



AGENDA FOR THE MEETING OF THE DESIGN REVIEW SUBCOMMITTEE

**Wednesday, February 27, 2013
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 was distributed, is available for public inspection in the Community Development Department, located at 910 Calle Negocio, San Clemente, CA during normal business hours.

1. MINUTES

Minutes from the February 13, 2013 meeting

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. **Conditional Use Permit 12-328/Cultural Heritage Permit 13-022/ Site Plan Permit 13-023, Serra Workforce Housing** (Gregg/Jones)

A request to construct a three-story, 19-unit, affordable housing project located at 105-117 Avenida Serra. The project is located within the Mixed use Zoning District, and within the Architectural and Costal Zone Overlays (MU3-A-CZ).

B. **Historic Property Preservation Agreement, 12-407 Dahabreh** (Ciampa)

A request for a Mills Act agreement for a historic mixed use property located at 313 North El Camino Real.

C. **Historic Property Preservation Agreement 12-416 Zimmermann** (Ciampa)

A request for a Mills Act agreement for a historic house located at 234 Avenida Victoria.

D. **Discretionary Sign Permit 12-237/Minor Architectural Permit 13-052, USA Gasoline** (Nicholas)

A request for a new master sign program for an existing service station located at 590 Camino De Estrella within the CC-2 Zoning Designation.

E. **Conditional Use Permit 11-507/Sign Exception Permit 11-508/Discretionary Sign Permit 11-509/Minor Conditional Use Permit 11-510/Architectural Permit 11-511/Site Plan Permit 11-512, De La Estrella Plaza** (Nicholas)

A request to demolish the existing service station and adjacent office space and develop a new service station, convenience store, carwash, master sign program, and freeway-oriented signage at 504 Avenida De La Estrella within the NC-2 Zoning Designation.

F. **Anderson Windows Product Demonstration** (Jones)

A presentation by Mark R. Sabre from Anderson Corporation.

G. **Window Materials in the Architectural and Pedestrian Overlay** (Jones)

City staff requests DRSC input on the Planning Commission policy related to window materials in the Architectural and Pedestrian Overlay for non-historic properties.

3. NEW BUSINESS - None

4. OLD BUSINESS - None

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, March 13, 2013 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
DESIGN REVIEW SUBCOMMITTEE MEETING
FEBRUARY 13, 2013**

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

Staff Present: Jim Pechous, Cliff Jones, Sean Nicholas, Chris Wright and John Ciampa

I. MINUTES

Minutes from the January 23, 2013 meeting

II. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Conditional Use Permit 12-362/Minor Cultural Heritage Permit 12-363, North Beach Rooftop Grill and Bar (Gregg)

A request to consider exterior modifications and addition to an existing building at 1509 North El Camino Real within the MU3-A Zoning Designation.

Associate Planner Nicholas indicated that he would be presenting the project for Associate Planner Gregg and provided background on the project. Planner Nicholas summarized staff's recommendations.

The applicant, Dave Gutierrez, indicated that his intention was to install wrought iron railings on the plans, even though the plans aren't clear on that point. DRSC was appreciative of the clarification.

Staff indicated that there were concerns regarding the trellis structures proposed for the roof and their perceived height.

Mr. Gutierrez indicated that the trellis height was needed because they are proposing a retractable awning system that requires a certain amount of vertical clearance and required a taller trellis.

Commissioner Darden indicated that she, too, had concerns regarding the appearance and height of the trellis on the roof and was open to ideas on how to make design modifications while providing the height needed for the awnings.

Commissioner Kaupp indicated that "bulking up" the columns of the trellis could add some mass both to the structure as well as modifying the front parapet wall to have more stucco to help create more visual height.

Commissioner Crandell agreed with Commissioner Kauppp's suggestions and added that various corbel features could also be added to provide some detail.

Commissioner Darden indicated that adding visual building mass to the front of the building, in conjunction with adding mass to the columns would alleviate her concern.

For the sign materials the applicant indicated that he would use materials compatible with the building and design guidelines. DRSC was content with the comment.

The applicant indicated that the existing terra cotta stone in the courtyard will become the project's Paseo and will remain satisfying Staff's concern of its removal.

The applicant indicated that the roof at the back of the building, proposed to be extended over the new stairs, may not be sloped. The applicant indicated that he may do a flat roof with a skylight.

Staff supported the roof being sloped utilizing tile to match the front of the building; but felt that it would also be acceptable if the roof is flat with a skylight. DRSC and the applicant agreed with that direction.

Commissioner Darden brought up concern about the metal structures that will be the roll up glass doors. She asked if the material could be a dark brown to be more consistent with the Design Guidelines recommended color palette. The applicant agreed to do so.

Additionally, DRSC asked if there was a way to combine the trellis structures to simplify the various roof lines and height created by the trellis structures. The applicant indicated he had tried to do that but found it did not work. The applicant indicated he would look at the trellis roof line and structures again to see if there was a way to reduce height or simplify roof lines. DRSC recommended that all columns and structures on the roof be designed consistent throughout. The applicant agreed.

Then DRSC brought up concern regarding the main exterior stairwell on the side of the building for access to the roof and how it terminated at the front of the building. In particular, DRSC's concern was that the stairs ended further out than the front patio and the visual impact that might have on the structure and the sidewalk. DRSC members discussed ways of either creating more of a grand entry with more stucco and architectural details emphasized, or somehow turn the stairs towards the paseo so that they open onto the courtyard.

The applicant indicated that the stairwell design was a function of the stairs' required rise and run. He indicated that he has explored various ways to treat the stairs or try to turn them into the courtyard but that it would not work in any of the various designs due to Building Code requirements. The applicant stated that he was interested in the idea of creating a better entrance with a better interface with the public way. He indicated he would review alternative designs and ways to address the issue and provide information for DRSC prior to Planning Commission review.

DRSC again expressed concerns about the stairs coming out so far, but supported the applicant providing an alternative design to address that issue by email without formally coming back to DRSC.

Commissioner Crandell commented that noise and parking will probably be issues of discussion at Planning Commission and any information that can be provided in the staff report on the issues would be beneficial.

DRSC thanked the applicant for the work he was doing, the improvements he was making, and his willingness to continue to enhance and improve the project's design. The applicant thanked DRSC for their comments and design recommendations.

B. Discretionary Sign Permit 12-159, San Clemente Medi Center Signage (Wright)

A request to consider a master sign program for a multi-tenant commercial building. The subject site is located in the Neighborhood Commercial zoning district (NC2) at 910 South El Camino Real.

The Subcommittee informed the applicant, Neil Kadakia, that the Design Review Subcommittee (DRSC) makes recommendations to the Planning Commission and City Council; it does not approve development projects nor can it require design changes. Changes are recommended to help show applicants how projects can be designed to be more consistent with the Design Guidelines in order to expedite City approvals.

Christopher Wright, Associate Planner, presented the the sign program and explained the changes recommended in the staff report.

Neil Kadakia, applicant, stated the monument sign is needed to advertise to southbound traffic on El Camino Real, let people know there is "urgent care" services on-site, provide signage on the corner that isn't blocked by utility cabinets, and to give secondary tenants signage. Mr. Kadakia said the existing luma-haze lit signs were permitted by the City not long ago. He understands the luma haze illumination is not consistent with other signage, but he wants to

maintain the same “luma haze” look on the north building elevation for now, where a new sign is proposed under the master sign program. He asked to install a luma haze lit sign on the north elevation in the short term and then install face-lit or halo-lit signs once signs are removed in the future. He asked to be given this exception so he can maintain the same look for a while. Mr. Kadakia did not have objections to the other recommendations.

Mr. Wright explained the existing signs were administratively approved. Mr. Wright clarified staff is recommending that only “future signs” to be face-lit or halo-lit; the existing signs can remain to be luma-haze illuminated until they are removed. Mr. Wright noted it may be possible for Mr. Kadakia to convert the existing signs to face or halo illumination if he wanted to have a uniform look without replacing the existing signs.

The Subcommittee agreed with recommendations no. 1-6 in the staff report. The changes are warranted to make the sign design, scale, color, and materials to be compatible in style with the building per the design guidelines. The Subcommittee is opposed to luma haze wall signs because they are inconsistent with signage in the area and signage commonly found on similar styled buildings. The DRSC did not favor an exception to allow a luma haze illuminated sign on the north elevation in the near term. All future signs should be face- or halo-illuminated.

The Subcommittee disagreed with staff recommendation no. 6. Committee members felt the monument sign was warranted because the design of the building dictates the use of a freestanding sign. If wall signage were used, its visibility would be obstructed by traffic signal boxes at the street corner, and because the building elevation is not directly oriented toward El Camino Real. The Subcommittee supported the proposed height, scale, and materials of the monument sign. Subcommittee member Darden stated a monument sign helps reduce building signage and reduce sign “clutter.” Subcommittee member Crandell stated that as proposed, he felt the sign was well-located and would be a focal point.

Commissioner Kaupp suggested for the Underwriter Laboratory certification code (or “UL” code) to be hidden on signs. He said this would make signs more attractive but it is not something that is mentioned in the Design Guidelines. He asked the applicant if this is something they wanted to do. The applicant agreed this was a good idea because it would make the signs more attractive.

The Subcommittee forwarded the project to the Planning Commission for action.

C. **Anderson Windows Product Demonstration by Mark R. Sabre, Anderson Corporation** (Jones)

Presentation postponed to the February 27, 2013 meeting.

D. **Window Materials in the Architectural and Pedestrian Overlay** (Jones)

Presentation postponed to the February 27, 2013 meeting.

E. **Cultural Heritage Permit 12-261 Frankhouse Residence** (Ciampa)

John Ciampa, Associate Planner, presented the the revised plans and explained the changes recommended in the staff report.

The applicant's architect, Jim Wilson, stated that he redesigned the house to simplify the arches at the rear of the house and added the small deck to the front of the house to differentiate the addition and reduce apparent building mass. He stated they were trying to preserve the original portions of the house by matching the existing exterior wall colors and they intended to reuse the original tile for the second story addition.

Subcommittee Member Kaupp stated that the changes to to the arches and the removal of the roofdeck improves the design of the house. He also stated that the addition of the deck at the front of addition reduces the massing to the prominent addition.

Member of the public Larry Culbertson, opposed the project. He felt the project would have a negative impact and the size of the addition has not been made smaller to reduce its impacts on the historic structure. He also urged the DRSC to review the project objectively, and quoted the historic description of the house from the Department of Parks and Recreation 2006 survey that identified its historic significance. He stated that the size and type of addition is similar to the La Forge project, which was an addition to a historic house that was recently completed and that he felt was not appropriate.

Subcommittee Member Kaupp stated that in the previous meeting, the DRSC compared the project to the La Forge project due to its second-story addition and due to the potential loss of historic integrity during construction, not because of the size of the second story addition. He stated that historic structures have a limited real estate market and not allowing the expansion of a historic house limits the reinvestment in these houses. Allowing appropriate additions increases the investments in the historic structures. He stated that the addition is large but the placement is appropriate.

Subcommittee Member Darden responded to Mr. Culbertson stating that her personal view is that the historic integrity of Ole Hanson-era houses is in their small bungalow size and appearances and that she would rather they are not expanded. She stated that she has not changed or expanded her historic properties. The DRSC opposition of the first review was related to concerns with the roofdeck, stairs, and design issues. Her position was the architect made the necessary changes for her to support the project.

The property owner Dyyan Moser, stated that the family needs the expansion to have the three generations in the same house and they are trying to be sensitive to the historic house.

Subcommittee Member Crandell asked Mr. Wilson how other cities respond to these types of additions to historic structures. Mr. Wilson responded stating that he did an addition to a historic house that was in a historic district. The project was a larger addition and used the same methods as the Frankhouse project with a significant setback from the front of the house. The City determined the project met the Secretary of the Interior's Standards for the Treatment of Historic Properties and was eligible for the Mills Act.

Subcommittee Member Crandell asked Mr. Wilson if the laundry room was a later addition to the house. Mr. Wilson confirmed that it was. Subcommittee Member Crandell felt that because the addition is over the back third of the house, it can be clearly identified as a non-historic addition with no change to the historic facade. He felt that the necessary changes were made for the DRSC to support the project to move forward to the Planning Commission.

The DRSC supported the project to move forward to the Planning Commission with Staff's recommended change to preserve the eave to show the structures original footprint of the historic house.

III. COMMUNICATIONS

None

V. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of February 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

DRAFT



Design Review Subcommittee (DRSC)

Meeting Date: February 27, 2013

PLANNER: Amber Gregg, Associate Planner / Cliff Jones, Associate Planner

SUBJECT: Cultural Heritage Permit 13-021, Site Plan Permit 13-023, Serra Workforce Housing, a request to construct a three-story, 19-unit, affordable housing project located at 105-117 Avenida Serra. The project is located within the Mixed use Zoning District, and within the Architectural and Affordable Housing Overlays (MU3-A-AH).

BACKGROUND:

The applicant, National Core, proposes an affordable housing development consisting of 19 one-bedroom units. The City Council endorsed conceptual drawings illustrating the general mass, scale, and unit count of the project at their June 15, 2010 meeting and authorized entering into a development agreement with National Core on June 12, 2012.

Project Description

The property is 4 vacant lots located at 107-115 Ave Serra in a Mixed Use zone, MU3-A-AH. Affordable housing projects within the Affordable Housing (AH) Overlay are permitted uses. Surrounding land uses include a mix of residential, office, retail and restaurant uses. The building is in a Spanish Colonial Revival style. The building consists on 19 one-bedroom units, a multi-purpose room, laundry facilities, and a covered parking garage. Four units are sited at grade level and front Avenida Serra with separate entries and patios. Second level units are accessed via stairs or elevator from the garage and front a common courtyard that includes landscape, small barbeque area, and site furnishings. Additionally, a multipurpose resident's resource center is located off the second level courtyard. Third level units are accessed via stairs or elevator and front a common balcony. The third level is located towards the rear of the property to help transition the building mass in conjunction with the topography. The building has been designed to transition from a two-story mass along Avenida Serra to a three-story mass near the property line, which is closer to the downtown core.

Why DRSC Review is Required

A Cultural Heritage Permit is required because the project is located within the Architectural Overlay district and abuts a historic property at 110 Avneida Serra, and a Site Plan Permit is required for all new mixed-use developments. The DRSC is tasked to ensure development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood, and uphold the Design Guidelines.

Development Standards

Table 1 outlines how the project complies with the Mixed Use (MU3-A-AH) development standards.

Table 1 - Development Standards

	Required/Allowed	Proposed
Building Height Maximum	45'; Three Stories	35'; Three Stories
Setbacks (Minimum):		
Front	0'	10'
Side Yard	0'	10' left & 5' right
Rear Yard	0'	5'
Lot Coverage (Maximum)	100%	75%
Floor Area Ratio	1.5	1.74
Urban Open Area	30%* 25% plant material	36% 25%
Density	51.35 du/ac**	51.35 du/ac
Required Parking (Minimum):	19 spaces***	21 spaces

*Courtyards, pedestrian walkways, and outdoor seating areas accentuated with landscaping satisfy the urban open area code requirements.

** Development agreement specifies an exception to MU3 standard allowing a density of 51.35 dwelling units per acre.

*** Development agreement specifies an exception to MU3 standard allowing a parking standard of one on-site parking space per unit and residents will be limited in their leases to owning only one vehicle.

ANALYSIS:

The proposed project is consistent with the development standards of the Zoning Ordinance and exceptions specified within the Avenida Serra Disposition and Development Agreement (DDA) outlined above. The project design is Spanish Colonial Revival consistent with the architectural style required in the Architectural Overlay.

