or modify a free-standing cellular antenna per Zoning Ordinance Section 17.28.070(C)(2). The DRSC is tasked to ensure the development is compatible and harmonious with the surrounding neighborhood, and to uphold the Design Guidelines.

Site Data

The facility is located within the Public Right-of-Way and adjacent to the I-5 Freeway (east) and residential uses (west). The utility pole is 53 feet tall and is located adjacent to the Residential Low zoning designation and within a Residential Overlay (RL-5).

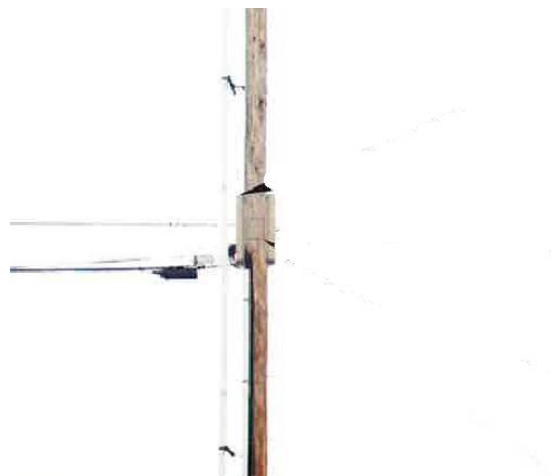
ANALYSIS:

The current facility is a clutter of equipment, with the antennas mounted to a bracket that extends out from the pole with exposed wiring. The proposal replaces the existing antennas, adds an AT&T dual TMA and new mechanical equipment to the facility. The taller antennas would increase the height of the facility from 31 feet to 32 feet. The proposed design mounts the new antennas and the AT&T dual TMA directly to the pole to improve the ascetics of the facility by having less antenna exposure. The antenna would also be painted brown to improve its stealth design. The applicant is requesting the increased height to provide the increased capacity and LTE service. The proposed flush mounting of the antenna on the utility pole is consistent with the Wireless Master

Plan design for the light standards. The proposed design would reduce the clutter on the utility pole and improve the aesthetics as seen in the photos below.



Existing



Proposed

The mechanical equipment are located adjacent to the utility pole and are eight feet tall and three feet deep. The outer two mechanical equipment would be replaced with new boxes to provide the increased voice, data, and LTE service. The proposed boxes are the same dimensions and green color as the existing. Landscaping now provides partial screening of the mechanical boxes; however the trees appear to be volunteers that were not required for the original project.

RECOMMENDATIONS:

To improve the project design, staff recommends new landscaping be installed around the equipment building to improve the screening of the mechanical equipment. The conduit for the antenna should be painted brown to blend in with the wood utility pole.

CONCLUSION:

Staff seeks DRSC comments and recommendations on the cellular installations. Following review and comment by the DRSC, the project will be forwarded to the Planning Commission for consideration.

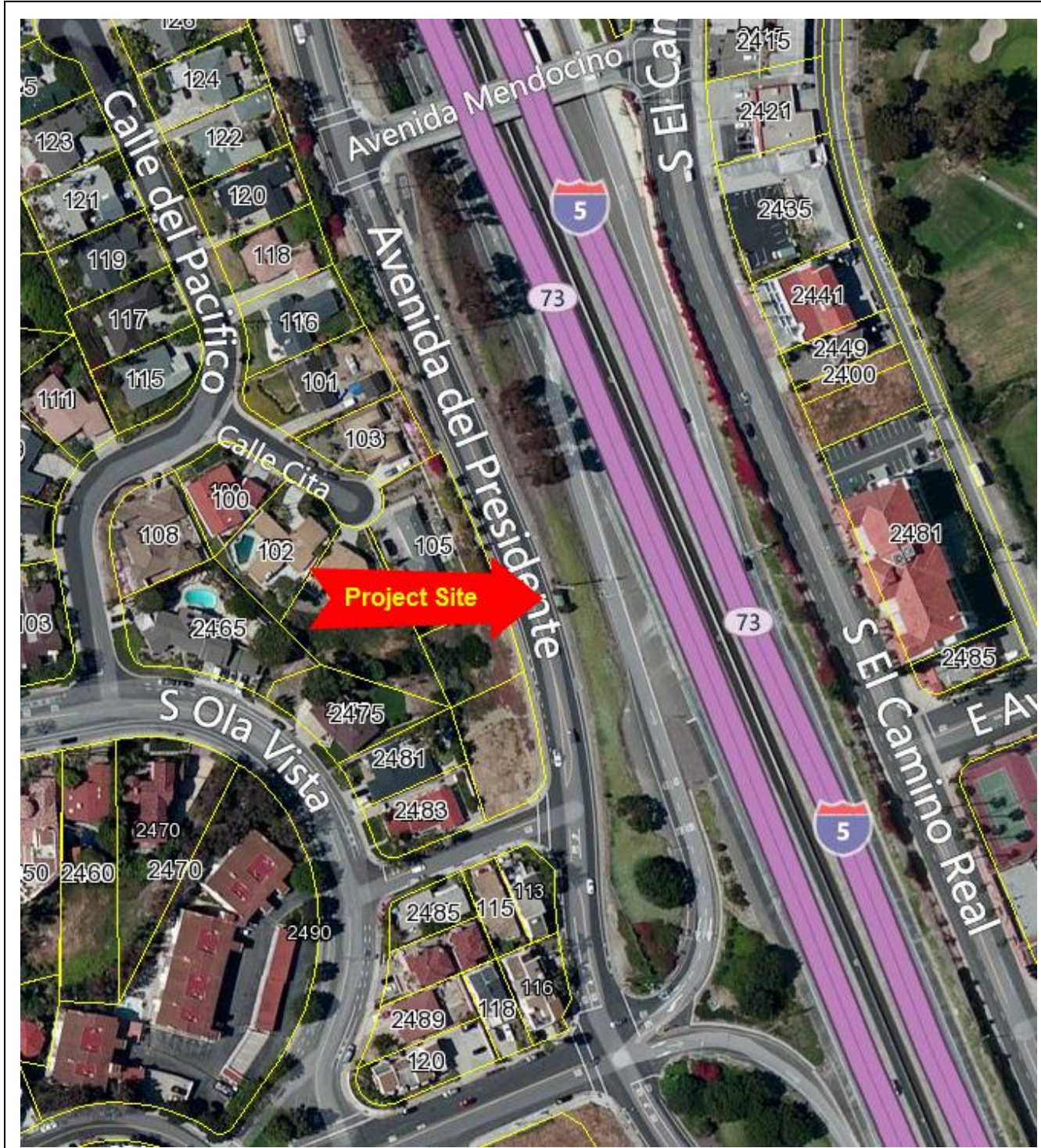
Attachments:

1. Location Map
2. Site Photos
Plans and Visual Simulations



LOCATION MAP

AM CUP 94-028, AT&T ROW Presidente
2401.5 Avenida Del Presidente



No scale 