The proposed project meets the Design Guidelines requiring Spanish Colonial Revival projects within the Downtown Architectural Overlay. Tables 1 and 2 summarize the project's consistency with City Development Standards and the Design Guidelines.

Table 2 – Project Evaluation

Design Guideline or Policy	Project Consistency	Comments
<p>Building scale, mass, and form compatible w/ adjacent development (Design Guidelines II.B.3)</p>	<p>Consistent. The building has been designed to transition from a two-story mass along Avenida Serra, similar to existing 2-story development along the street, to a three-story mass near the rear property line, which is closer to the large buildings of the downtown core. The third level is setback 38 to 64 feet from Avenida Serra. Since the proposed project is located across the street and does not obscure the view of the historic structure from the public right-of-way, the proposed project will not adversely impact the historic resource and maintains views of the historic structure from the public right-of-way.</p>	<p>Three-story buildings are permitted within the MU3-A Zone.</p>
<p>Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture (Design Guidelines II.C.2)</p>	<p>Consistent. Building forms, materials, colors and architectural details generally follow SCR style.</p>	<p>Specific architectural recommendations to improve project’s consistency with Spanish Colonial Revival architecture and Design Guidelines are recommended below.</p>
<p>The building’s forms are one-, two- and three-stories with low-pitched, red tile hip, gable and shed roofs. The building forms often step to the topography. (Design Guidelines II.C.2)</p>	<p>Consistent. The building includes varied low-pitched roofs, and the building steps up with topography.</p>	

Design Guideline or Policy	Project Consistency	Comments
Step back the third story at least 10 feet from the street-facing property line. (Design Guidelines II.C.3)	Consistent. The third level is setback between 38' to 64' from Avenida Serra.	
Incorporate defined outdoor spaces, including courtyards, patios, plazas and courtyards (Design Guidelines II.C.3)	<p>Consistent. A large outdoor patios are provided in the center of the building on the second floor. Along Avenida Serra, small landscaped courtyards are provided.</p> <p>Outdoor areas are consistent with the City's Landscape Urban Open Area requirements.</p>	

RECOMMENDATIONS:

Staff supports the overall design of the project but does have some minor suggestions to improve the architecture of the building:

Front Elevation

- Staff recommends that the stair risers have ceramic tile to add color and richness to the building.
- Staff recommends taller trees be provided along the front elevation as depicted in renderings.

Rear Elevation

- Staff has concerns about the lack of articulation along this elevation. The rear of the building backs up to a public parking lot and is visible from Avenida Cabrillo, a Downtown street with a high degree of pedestrian activity. To create more visual interest and more pedestrian interaction along this elevation, staff recommends the applicant consider small recessed balconies, awnings, lintels or adding other architectural features.

The comments provided are intended to bring the project more into conformance with Design Guidelines. Staff seeks the DRSC's comments and welcomes any additional recommendations.

Attachments:

1. Location Map

2. DPR Form for 110 Avenida Serra
3. Design Guidelines (excerpted)
Plans



LOCATION MAP

CHP 13-021/SPP 13-023, Serra Workforce Housing
105-117 Avenida Serra



Not scaled

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: 110 AVENIDA SERRA

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted **a. County** Orange
and (P2b and P2C or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad **Date** T; R; 1/4 of 1/4 of Sec ; **B.M.**
c. Address 110 Avenida Serra **City** San Clemente **Zip** 92672
d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 058-072-17

P3a. Description:

The property contains a one-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a side-gable roof and hip roof with clay tiles. The exterior walls are clad with smooth stucco. The primary facade includes a recessed corner entry and fixed wood windows along the elevation. The building features a brick chimney. A wing wall connects the building to a garage on its rear elevation. The fenestration consists of original wood casement windows throughout the building. Alterations to the building include an enclosed door to the garage and a parking area created by paving over the front lawn. The building is in good condition. Its integrity is good.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

South elevation, north view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1928 (F) Building Permit

P7. Owner and Address:

Maas, Margaret K.
5617 W Camino Cielo, Santa Barbara Ca
93105-9706

P8. Recorded by:

Historic Resources Group, 1728
Whitley Avenue, Hollywood, CA
90028

P9. Date Recorded: 9/21/2006

P10. Survey Type:

City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 3D

Resource Name or #: 110 AVENIDA SERRA

B1. Historic Name: (Unknown)

B2. Common Name: (Unknown)

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved? No Yes Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: Virgil Westbrook

b. Builder: Musch & Sullivan

B10. Significance: Theme Ole Hanson/Spanish Village by the Sea Area City of San Clemente

Period of Significance 1925-1936 Property Type Commercial Applicable Criteria A

This one-story commercial building was built for Carl Jacobson in 1928. It was designed by Virgil Westbrook and constructed by Musch & Sullivan. This property is a unique example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 02 Single Family Property

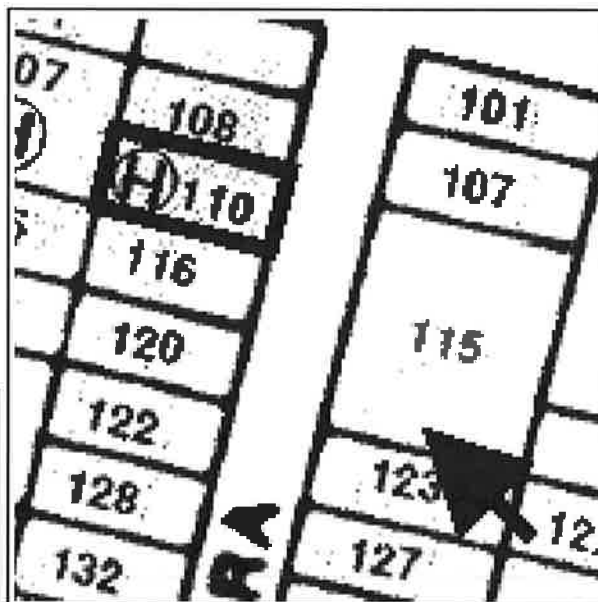
B12. References: San Clemente Building Permits; Historical Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/21/2006

(This space reserved for official comments.)



CONTINUATION SHEET

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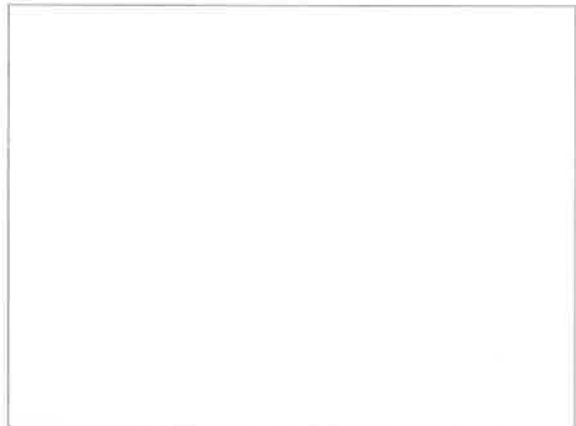
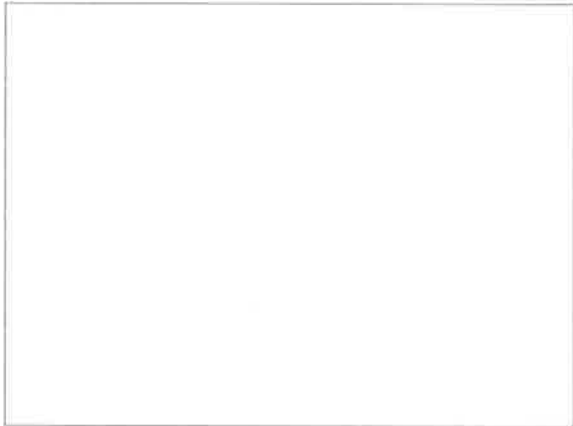
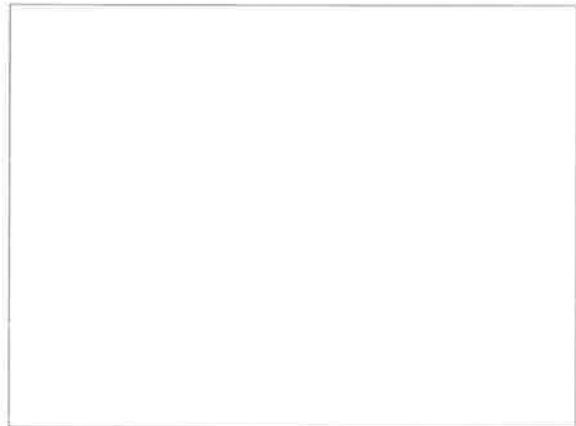
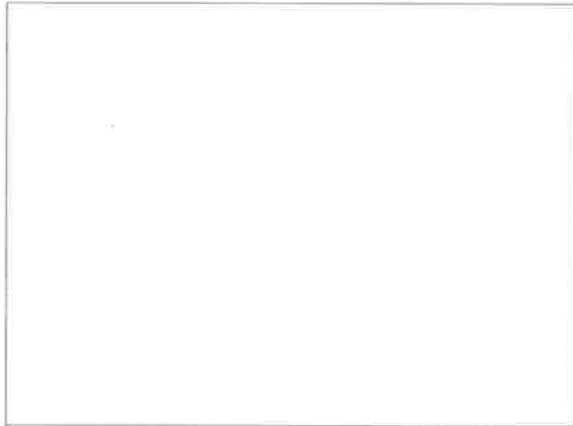
Resource Name or #: 110 AVENIDA SERRA

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

Photographs of the Subject Property, Continued:

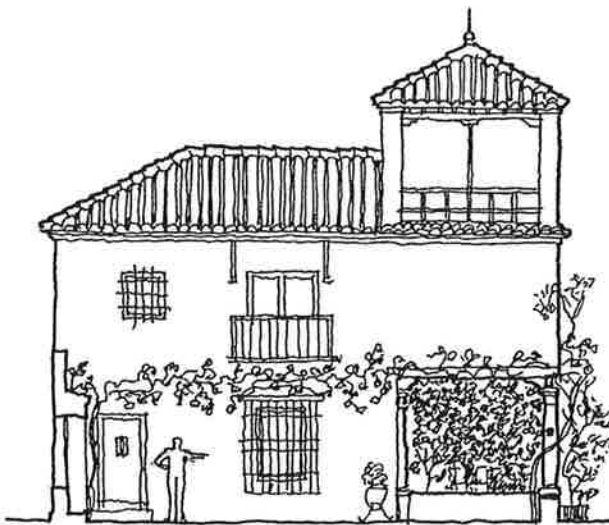


2. Basic Principles of the “Spanish Colonial Revival” Architecture.

The original architecture of San Clemente is expressive of the founder’s vision of a “Spanish Village by the Sea.” The historic image and identity of the community is reinforced through the design of buildings and gardens that reflect the traditions of California’s Spanish Colonial revival.

The principles underlying this tradition are:

- The original buildings of San Clemente were carefully suited to their sites. Buildings were arranged to take advantage of topography, climate and view, with exterior patios, arcades, courtyards and balconies used for outdoor living.
- Palm trees, hedges, and other plantings work with the building walls to define exterior living spaces. The landscape character of outdoor spaces is an integral part of the architecture. A common pattern is the sequence of street, landscaped entry court, then building.
- The buildings’ forms are one, two and three stories with low pitched red tile hip, gable and shed roofs. The building forms often step to fit the topography.
- The building components are divided into parts scaled to human size.



Building Parts Scaled to Human Size

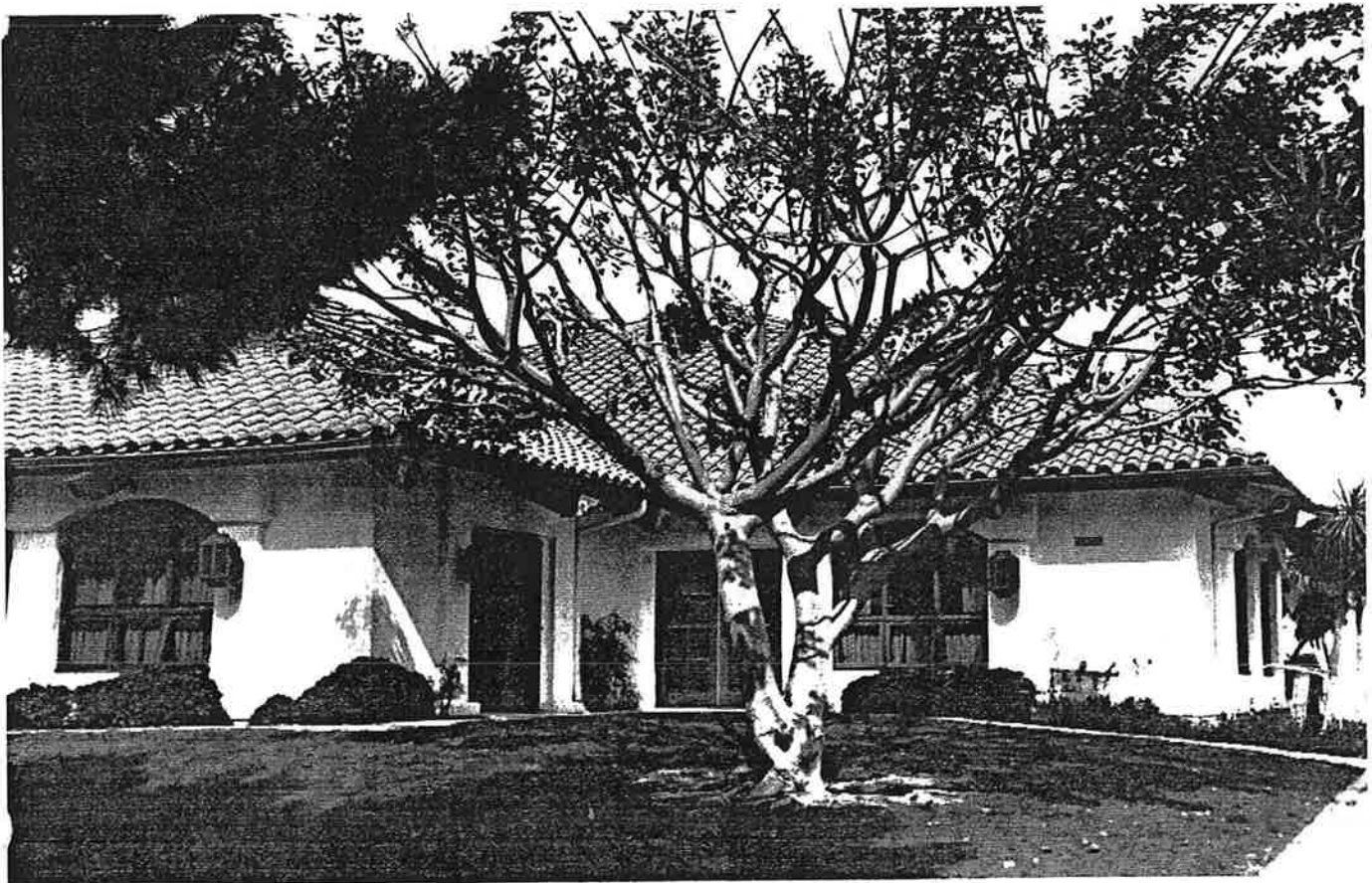
- Ornament and sculptural detail are located where special emphasis is desired, such as at entrance and tiled patio areas.
- Whitewashed stucco walls give the buildings a luminous quality that enhances their relationship to exterior spaces. The walls, combined with the luxuriant plantings, radiate a friendly feeling.



Avenida Del Mar Storefront



Ole Hanson Beach Club



San Clemente Library and Senior Center



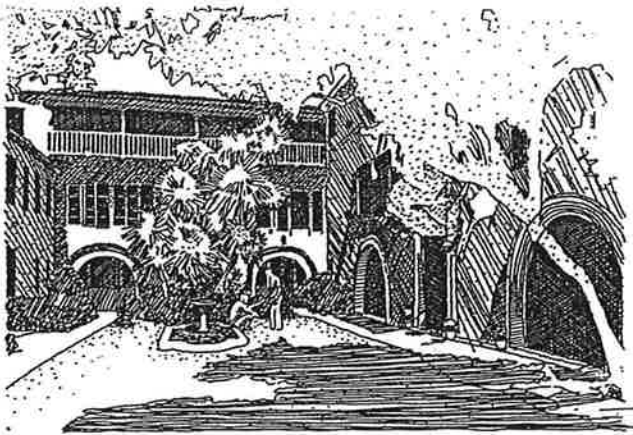
**Plaza Bonita. El Camino Real.
Successful example of a courtyard used
as focus for a commercial center.**

3. General Guidelines for All Architecture Subject to Discretionary Design Review

a. Outdoor Spaces

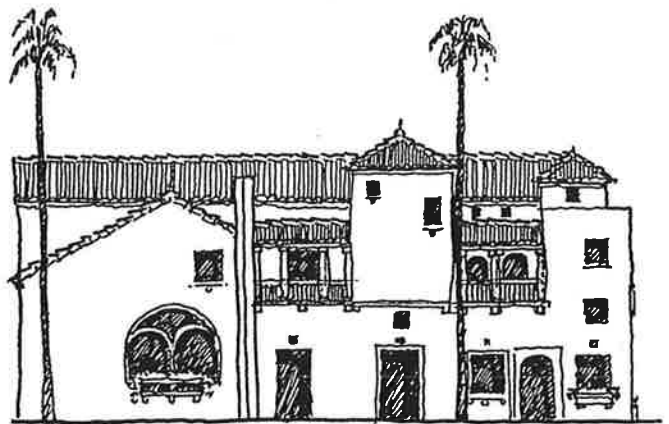
Incorporate defined outdoor spaces into the buildings and site designs of all new development in the city. This is the most fundamental and important principle of the "Spanish Colonial Revival" tradition that can be used in all buildings, regardless of architectural style or type.

Outdoor spaces encouraged include courtyards, patios, plazas, covered walkways (arcades and colonnades), passages, gardens, trellised areas, verandas, balconies, roof terraces and all other spaces that are enclosed or partly-enclosed by architectural or landscape elements.



b. Building Form and Massing

- Articulate new building forms and elevations to create interesting roof lines, and strong patterns of shade and shadow.
- Reduce the perceived height and bulk of large structures by dividing the building mass into smaller-scale components.

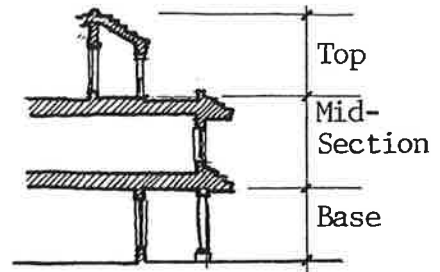


Building Mass Divided into Smaller Parts

Suggested methods of reducing the apparent height and bulk of larger buildings are illustrated. Although these methods are encouraged, other approaches that achieve the same objectives are acceptable.

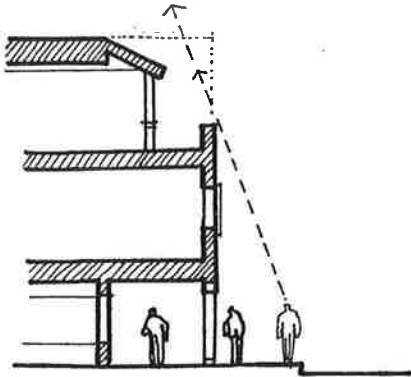


Building Mass Divided into Smaller Parts, with Third Story Stepped Back

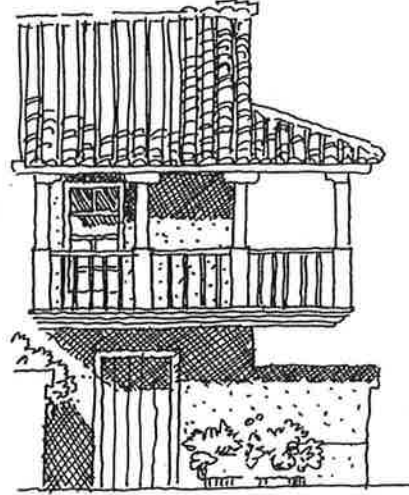


Third Story Step Back

- “Scale down” the street-facing facades of buildings more than two stories high in order to reduce apparent height. Achieve this by stepping back the third story at least 10 feet from the street-facing property line, or 5 feet from the building face, whichever stepback is greater.



- Architectural elements may be incorporated to break down the expansive mass of walls. Recessed balconies, porches, and loggias create a sense of depth in the building wall, contrasting surfaces exposed in sun with those in shadow.



- Avoid long and unrelieved wall planes. As a general principle, relieve building surfaces with recesses that provide strong shadow and visual interest.
- Recesses may be used to define courtyards, entries or other outdoor spaces along the perimeter of a building.
- Projections may be used to emphasize important architectural elements such as entrances, bays, stair towers, balconies and verandas.

- Varied roof heights are encouraged.
- Changes in roof orientation should be accompanied by plan offsets. Similarly, abrupt changes in adjacent heights require plan offsets to distinguish building forms.



Encouraged



Discouraged

c. Proportion and Scale

- Create a visual balance in the relation between dimensions of buildings, their parts and the spaces between and around them.
- The idea of “visual balance” extends to the proportions of building walls in relation to the spaces they enclose, both exterior and interior.

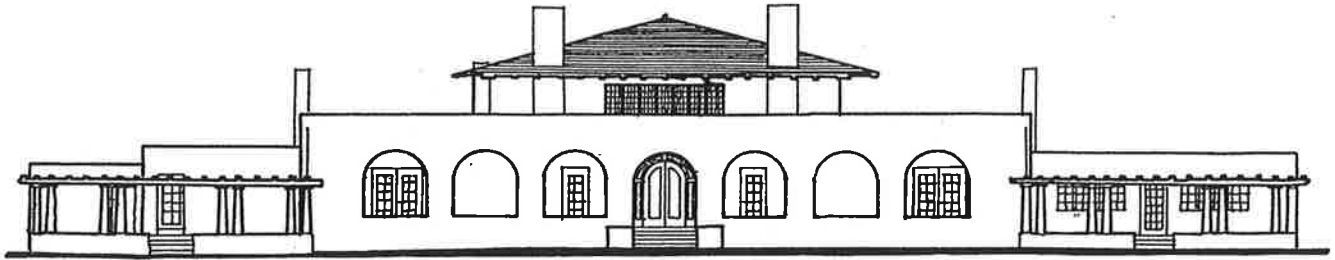
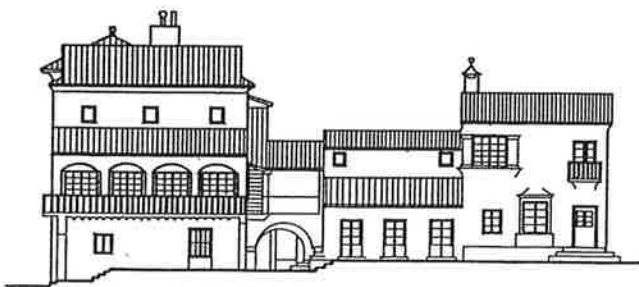


Illustration of “Visual Balance.”

The proportions of all building parts are carefully related to the mass of the building. Window openings, arcades and colonnades are sized in relation to each building part.

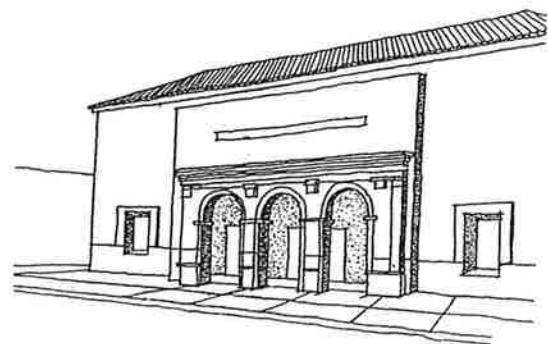
- Building proportions with a horizontal emphasis are generally desired, except in the use of accent tower elements. Avoid vertical proportions that exaggerate building height.
- Vary the spacing of building elements in facades.

- Proportion and scale are important in the design of arches and columns. Give careful attention to the ratio of height to width of arches. Arcades should have sufficient wall thickness to emphasize strength and balance.



Varied Spacing of Building Elements

- The area of solid building wall should be greater than the total area of door and window openings in the wall, except at shopfront locations.



Proportion and Scale of Arches

- The relation between the height of a column and its mass or thickness should be visually consistent with the weight of the overhead structure it supports.
- Theme towers may be permitted, where appropriate, as an architectural element.

d. Building Materials, Color and Texture

(1) The following materials are encouraged:

- **Ground Surfaces:**
 - Concrete, tile or masonry surfaces of integral earth tone colors.
- **Building or Garden Walls:**
 - White, off white or light earth tone cement plaster/stucco finishes.
 - Concrete finishes of off white or light earth tone integral color.
 - Whitewashed brick or adobe.
- **Roofs:**
 - Barrel Type Mission Tile, natural red clay or earth tone color.
 - concrete tiles in red clay or earth tone colors.
 - Exposed wood structural members, dark-stained to contrast the building walls.
 - Tiled decks and low walls or open railings when used for outdoor living spaces.
- **Balconies:**
 - Painted or stained finishes.
 - Wrought iron/decorative metal.
 - Wood.
- **Doors, Shutters and Trim:**
 - Painted finishes in colors that harmonize with wall materials. In some cases, contrast may be appropriate.
- **Windows:**
 - Wood framed.
 - Non-corrosive metal finish.
- **Awnings**

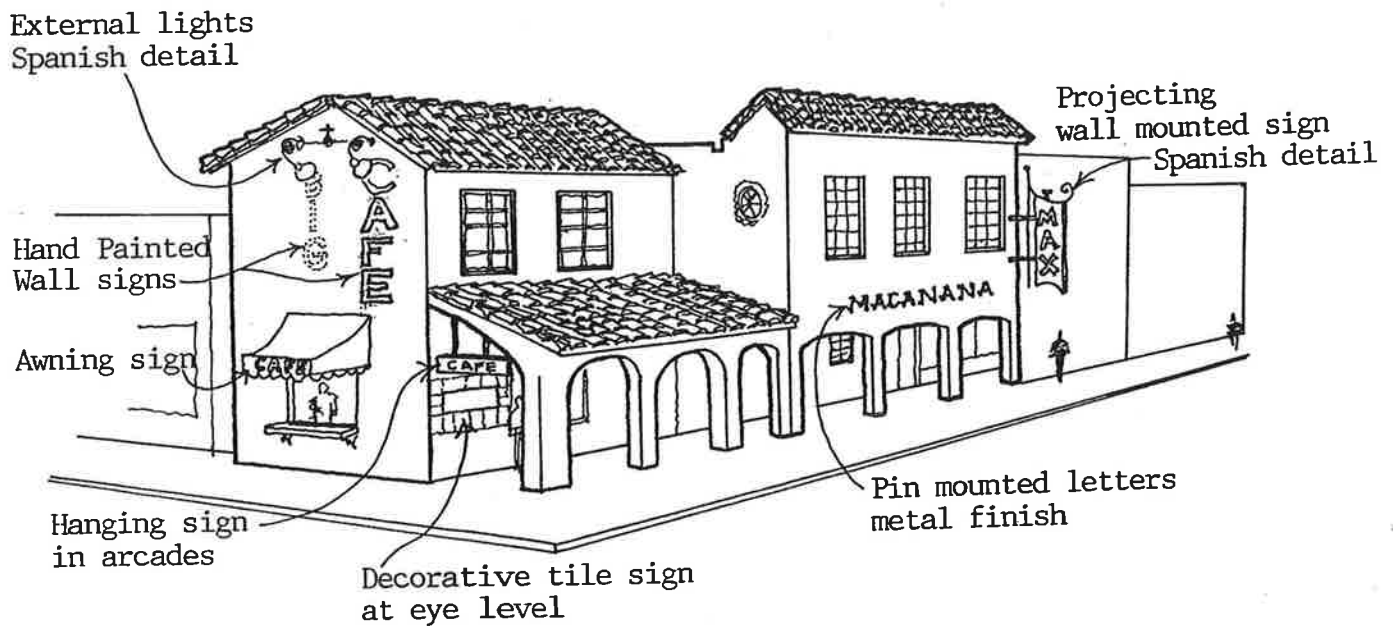
(2) The following materials should not be used:

- **Building Walls:**
 - Reflective glass.
 - Large dark building walls or surfaces.
 - Dark glass, unless deeply recessed.
 - Large areas of glass, unless located at pedestrian levels for storefronts.
 - Glass Curtain Walls.
 - Synthetic materials made to resemble masonry.
 - High contrast color glazed masonry or tile except in small areas of detail.
- **Roofs:**
 - Metals Roofs, reflective or colored.
 - High contrast color glazed roofing tiles.
 - Large areas of built up or membrane roofing when located in areas that can be viewed from above.
 - Wood shingle and shake roofs.
- **Metals:**
 - Unfinished aluminum.

e. Signage

- Carefully integrate signage with the design concept of the building and site. Signage should be consistent with the architectural character of the building.

- The *City of San Clemente Sign Design Guidelines* and Section 5.21 of the *City of San Clemente Zoning Ordinance* should be reviewed for specific sign design criteria.



Signage Integrated with Architecture



Cultural Heritage Subcommittee (CHSC)

Meeting Date: February 27, 2013

PLANNER: John Ciampa, Associate Planner

SUBJECT: Historic Property Preservation Agreement 12-416, Dahabreh HPPA, a request for a Mills Act agreement for a historic mixed use property located at 313 North El Camino Real.

BACKGROUND:

This is a request to enter into a Historic Property Preservation Agreement (HPPA) with the City for a historic, mixed use building located at 313 North El Camino Real. The approval of the HPPA is estimated to reduce the property taxes so the property owner could use the savings for repairs and/or improvements to the historic structure.

The mixed use building was built in 1927 and is located within the Mixed Use (MU-3-A) zoning district. The property is surrounded by commercial properties that are a mix of architectural styles. The structure is identified on the City's list of historic structures. The property was surveyed by the Historic Resources Group in 2006 (Attachment 2) and it was found to be in good condition and its historic integrity was characterized as fair. The structure is eligible as a contributor to a potential National Register Historic District under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. The structure is a typical example of Spanish Colonial Revival style that is represented in San Clemente. The design of the building has two, four-sided cupolas with hipped and gable tile roofs that emerge from the rear building's roof. The historic photo provided as Attachment 4 shows that one of the cupolas and the covered access off of Avenida De La Estrella were later additions. An open central courtyard separates the front and rear portions of the building. The fenestration consists of original wood fixed windows throughout the building that are symmetrically arranged.

CHSC Review

Staff requests the Cultural Heritage Subcommittee (CHSC) review the application to ensure the proposed restoration improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and to make a recommendation to the City Council. The restoration improvements are discussed later in the report.

ANALYSIS

Staff visited the property to inspect the building condition and to determine what, if any, restoration improvements were needed to restore the property's historical integrity. Following

staff's visit, it was determined that some restoration improvements were needed. Photographs of the areas that need restoration are included as Attachment 3. Restoration improvements ensure the previous modifications are corrected and the building's condition is improved. Plumbing and electrical restoration improvements identified in the applicants letter (Attachment 5) will be completed by the owners and will not be included in the restoration improvements. The following are staff's recommended improvements:

1. Repair Exterior Walls – Complete in 2013

Repair the exterior stucco property line walls that have cracked.

2. Awnings – Completed in 2015

Some of the building's awnings are older and not compatible with the building and should be replaced. All of the awnings should be a traditional design and compatible with the building.

3. Skylights & Roof Repair- Complete in 2016

Remove the skylights and replace with traditionally-designed skylights or tile over the open roof spaces. Replace the cracked and broken tile on the roofs.

4. Replace Gutters– Complete in 2017

Replace the non-traditional gutters with copper or metal half round gutters painted brown.

5. Repair Planter Walls– Complete in 2018

Repair the courtyard planter walls that were damaged by landscaping and patch the stucco where needed.

6. Replace the Outdoor hardscape – Complete in 2019

Replace the dilapidated hardscape with Ole Hanson terra cotta pavers or other traditional Spanish materials.

7. Replace Non-Traditional Doors and Windows – Complete in 2020

Replace the non-traditional doors and windows of the mixed use building with traditionally-designed, divided lite wood windows and doors.

8. Patch stucco and Paint Building– Complete in 2021

Repair the building's stucco where needed and paint the eaves, windows, and doors a color that is historically accurate.

9. Light Fixtures – Complete in 2022

Exterior light fixtures have been changed over the years. They are not a traditional design and are out of scale with the building. New Spanish style light fixtures should be installed that are in scale with the building.

Recommendation

It is staff's position that the recommended restoration improvements would restore the historic, mixed-use building to be historically accurate. Staff seeks DRSC concurrence with the above recommendations and any additional comments to be recommend to the City Council.

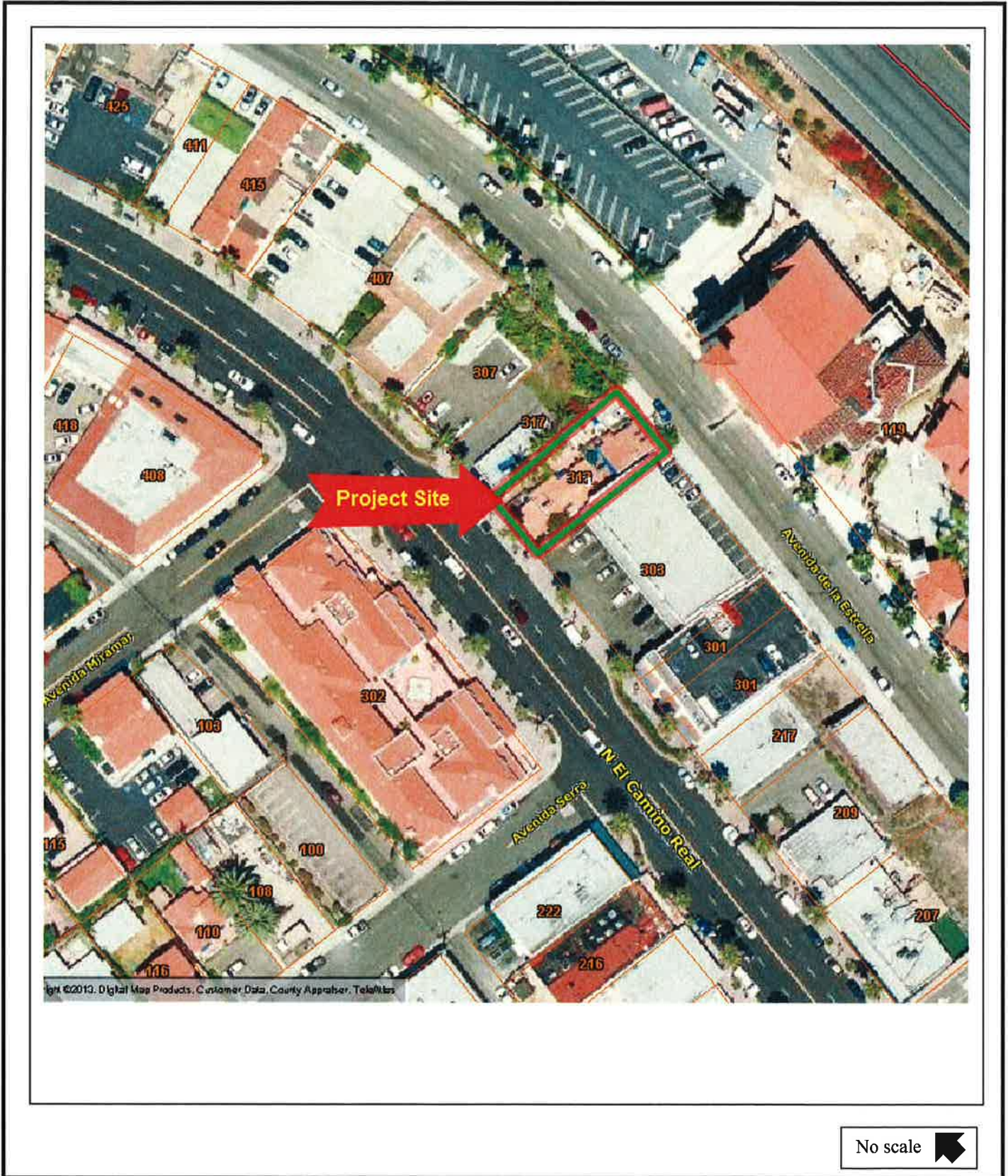
Attachments:

1. Location Map
2. DPR Form
3. Photographs of Restoration Improvements
4. Historic Photo
5. Owner's List of Restoration Improvements
6. Secretary of the Interior's Standards
7. HPPA Background Information



LOCATION MAP

HPPA 12-407, Dahabreh HPPA
313 North El Camino Real



PRIMARY RECORD

Other Listings
Review Code _____ Reviewer _____ Date _____

Page 1 of 3 Resource Name or #: 313 N EL CAMINO REAL

- P1. Other Identifier: Riley's Waffle & Coffee Shop
- P2. Location: Not for Publication Unrestricted a. County Orange
and (P2b and P2C or P2d. Attach a Location Map as necessary.)
b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec ; B.M.
c. Address 313 N El Camino Real City San Clemente Zip 92672
d. UTM: Zone ; mE/ mN
- e. Other Locational Data: Assessor Parcel Number: 057-133-13

P3a. Description:

The property contains a one- and two-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has shed roofs at the portions flanking the entryways as well as in the front and rear of the main portion of the building. Two four-sided cupolas - with hipped and front-gable tile roof - emerge from the two-story rear wing. An open central courtyard separates the front and rear portions of the building. The fenestration consists of original wood fixed windows throughout the building and are symmetrically arranged. The building retains its original door frames and storefronts. Alterations include non-original doors. The building is in good condition. Its integrity is fair.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

West elevation, east view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1927 (E) Tax Assessor

P7. Owner and Address:

Colby, Mary E. 1710 Calle De Los Alamos

P8. Recorded by:

Historic Resources Group, 1728
Whitley Avenue, Hollywood, CA
90028

P9. Date Recorded: 9/18/2006

P10. Survey Type:

City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

BUILDING, STRUCTURE, AND OBJECT RECORD

Resource Name or #: 313 N EL CAMINO REAL

- B1. **Historic Name:** Riley's Waffle & Coffee Shop
- B2. **Common Name:** (Unknown)
- B3. **Original Use:** Commercial
- B5. **Architectural Style:** Spanish Colonial Revival
- B6. **Construction History:**

B4. **Present Use:** Commercial

B7. **Moved?** No Yes Unknown **Date:** Original Location:

B8. **Related Features:**

B9a. **Architect:** (Unknown)

b. **Builder:** (Unknown)

B10. **Significance:** Theme Ole Hanson/Spanish Village by the Sea **Area** City of San Clemente
Period of Significance 1925-1936 **Property Type** Commercial **Applicable Criteria** A

This one- and two-story commercial building was built in 1927. This property is a unique example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

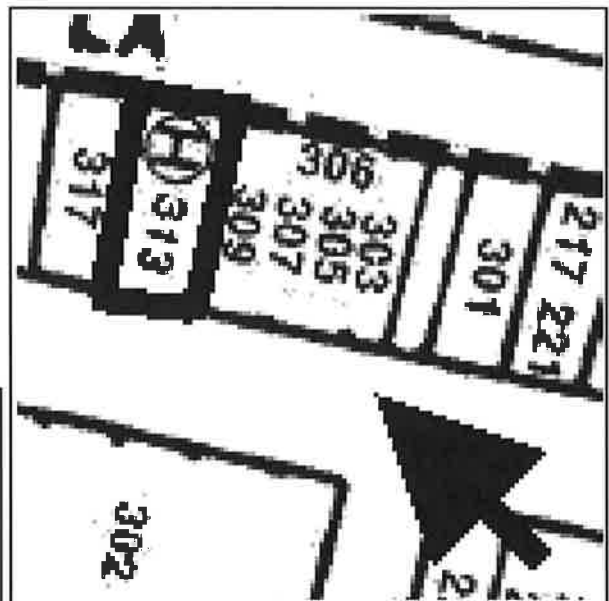
B11. **Additional Resource Attributes:** 06 Commercial Building, 1-3 stories

B12. **References:** Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. **Remarks:** (none)

B14. **Evaluator:** Historic Resources Group, Hollywood, CA
Date of Evaluation: 9/18/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

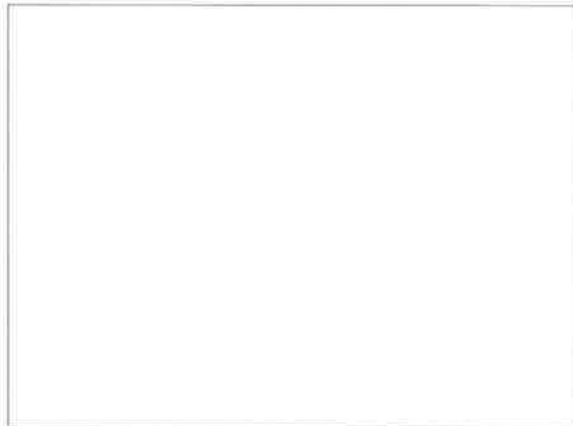
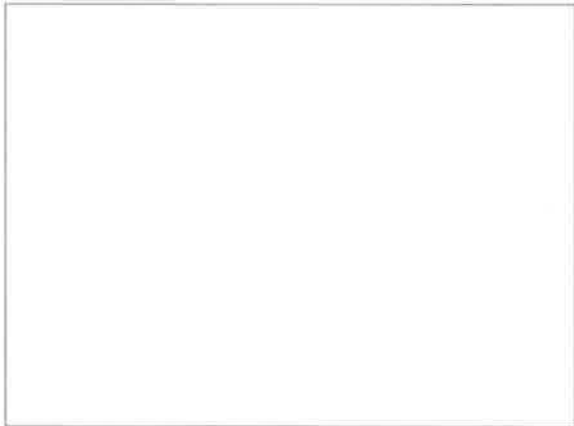
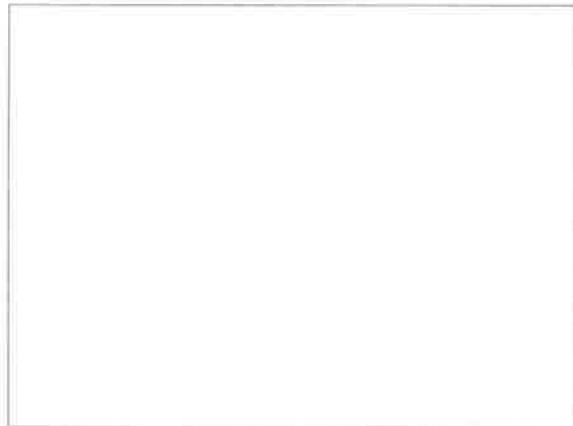
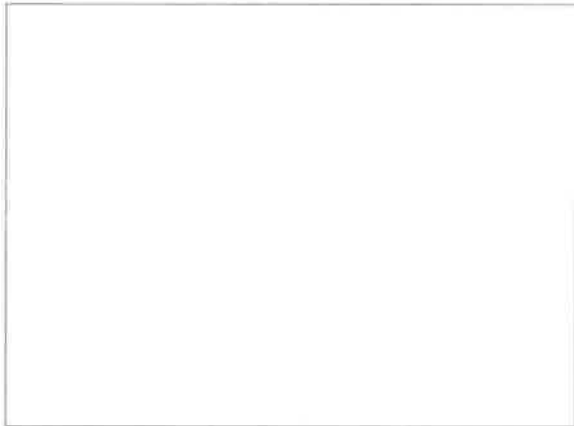
Resource Name or #: 313 N EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property, Continued:





City of San Clemente

Historic Property Preservation Agreement 12-407, Dahabreh HPPA

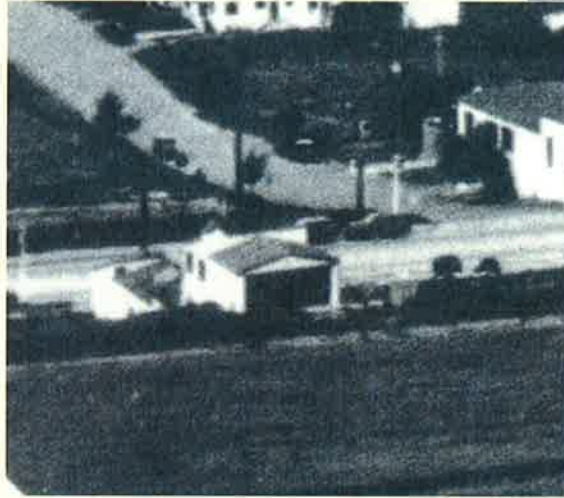
February 27, 2013
John Ciampa, Associate Planner

313 N. El Camino Real



CITY OF SACRAMENTO

Historic Photo 1938



View to the West

CITY OF SACRAMENTO

Complete in 2013



Repair the exterior stucco property line walls.

Completed in 2015

The older awnings have a inconsistent design and color with the new awnings and should be replaced.



Complete in 2016



Remove the skylights and replace with traditionally-designed skylights or tile over the open roof area. Replace cracked and broken tile.



Complete in 2017



Replace the non-traditional gutters with copper or half round metal gutters painted brown.

Complete in 2018



Repair the courtyard planter walls that were damaged by landscaping and patch the stucco where needed.

Complete in 2019



Replace courtyard hardscape with Ole Hanson terra cotta pavers or other traditional pavers.

9

Complete in 2020



Replace the non-traditional doors and windows with divided lite wood windows and wood doors that are consistent with the building.

10

CITY OF SACRAMENTO

Complete in 2021



Repair the building's stucco where needed and paint the windows, and doors a color that is historically accurate.

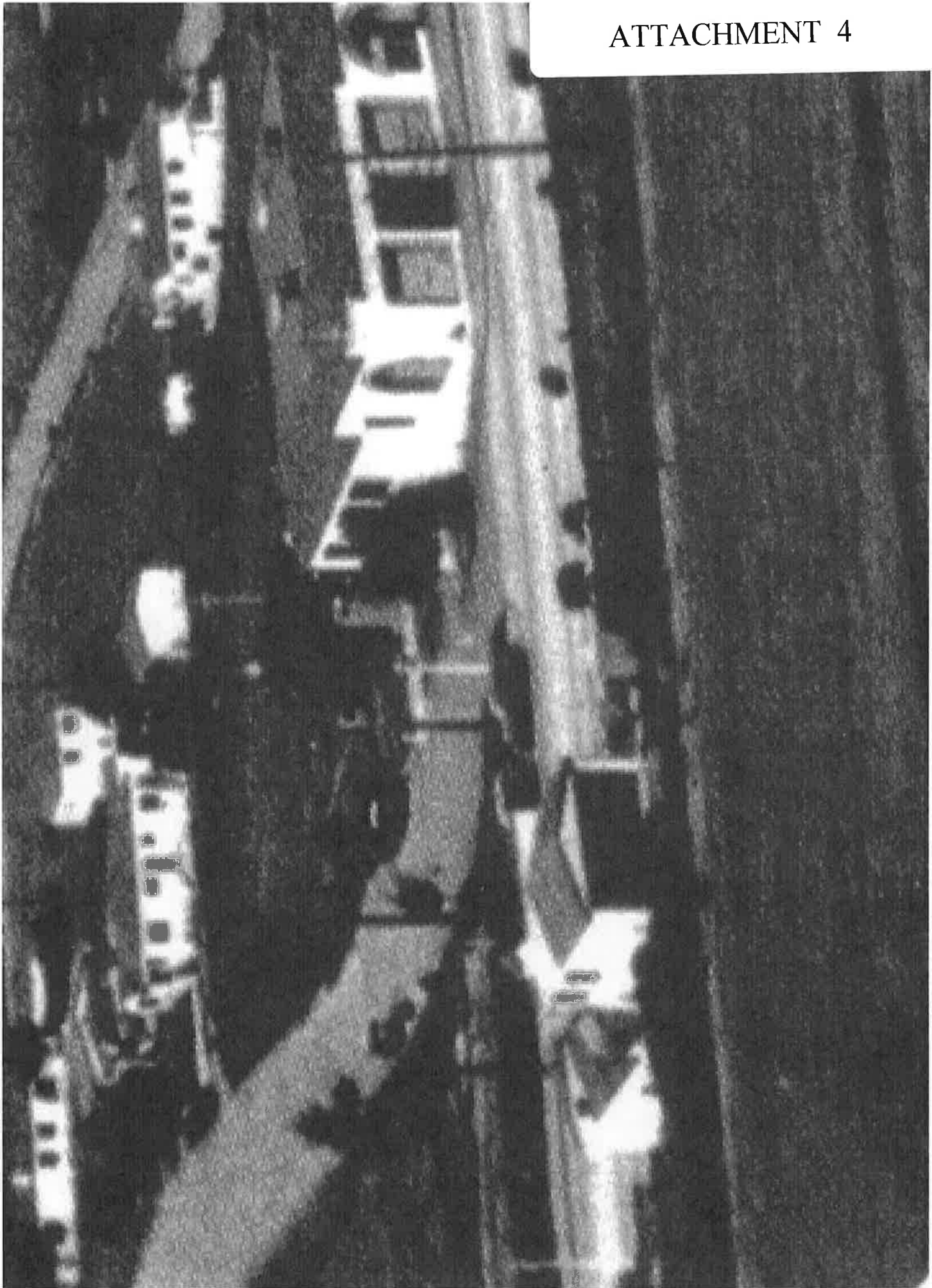
11

CITY OF SACRAMENTO

Complete in 2022



Replace the light fixtures with Spanish style fixtures that are in scale with the building.



HPPA restoration improvement list:

YEAR (1)

- Fix cracks and separations in the exterior yard walls and posts \$ 12,000
- Plumbing and drainage needs visual camera inspection \$ 1,800

YEAR (2)

- Due to age of the building (1927) plumbing require replacement of pipes and drainage \$ 17,500

YEAR (3)

- Due to the age of the building and ocean close location, electric wiring, panels, and outlets need replacement and service. \$ 18,000

YEAR (4)

- There are a number of cracked, broken or missing tiles on the Spanish tile roof. A full inspection of the roof and replacement is required. \$ 7,500
- Fix cracks and paint touch ups throughout building exterior \$ 2,900

YEAR (5)

- To originate building style it is required to replace missing copper gutters throughout the three levels of building. (\$55/ft.).
Approximately 250ft \$ 13,750

YEAR (6)

- Tree roots as well as the stucco covering some of the walls have pushed out the planters' walls. Stucco has to be fixed and planters walls have to be rebuild and tiled \$ 6,500
- In addition to, some of the trees and roots have to be removed and monthly maintained. \$ 4,200

YEAR (7)

- Spanish outdoor pavement to be removed and replaced to fit its historic building style \$ 13,000

YEAR (8)

- Replace wood framed doors and windows throughout the three levels of the building \$ 34,000

YEAR (9)

- Paint and fix stucco throughout entire building exterior \$ 12,500

YEAR (10)

- Replace all of the outdoor light fixtures to its historical style \$ 9,500
- Replace - maintain iron fencing \$ 4,000

Please keep in mind this building was build in 1927.

Even though many parts of the building will be replaced throughout the next few years it will require constant and expensive maintenance to keep its historic integrity and structure.

SECRETARY OF THE INTERIOR'S STANDARDS FOR THE TREATMENT OF HISTORIC PROPERTIES

Rehabilitation (making possible a compatible use for a property through repair, alterations and additions while preserving portions/features that convey its historical, cultural or architectural values)

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Preservation (applying measures necessary to sustain the existing form, integrity and materials)

1. A property will be used as it was historically or be given a new use that maximizes the retention of distinctive materials, features, spaces, and spatial relationships. Where a treatment and use have not been identified, a property will be protected and, if necessary, stabilized until additional work may be undertaken.
2. The historic character of a property will be retained and preserved. The replacement of intact or repairable historic materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve existing historic materials and features will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. The existing conditions of historic features will be evaluated to determine the appropriate level of intervention needed. Where the severity of deterioration requires repair or limited replacement of a distinctive feature, the new material will match the old in composition, design, color and texture.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

Restoration (accurately depicting the form, features, and character of a property as it appeared at a particular period of time)

1. A property will be used as it was historically or be given a new use which reflects the property's restoration period.
2. Materials and features from the restoration period will be retained and preserved. The removal of materials or alteration of features, spaces and spatial relationships that characterize the period will not be undertaken.
3. Each property will be recognized as a physical record of its time, place, and use. Work needed to stabilize, consolidate, and conserve materials and features from the restoration period will be physically and visually compatible, identifiable upon close inspection, and properly documented for future research.
4. Materials, features, spaces, and finishes that characterize other historical periods will be documented prior to their alteration or removal.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize the restoration period will be preserved.
6. Deteriorated features from the restoration period will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive featured, the new feature will march the old in design, color, texture, and, where possible, materials.
7. Replacement of missing features from the restoration period will be substantiated by documentary and physical evidence. A false sense of history will not be created by adding conjectural features, features from other properties, or by combining features that never existed together historically.
8. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
9. Archeological resources affected by a project will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
10. Designs that were never executed historically will not be constructed.

Reconstruction (depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure or object at a specific time period in its historic location)

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure, or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts which are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features, and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-

create the appearance of the non-surviving historic property in materials, design, color and texture.

5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

Purpose of the Mills Act Program

Economic incentives foster the preservation of residential neighborhoods and the revitalization of downtown commercial districts. The Mills Act is the single most important economic incentive program in California for the restoration and preservation of qualified historic buildings by private property owners.

Enacted in 1972, the Mills Act legislation grants participating local governments (cities and counties) the authority to enter into contracts with owners of qualified historic properties who actively participate in the restoration and maintenance of their historic properties while receiving property tax relief.

Benefits to Local Governments

The Mills Act allows local governments to design preservation programs to accommodate specific community needs and priorities for rehabilitating entire neighborhoods, encouraging seismic safety programs, contributing to affordable housing, promoting heritage tourism, or fostering pride of ownership. Local governments have adopted the Mills Act because they recognize the economic benefits of conserving resources and reinvestment as well as the important role historic preservation can play in revitalizing older areas, creating cultural tourism, building civic pride, and retaining the sense of place and continuity with the community's past.

A formal agreement, generally known as a Mills Act or Historical Property Contract, is executed between the local government and the property owner for a minimum ten-year term. Contracts are automatically renewed each year and are transferred to new owners when the property is sold. Property owners agree to restore, maintain, and protect the property in accordance with specific historic preservation standards and conditions identified in the contract. Periodic inspections by city or county officials ensure proper maintenance of the property. Local authorities may impose penalties for breach of contract or failure to protect the historic property. The contract is binding to all owners during the contract period.

Benefits to Owners

Owners of historic buildings may qualify for property tax relief if they pledge to rehabilitate and maintain the historical and architectural character of their properties for at least a ten-year period. The Mills Act program is especially beneficial for recent buyers of historic properties and for current owners of historic buildings who have made major improvements to their properties.

Mills Act participants may realize substantial property tax savings of between 40% and 60% each year for newly improved or purchased older properties because valuations of Mills Act properties are determined by the Income Approach to Value rather than by the standard Market Approach to Value. The income approach, divided by a capitalization rate, determines the assessed value of the property. In general, the income of an owner-occupied property is based on comparable rents for similar properties in the area, while the income amount on a commercial property is based on actual rent received. Because rental values vary from area to area, actual property savings vary from county to county. In addition, as County Assessors are required to assess all properties annually, Mills Act properties may realize slight increases in property taxes each year.

Qualified Historic Property

A qualified historic property is a property listed on any federal, state, county, or city register, including the National Register of Historic Places, California Register of Historical Resources, California Historical Landmarks, State Points of Historical Interest, and locally designated landmarks. Owner-occupied family residences and income-producing commercial properties may qualify for the Mills Act program, subject to local regulations.

OHP's Role

OHP provides technical assistance and guidance to local governments and property owners. OHP maintains a current list of communities participating in the Mills Act program and copies of Mills Act ordinances, resolutions, and contracts that have been adopted. OHP does not participate in the contract negotiations and is not a signatory to the contract.



Cultural Heritage Subcommittee (CHSC)

Meeting Date: February 27, 2013

PLANNER: John Ciampa, Associate Planner

SUBJECT: Historic Property Preservation Agreement 12-416, Zimmermann Residence, a request for a Mills Act agreement for a historic house located at 234 Avenida Victoria.

BACKGROUND:

This is a request to enter into a Historic Property Preservation Agreement (HPPA) with the City for a historic house located at 234 Avenida Victoria. The approval of the HPPA is estimated to reduce the property taxes so the property owner could use the savings for repairs and/or improvements to the historic structure.

In 2004, the Planning Commission approved a 749 square foot addition to the historic house. As part of the approval findings, the Planning Commission found the addition conformed to the Secretary of the Interior's Standards. The addition added 113 square feet to the back of the first floor to expand a bedroom and 636 square feet to the second story to add a master bedroom and entertainment area.

The house is on a 3,605 square foot lot within the Residential Medium zoning district. The house is identified on the City's historic structures list. The property was surveyed by the Historic Resources Group in 2006 (Attachment 2) and they stated the building is in good condition and its historic integrity was characterized as fair. The historic resource is eligible as a contributor to a potential National Register Historic District under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. The structure is a typical example of Spanish Colonial Revival style that is represented in San Clemente. The design of the house has a low-pitch, side gable roof over the second level and a shed roof over the first level of the house. The primary façade includes a partial-width recessed entry porch supported by wood posts.

Staff requests the Cultural Heritage Subcommittee (CHSC) review the application to ensure the proposed restoration improvements are consistent with the Secretary of the Interior's Standards for the Treatment of Historic Properties and to make a recommendation to the City Council.

ANALYSIS

Following the recent purchase of the property, the owner made several restoration improvements to address some of the incompatible improvements that were made over the years and mentioned in the DPR form. The improvements include replacing aluminum windows with wood windows, and painting the windows, doors and other wood elements to their historically accurate colors.

Staff inspected the building's condition to determine if any restoration improvements were necessary to restore the property's historical integrity. Photographs of the areas of concern are included as Attachment 4 to this report. Restoration improvement conditions are proposed to ensure the previous modifications and general condition of the building is made historically accurate. The restoration improvements recommended are agreed to by the applicant and are going to be completed within the first year of the contact. Staff recommends the following improvements:

1. Light Fixtures

The exterior light fixtures have been changed over the years; they are not a traditional Spanish design and are out of scale with the building. New, Spanish style light fixtures should be installed that are in scale with the building.

2. Electrical Meter Box

The electrical box at the back of the building should be painted white to blend in with the side of the building.

3. Landscaping

The front of the property has overgrown landscaping that was not well maintained by the previous property owner. The shrubs should be removed and the trees should be trimmed back to improve the visibility to the historic house. New drought tolerant landscaping that complements the historic house should be planted in the front yard. This improvement will accomplish the owner's goal of creating a landscaped outdoor seating area.

4. Wood Fence

The fence at the front of the house is not a traditional design. The hedge planted along the fence should grow into the fence and make it less visual and still provide an open feeling for the front of the house.

Recommendation

It is staff's position that the recommended restoration improvements will improve the historic house and be historically accurate. Staff seeks DRSC concurrence with the above recommendations and any additional comments to be recommend to the City Council.

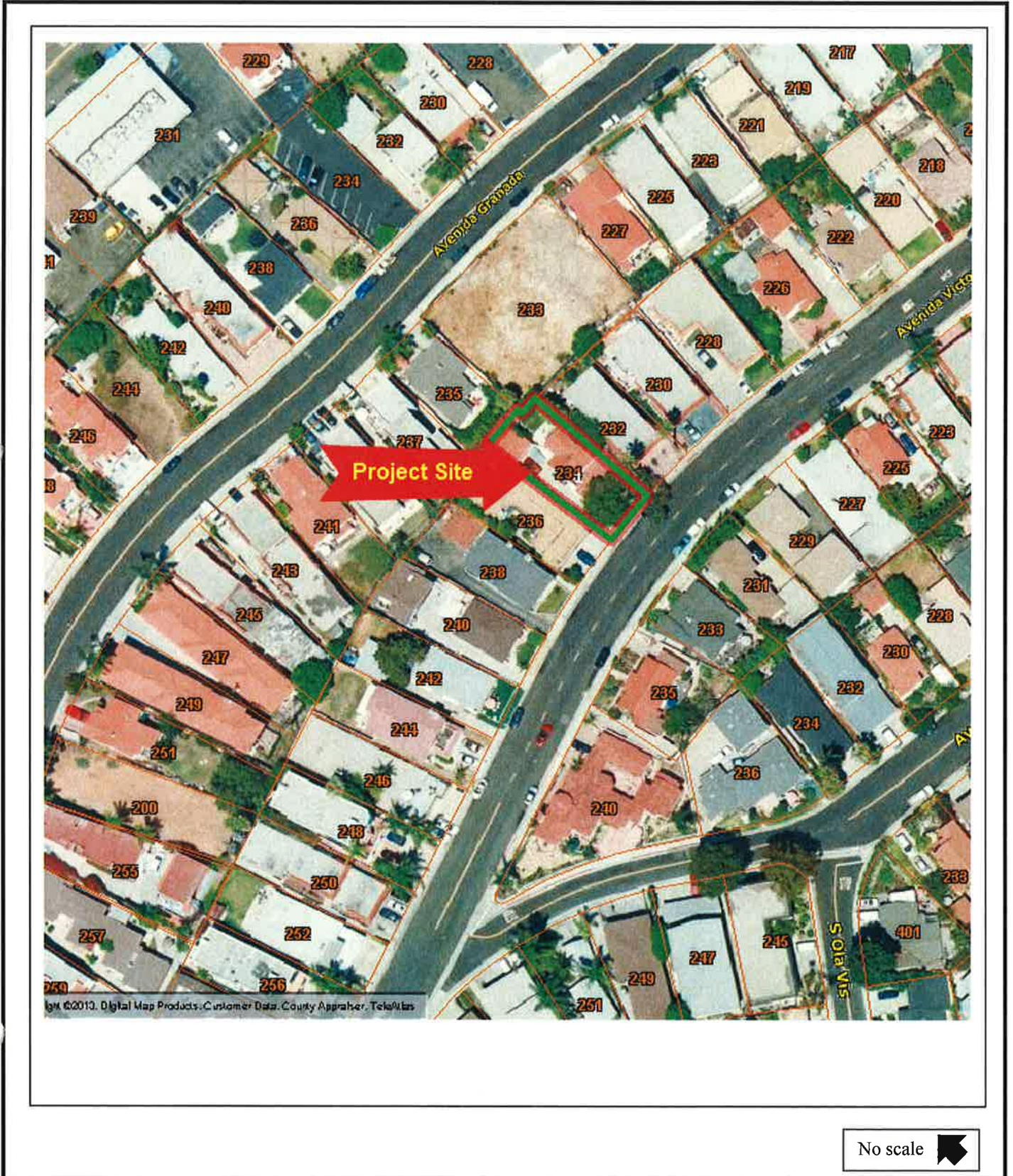
Attachments:

1. Location Map
2. DPR Form
3. Photographs of Restoration Improvements
4. Submittal letter and proposed improvements



LOCATION MAP

HPPA 12-416, Zimmermann Residence
234 Avenida Victoria



No scale

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: 234 AVENIDA VICTORIA

P1. Other Identifier:

P2. Location: Not for Publication Unrestricted a. County Orange
and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec ; B.M.

c. Address 234 Avenida Victoria City San Clemente Zip 92672

d. UTM: Zone ; mE/ mN

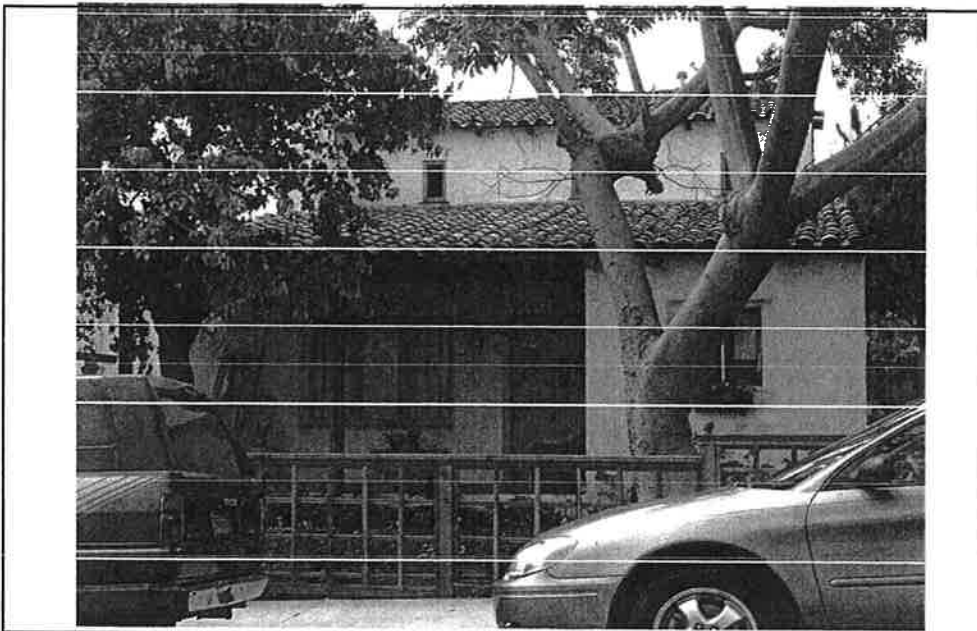
e. Other Locational Data: Assessor Parcel Number: 058-113-74

P3a. Description:

The property contains a one- and two-story single family residence with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has a low-pitch side-gable roof over the second level and a shed roof over the first level on the front of the residence. The roof is clad with clay tiles. The primary facade includes a partial-width recessed entry porch supported by wood posts. Spanish Colonial Revival elements of the residence include exposed rafter tails and a stucco chimney. The fenestration consists of non-original aluminum sliding windows, and non-original but compatible wood divided-light casement windows throughout the residence. The rear two-story portion of the residence appears to be an addition. The residence is in good condition. Its integrity is fair.

P3b. Resources Attributes: 02 Single Family Property

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

East elevation, west view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1929 (F) Building Permit

P7. Owner and Address:

Key, Carol S.
234 Avenida Victoria

P8. Recorded by:

Historic Resources Group, 1728
Whitley Avenue, Hollywood, CA
90028

P9. Date Recorded: 9/21/2006

P10. Survey Type:

City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

CONTINUATION SHEET

Page 3 of 3

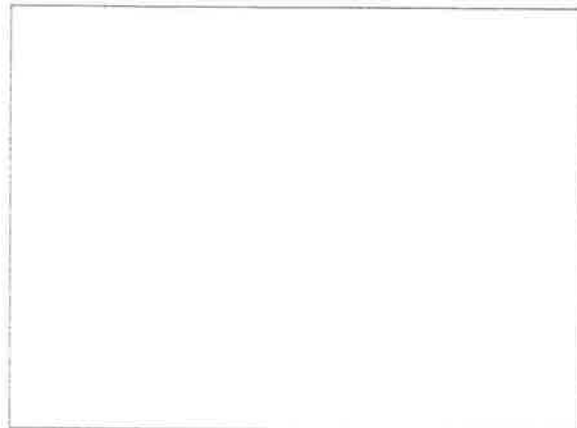
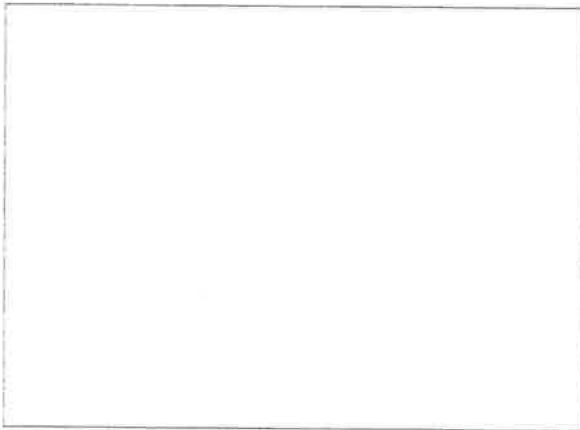
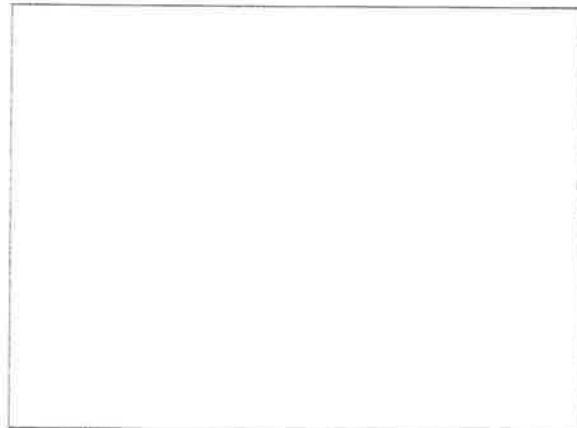
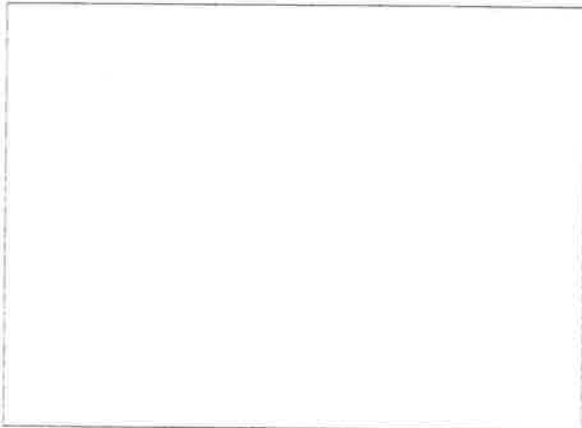
Resource Name or #: 234 AVENIDA VICTORIA

Recorded by: Historic Resources Group

Date: 9/21/2006

Continuation Update

Photographs of the Subject Property, Continued:





City of San Clemente

Historic Property Preservation Agreement

12-416, Zimmermann Residence

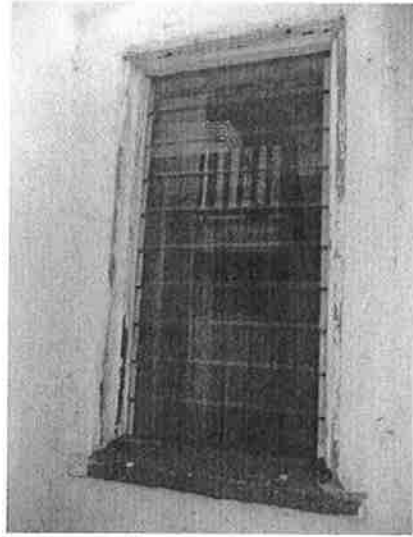
Cultural Heritage Board
February 27, 2013
John Ciampa, Associate Planner

city of san clemente

234 Avenida Victoria



city of san clemente



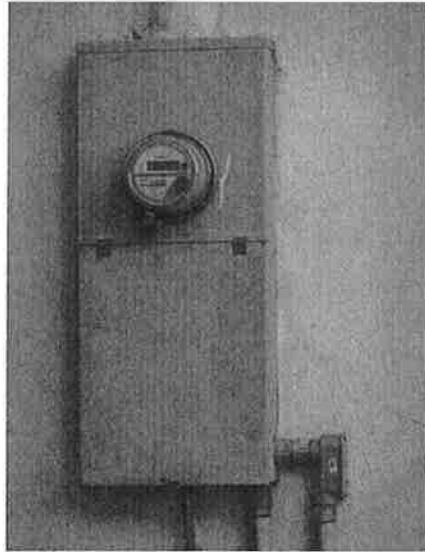
Replace aluminum and louvered windows with traditional wood windows.

city of san clemente



Replace the light fixtures with Spanish Style fixtures and reroute the conduit to be more obscure.





Paint the electrical box and conduit white to blend in with the building.



Remove shrubs at the front of the house and trim the two front trees. New landscaping should be drought tolerant and complement the architecture of the house.

The hedge planted along the fence should grow into the non-traditional fence and make it less visual and still provide an open feeling for the front of the house.



ATTACHMENT 4

Katherine Zimmermann
234 Avenida Victoria
San Clemente, CA 92672

December 4, 2012

(949)312-2931

To whom it may concern,

My name is Katherine Zimmermann and I'm the new proud owner of Ole Hanson Historical home located at 234 Avenida Victoria, San Clemente, CA 92672.

I bought this house because of the charm it has and the history that came with it.

There for I only want to do minimal changes to the house so that I can keep as much as the authentic Ole Hanson feel and look that it already has.

The items that I would like to change in order to make this house feel and look more historical would be,

1. Change the metal windows to wood windows, approximate cost, \$ 950.00
2. Change the outside light fixture to ones that fight the style and era of the home, approximate cost, \$ 1,000
3. Paint the outside of the house to same current colors, brown, white and a green/blue trims on the windows and doors. Approximate cost \$ 5,600
4. Paint the meter box located on the back part of the house to the same color of the house for it to blend it with the rest of the house, approximate cost, \$ 100.00
5. Re due the front landscaping with new shrubs and add pavers with gravel to make the front part of the house more inviting and usable, approximate cost \$ 2,500
6. Re due the back and side landscaping to fit the rest of the house feel, approximate cost, \$ 1,500
7. Add a gate to the drive away as it was in shown in the original pictures of the house, approximate cost, \$ 1,900

The total estimated cost to finish this project is approximately \$ 13,550.00

All of these items should be completed by June of 2013-

Should you have any further questions please feel free to contact me,

Thank you for your time,

Sincerely,


Katherine Zimmermann



Design Review Subcommittee (DRSC)

Meeting Date: February 27, 2013

PLANNER: Sean Nicholas, Associate Planner

SUBJECT: Discretionary Sign Permit 12-237/Minor Architectural Permit 13-052, USA Gasoline Master Sign Program, a request for a new Master Sign Program for an existing service station located at 590 Camino de Estrella.

BACKGROUND:

In April 2012, the applicant began the process of updating the gas pumps for a service station. As a part of the building permit review for the gas pump change out, planning staff noted that the signage on the plans was a different brand. At that time, staff informed the applicant that a change in signage for a service station required a new Master Sign Program. The applicant has submitted a Master Sign Program, including new signage for the convenience store, as well as a proposal to re-paint the convenience store. The proposal is consistent with the previous signage, with only a new monument sign and wall-mounted sign proposed. All other sign changes are change of copy only. The applicant is not proposing a change of use; thus, the pole sign can remain.

The project requires a Discretionary Sign Permit for a new Master Sign Program, pursuant to Municipal Code Section 17.84.020.G.2.d, for, "Any gas/service station that proposes new signs or modifications to existing signs, except as allowed by State law."

The purpose of DRSC review is to ensure compliance with the Design Guidelines and to ensure signage is consistent with the architectural style of the structures. DRSC recommendations will be forwarded to the Planning Commission for consideration




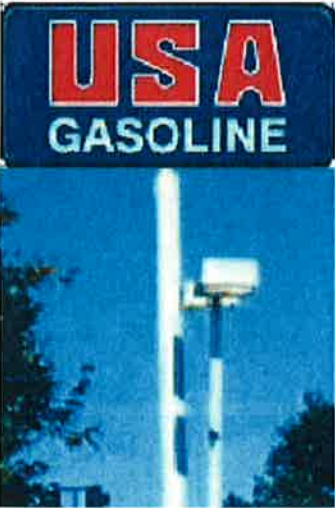
ANALYSIS


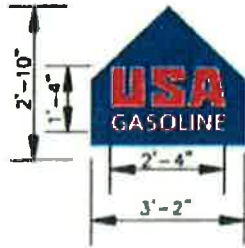




The applicant is proposing to change out the Arco/AMPM signs with USA Gasoline signs. The applicant has already removed the Arco/AMPM signs. The old price monument sign was hit by a car and was demolished. The applicant is proposing a new monument sign, consistent with current sign regulations.

The applicant is also proposing to re-paint the convenience store. Over the years, the exterior walls have gone through various modifications and "patches", and there are a variety of paint colors on the building. The applicant is proposing to paint the building white with a gray wainscot. The applicant is also proposing a new, internally illuminated cabinet sign above the front entry.

The site's maximum permitted sign square footage is 159 square feet; the applicant proposes 159 square feet.

Table 1: Existing and Proposed Master Sign Program Signage

Existing	Proposed (New Master Sign Program)
<p>Mounment Sign (demolished)</p> <p>42 square feet</p> 	<p>Monument Sign</p> <p>42 square feet</p> 
<p>Pole Sign</p> <p>62.45 square feet</p> 	<p>Pole Sign</p> <p>62.45 square feet</p> 

<p>Canopy Sign</p> <p>8.90 square feet each (2 signs)</p> 	<p>Canopy Sign</p> <p>8.90 square feet each (2 signs)</p> 
<p>Pump Sign</p> <p>1.12 square feet each (8 signs)</p> 	<p>Pump Sign</p> <p>1.12 square feet each (8 signs)</p> 
<p>Building Sign</p> <p>28 square feet</p> 	<p>Building Sign</p> <p>28 square feet</p> 

RECOMMENDATIONS:

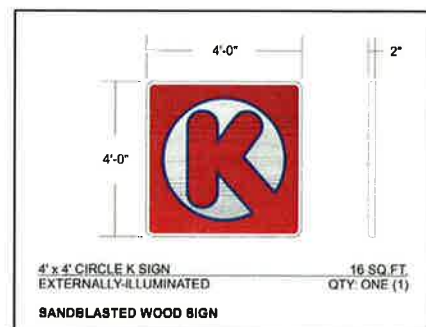
The signage proposed is consistent with the previous signage in terms of location and square footage and will not increase the amount of signage onsite. Additionally, the proposed paint

colors, being white with gray accent, are consistent with the Design Guidelines and will improve the overall look of the building.

It is staff's position, and consistent with recent DRSC recommendation and Planning Commission approval, that the new building sign above the front entry be redesigned consistent with the Design Guidelines. Design Guidelines section II.C.3.e states that signage should be integrated with the architectural character of the building. While the building is an older convenience store, it does include elements consistent with Spanish architecture, including a red tile roof and white stucco finish. To better complement and enhance the Spanish design and look of the facade, staff has the following recommendation for the building sign:

Modify Sign Type: To be more consistent with recently approved signs in the area and the Design Guidelines, and to further enhance the aesthetics of the front façade of the store, staff recommends utilizing one of the following three sign types:

- 1) Sandblasted wood with gooseneck lighting: Similar to the signage recently approved for other service stations within the City, it would result in a sign more in character with the Design Guidelines and enhance the overall character of the building.



- 2) Metal pin-mounted letters and halo lit: Similar to the signage approved for portions of the McDonalds signs and for Ralphs, a metal pin-mounted sign which is halo lit would add to the architectural character of the building.



- 3) Hand Painted and externally lit sign with gooseneck lighting: Common in the Downtown area, hand painted signs are one of the original types of signage within the community and associated with Spanish architecture. Applying the “food mart” sign as a hand painted emblem would add color and a distinctive look to the building. Along with decorative gooseneck lighting, the sign would be consistent with the Design Guidelines and would be a positive addition to the aesthetics of the convenience store.



CONCLUSION:

The total sign area proposed is under what is allowed pursuant to the Municipal Code, and there is no proposed change of use, so staff is not recommending modification to the pole sign. Staff supports any of the potential three sign types DRSC would find most appropriate for the building. The modified sign types would enhance the architectural design of the building and the site as a whole and bring the overall look of the site more consistent with the Design Guidelines and Spanish architecture.

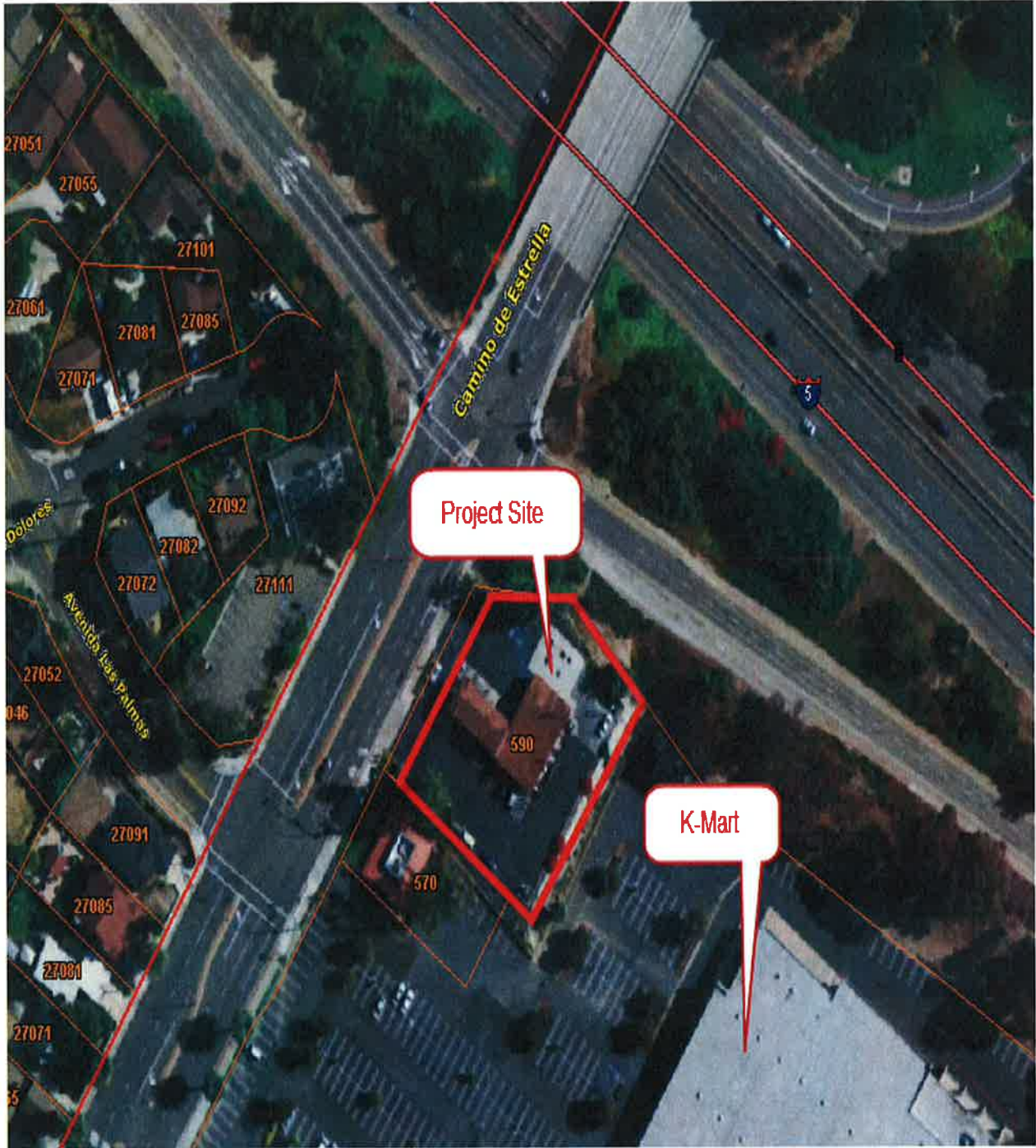
Attachments:

1. Location Map
Plans



LOCATION MAP

DSP 12-237/MAP 13-052, USA Gasline Master Sign Program
590 Camino De Estrella



Thrifty to USA Conversion

Site: #63391 – San Clemente

590 Camino de Estrella
San Clemente, CA

SCOPE OF WORK

A — CANOPY

INSTALL USA LOGO SIGNS
PAINT

B — BUILDING

REMOVE EXISTING SIGNAGE
INSTALL ILLUMINATED CABINET SIGN
PAINT



CURRENT ELEVATION

Thrifty to USA Conversion

Site: #63391 – San Clemente
 590 Camino de Estrella
 San Clemente, CA

CANOPY

EXISTING FASCIA TO REMAIN
 INSTALL NEW LOGO PANELS
 PAINT FASCIA WHITE

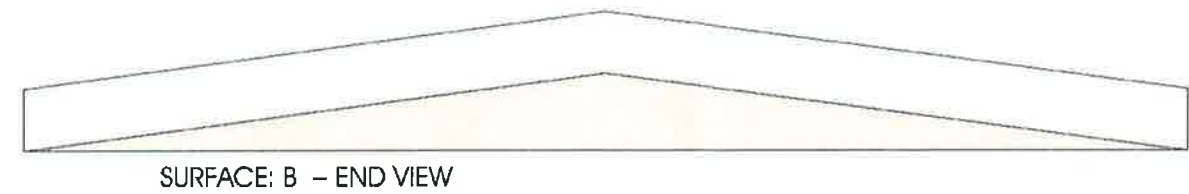
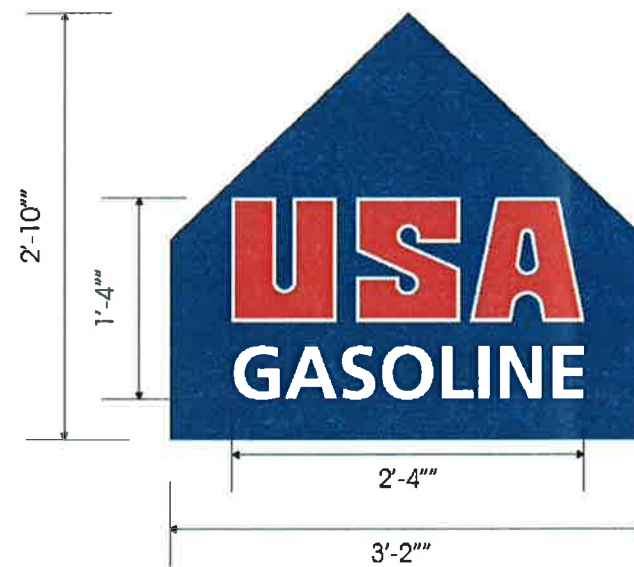
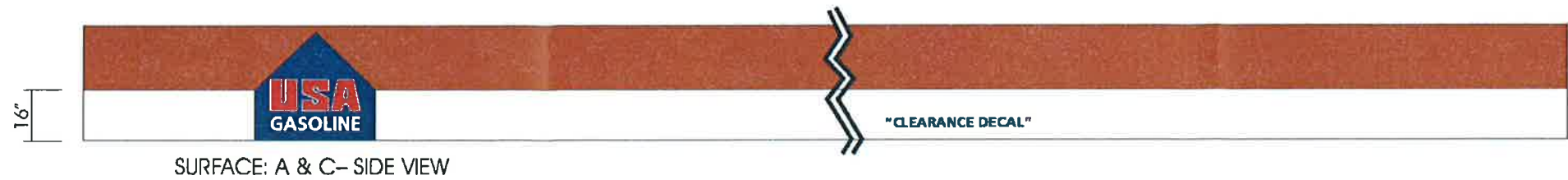
CANOPY -- 25' x 50' x 16" HIGH
 NON-ILLUMINATED

LOGOS (2) -- USA BLUE ACM
 WHITE VINYL WITH RED VINYL CENTERS
 APPLIED TO USA

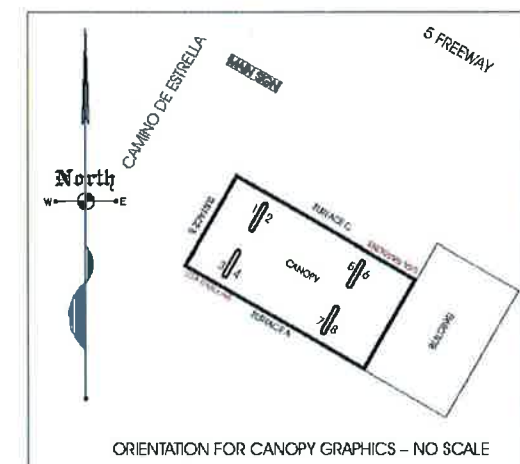
CLEARANCE DECAL -- VERIFY ON SITE
 MEASURED FROM GROUND
 4" FROM THE BOTTOM OF CANOPY
 AND CENTERED ON DRIVE THRU SIDE

CLEAN AND REPLACE LIGHT COVERS,
 BULBS OR BALLASTS AS NEEDED

PAINT CANOPY POLES TO MATCH
 BUILDING (MAIN COLOR)



OVERHEAD VIEW



ARTIST SIMULATION OF PROPOSED SIGNAGE



CURRENT SIGNAGE

Thrifty to USA Conversion

Site: #63391 – San Clemente
590 Camino de Estrella
San Clemente, CA

BUILDING / KIOSK

REMOVE ALL EXISTING BUILDING SIGNAGE

CLEAN AND PATCH AS NEEDED

INSTALL 5" DEEP ILLUMINATED "FOOD MART" CABINET SIGN

PAINT BUILDING - MATCH TO EXISTING COLORS



ARTIST SIMULATION OF PROPOSED SIGNAGE



CURRENT SIGNAGE



Design Review Subcommittee (DRSC)

Meeting Date: February 27, 2013

PLANNER:

Sean Nicholas, Associate Planner

Handwritten initials "SN" in blue ink.

SUBJECT:

Conditional Use Permit 11-507, Sign Exception Permit 11-508, Discretionary Sign Permit 11-509, Minor Conditional Use Permit 11-510, Architectural Permit 11-511, Site Plan Permit 11-512, Valero, a request to demolish a service station, gas station pumps, gas pump canopy, and multiple office structures to develop a new gas station with six pumps, pump canopy, car wash, convenience store, and office, and to approve a master sign program, and freeway-oriented signs at 504 Avenida De La Estrella.

BACKGROUND:

Project Description

The applicant, Eddie Ghassemi, proposes to demolish all the structures on the two parcels and develop a 3,120 square foot convenience store and office building, new fuel pumps and canopy, and drive-thru carwash facility. Architectural components are designed in a Spanish Colonial Revival architectural style and appear partially consistent with the City's Design Guidelines. The applicant is also requesting approval of a new Master Sign Program for signage onsite, and a Sign Exception Permit to maintain the pole sign and to allow new freeway-oriented signage. This is the second review by Design Review Subcommittee. The first Design Review Subcommittee Staff Report and Minutes are attached.

Why DRSC Review is Required

The site is located at a primary City entry from Interstate 5, pursuant to the 1993 General Plan. It is zoned Commercial (NC2) and located just outside of the Architectural Overlay. The project requires an Architectural Permit, Site Plan Permits (for new structures), Conditional Use Permit, and approval of a Master Sign Program, including freeway-oriented signage. The process for these discretionary permit applications requires DRSC review.

Site Data

The site consists of two parcels. The application requires a lot line adjustment to ensure buildings do not cross property lines and so that the property on which the convenience store (with the sale of beer and wine) is to be located is a minimum of 100 feet from a residentially zoned property. Together, the two lots total 33,460 square feet. The site has been a gas station since at least 1989, and this project will be the first major remodel of the site in decades. The site is surrounded by the I-5 freeway, commercial, and residential uses.

ANALYSIS:

Development Standards

Table 1 outlines the development standards and how the project meets these requirements.

Table 1
Development Standards

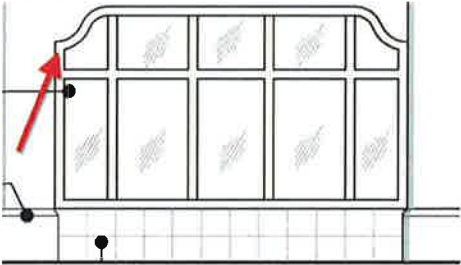

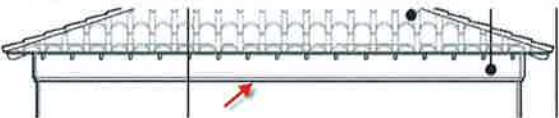
	Allowed	Proposed
Building Height Maximum	30'	26'-6" (Building) 30' (Tower)
Setbacks (Minimum):		
<ul style="list-style-type: none"> • Setback from Avenida Palizada • Setback from Ave. De La Estrella 	0' 0'	4' 80' (20' to fuel canopy)
<ul style="list-style-type: none"> • Setback from Freeway off-ramp Property Line • Setback from Residential (Carwash) 	0' 0'	0' 25'
Maximum Floor Area Ratio	.35	.18


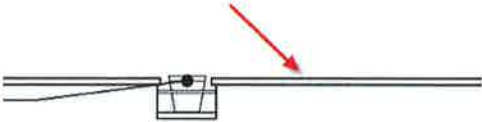

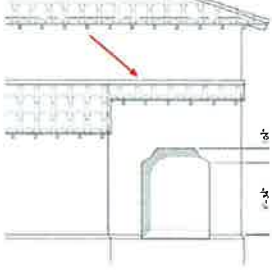
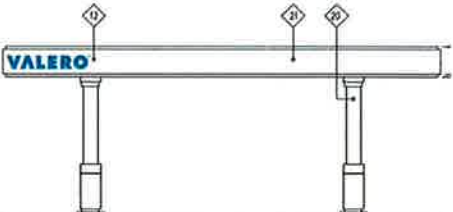
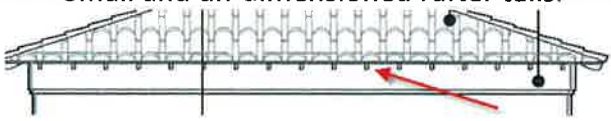
Architecture:

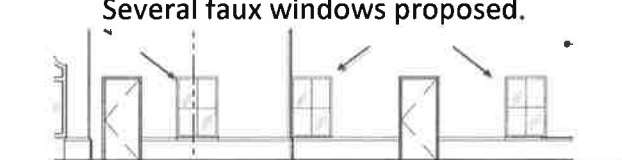
The applicant has continued to refine the architecture of the building and has reduced the overall height of the project. The following table is a summary of the discussion points from the past meeting and how the items have been addressed.

Table 2

Previous DRSC Architectural Discussion Points and Applicant Response

DRSC DISCUSSION POINT	APPLICANT RESPONSE
<p>Provide sample of the Spanish tile proposed for the bulkheads of the windows.</p>	<p>DRSC requested the applicant submit a sample of the tile they propose to use. The applicant indicated they would bring a tile to the next DRSC meeting.</p>
<p>The detail in the corners of the window needs to be a more traditional design. Window Material needs to be clarified.</p> 	<p>Applicant modified the design, but the detail shown on the plans is still more modern, staff will work with the applicant to modify the detail.</p>  <p>Additionally, the applicant has indicated Dark Brown fiberglass windows would be used, not imitation wood. Note will be corrected on plans prior to Planning Commission.</p>
<p>DRSC had general concerns on the design of the balcony and large arch of the tower and entry point.</p>	<p>The applicant has modified the feature and lowered the overall height of the tower. Additionally they have tried to bolster the sides of the arch to provide appropriate visual massing.</p>
<p>Unidentified stucco feature below roof line.</p> 	<p>The applicant has removed the feature on the tower simplifying the overall design.</p>

<p>Large inappropriate massing between the top of the second floor and the rafter tails.</p> 	<p>The tower has been redesigned and reduced in height. The massing and scale of the tower is now more consistent with the rest of the structure and consistent with development standards.</p>
<p>Undetailed parapet cap feature.</p> 	<p>The applicant is proposing a tile parapet cap to blend in with the primary structure.</p>
<p>Faux windows on tower element.</p> 	<p>The tower height has been reduced and the faux windows have been removed.</p>
<p>Cutoff roof detail on Carwash.</p> 	<p>The feature has been removed.</p>
<p>The fuel canopy is a metal structure with what appears to be internally illuminated roof.</p> 	<p>The applicant has made design changes so the structure is smooth white stucco to match the primary structure. Staff will continue to work with the applicant to develop an appropriate cornice detail for the top of the canopy.</p>
<p>Small and un-dimensioned rafter tails.</p> 	<p>The applicant is calling out a 4x8 rafter tail extending with the roof overhang one foot-six inches (1'-6").</p>

 <p>Several faux windows proposed.</p>	<p>Faux windows have been replaced by niche cutouts. Spandrel note on plans is incorrect and applicant will change before Planning Commission.</p>
<p>Concerns regarding the use of stop signs and site circulation were brought up. DRSC asked for examples of similar layouts</p>	<p>Staff, working with the applicant, could not find an example of another gas station with a similar site circulation. The applicant has proposed the stops signs as they feel it will better protect customers, and Engineering is reluctant to request stop signs be removed if the applicant has determined them necessary.</p>
<p>DRSC requested window color and material sample be brought to the next Design Review Meeting.</p>	<p>The applicant indicated they would bring a window and color sample to the next Design Review Meeting.</p>
<p>DRSC requested that the stucco finish not have a high gloss.</p>	<p>The applicant said they would not, and staff will make a condition of approval.</p>

Building and Site

The buildings proposed are Spanish Colonial Revival in style and appear to be partially consistent with the City’s Design Guidelines. Overall, the applicant has continued to make improvements to enhance the overall look of the building but staff still has some recommendations that will improve the design of the building and site.

- 1) **Parapet cap/tile roof interface**-Staff recommends that the tile roofs be continued all the way up and remove the portions of the parapet walls showing.
- 2) **Window dimensions**-Staff recommends windows on the second floor be narrowed and elongated to have appropriate window proportions on the second floor.
- 3) **Cornices and Window Corner Details**-The applicant needs to continue to work with staff to develop a more traditional cornice and window detail design. If a detail is not completed prior to Planning Commission, a condition of approval will be added requiring Design Review Subcommittee review prior to building permit issuance.
- 4) **FDC/DDC Equipment**-Staff recommends rotating the FDC/DDC 90 degrees to allow for better screening opportunities of the required water department device.
- 5) **Site Lighting**-Staff recommends the applicant submit onsite lighting details to show what design they are proposing. This could be provided for Planning Commission. Staff will include a condition that a photovoltaic plan shall be provided and approved by the City Planner to ensure consistency with Municipal Code requirements prior to building permit issuance.
- 6) **Landscaping**-Staff and the applicant have discussed a few areas that additional landscaping could be added to provide a better buffer between the carwash site and adjacent uses. Prior to Planning Commission the City’s Contract Landscape Architect will review the plans and provide conditions of approval to address this issue.
- 7) **Downspouts and Gutters**-Prior to Planning Commission review, downspout and gutter location and materials will be addressed.

Tower

The revised tower is 30 feet and is consistent with the maximum height permitted for service station buildings. The conceptual grading plan has the finished floor of the building at the 209 foot elevation, thus the top of the tower will be at the 239 foot elevation. Based on CityGIS information, the height of the freeway adjacent to the project site is between 250 and 260 foot elevation, an 11 to 21 foot difference. Therefore the building will not block views to the ocean from Interstate 5. There are no General Plan public view corridors identified in the area so the project will not impact any public views.





Signs

For the building and fuel canopy, the applicant indicated at the previous DRSC meeting that the main signs for the site would be individual letter, pin-mounted, metal halo illuminated signage similar to other project signage approved recently. Though, unlike the previous approvals, the applicant is proposing the Valero “blue” for the signage rather than the aged bronze or copper. The plans indicate an internal illuminated sign. The applicant will need to clarify if this is just an error on the sign plans. The applicant has provided the “V” in Valero to show the color and it will be available at the Design Review Subcommittee meeting.

While the tower will not be visible from the main portion of the freeway, the tower will be visible from the off-ramp; thus, the signage is still considered freeway-oriented. While freeway-oriented signage is not generally supported by staff, due to the location of the site, and the height of the freeway, staff supports maintaining the signage on the tower; if properly designed. Staff has reviewed the findings for the Sign Exception Permit and it is staff’s position that they can be made for the signage located on the tower only.

The applicant still proposes to keep the pole sign, with the redesigned look of the sign. Staff continues to recommend, consistent with recent City Council approval, that the pole sign be removed entirely. The applicant has also proposed signage on the back portion of the carwash. Due to the height of the car wash building and the height of the adjacent freeway off-ramp, the signage will not be visible. For that reason staff recommends removing the carwash signage from the back of the carwash building. Pursuant to the Municipal Code, the total square footage of signage permitted on the main service station site is 277 square feet, and 100 square feet on the carwash site. The applicant is proposing 260.59 square feet of signage on the main service station parcel, and 45 square feet of signage on the carwash parcel. The following are staff’s recommendations for signage:

Table 3:
Master Sign Program Recommendations

Proposed	Recommendation
<p>Monument sign 65.125 square feet</p>  <p>NEW 5'-0" X 10'-0" MONUMENT SIGN SCALE 3/8" = 1'-0"</p>	<p>The sign should be smooth white stucco to match the primary building. The sign face shall be reduced to not exceed 64 square feet, the maximum allowed square footage per sign. While this is not a price sign, in terms of color pallet and style, this is an example of a monument sign to use as an example:</p> 
<p>It is unclear what type of signage is being proposed for the tower. As discussed above, this needs to be clarified by the applicant at the meeting.</p>	<p>Staff recommends that all signs on the tower be individual metal pin mounted and halo lit letters for the sign, or hand painted with decorative goose neck lighting only. Staff is not supportive of any internally illuminated or plastic material signage.</p>
<p>Signage on the back of the carwash building.</p> 	<p>Due to a lack of visibility of the back of the carwash building from the off-ramp, staff recommends this sign be removed.</p>
<p>Maintain existing pole sign, remodel it, and expand the signage.</p> 	<p>Staff recommends, consistent with recent City Council action, removing the pole sign completely.</p>

If the applicant were to remove the pole sign and reduce the monument sign to the maximum, 64 square feet allowed, the total square footage of signage on the service station site would be 178.48 square feet and 22.5 square feet on the carwash site.

CONCLUSION:

Overall, the project does exhibit Spanish Colonial Revival design attributes, but some elements need to be more detailed and some components clarified or revised. Decisions regarding the approval of the Sign Exception Permit will be by the Planning Commission. Staff is seeking DRSC concurrence with the above recommendations, and any other comments DRSC may have.

Attachments:

1. Location Map
2. DRSC Staff Report and Minutes from November 14, 2012
3. Color Rendering
Plans



Design Review Subcommittee (DRSC)

Meeting Date: November 14, 2012

PLANNER: Sean Nicholas, Associate Planner

SUBJECT: Conditional Use Permit 11-507, Sign Exception Permit 11-508, Discretionary Sign Permit 11-509, Minor Conditional Use Permit 11-510, Architectural Permit 11-511, Site Plan Permit 11-512, Valero, a request to demolish a service station, gas station pumps, gas pump canopy, and multiple office structures to develop a new gas station with six pumps, pump canopy, car wash, convenience store, office, master sign program, and freeway oriented signage at 504 Avenida De La Estrella.

BACKGROUND:

Project Description

The applicant, Eddie Ghassemi, proposes to demolish all the structures on the two parcels and develop a 3,150 square foot convenience store and office building, new fuel pumps and canopy, and drive-thru carwash facility. Architectural components are designed in a Spanish Colonial Revival architectural style and appear partially consistent with the City's Design Guidelines. The applicant is also requesting a new Master Sign Program for signage onsite, and a Sign Exception Permit to maintain the pole sign, freeway oriented signage, and to exceed the allowed signage for the site.

Why DRSC Review is Required

The site is located at a primary City entry from Interstate 5 pursuant to the 1993 General Plan. It is zoned Commercial (NC2) but is located just outside of the Architectural Overlay. The project requires an Architectural Permit, Site Plan Permits (for new structures), Conditional Use Permit (for a tower to exceed height limits), and a Master Sign Program including freeway oriented signage. The process for these discretionary permit applications require DRSC review.

Site Data

The site consists of two parcels. The application requires a lot line adjustment to ensure buildings do not cross property lines and so that the property the convenience store (with the sale of beer and wine) is located a minimum of 100 feet from a residentially zoned property. Together the two lots total 33,460 square feet. The site has been a gas station since at least 1989. This project will be the first major remodel of the site in decades. The site is surrounded by the I-5 freeway, commercial, and residential uses.

ANALYSIS:

Development Standards

Table 1 outlines the development standards and how the project meets these requirements.

**Table 1
Development Standards**

	Allowed	Proposed
Building Height Maximum	30'	24'-2" (primary building) 39'-4.5" (Tower)*
Setbacks (Minimum):		
<ul style="list-style-type: none"> • Setback from Avenida Palizada • Setback from Ave. De La Estrella 	0' 0'	4' 80' (20' to fuel canopy)
<ul style="list-style-type: none"> • Setback from Freeway off-ramp Property Line • Setback from Residential (Carwash) 	0' 0'	0' 25'
Maximum Floor Area Ratio	.30	.18

*Permitted with approval of the Conditional Use Permit.

Architecture:

Buildings

The contemporary buildings that do not comply with the City's Design Guidelines will be demolished. The buildings proposed are Spanish Colonial Revival in style and appear to be partially consistent with the City's Design Guidelines. The design elements proposed that are consistent with Section II.C.3 of the City's Design Guidelines are:

- smooth white stucco finish
- seven inch insets on the windows on the first and second floors
- single barrel terra cotta clay tile roofs
- decorative Spanish tiles under the convenience store windows
- appropriate massing and scale.

Tower

The applicant is requesting a Conditional Use Permit in order to exceed the maximum height for the zoning designation for the accent tower. The purpose of the accent tower is to provide an opportunity for additional signage both towards the community and towards the freeway.

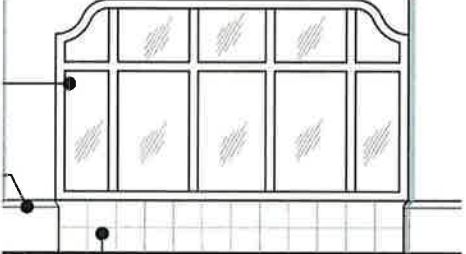

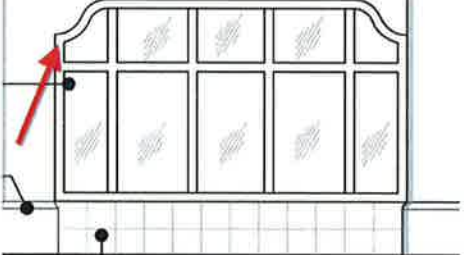

Signs

The applicant is proposing reverse channel letter internally illuminated signage which is not consistent with the architecture of the building, and staff has providing comments regarding the signage below. At a future DRSC meeting staff will provide analysis on the proposed freeway oriented signage located on the back portion of the tower, and any aesthetic impacts from the tower element itself.

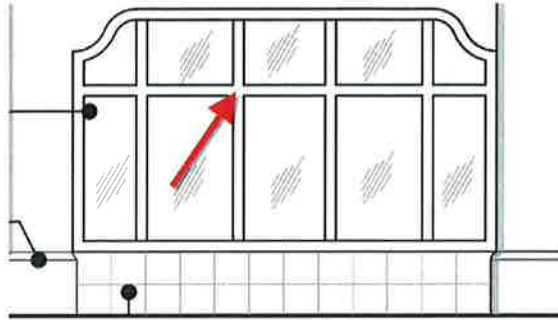
RECOMMENDATIONS:

While the project does exhibit some Spanish Colonial Revival characteristics, staff has the following recommendations to enhance the project’s consistency with the Design Guidelines and the General Plan as a primary entrance into the City.

**Table 2:
Architectural Recommendations**

Proposed	Recommendation
<p data-bbox="219 856 657 888">South Elevation (Main Entrance)</p> <p data-bbox="305 898 738 930">Spanish tiles under the windows.</p> 	<p data-bbox="860 898 1429 966">Applicant needs to provide a sample of the tile and design for Planning Commission.</p> 
<p data-bbox="370 1465 673 1497">Detail around window.</p> 	<p data-bbox="852 1465 1437 1564">Applicant is providing a 7” inset, but needs to provide information on how this detail around the window will be created.</p> 

Unknown material and color of storefront windows.



The applicant needs to provide a material and color sample of the proposed windows.



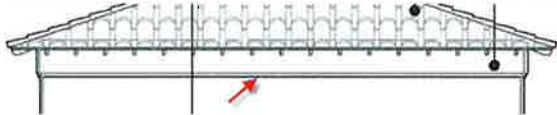
The second floor windows, doors, and balcony are in a larger recess and spans the length of the main entry.



The problem with this is it provides a contemporary look and the design should be modified to provide a more vertical look characteristic of Spanish Colonial Revival architecture. One approach might be a more traditional balcony design. Removing the windows on either side of the French doors will also help the appearance. By doing these things it will make the entry more vertical and more in character with Spanish Colonial Revival Architecture.


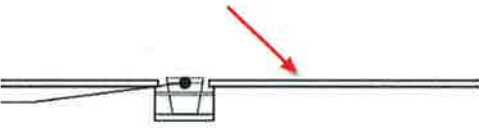


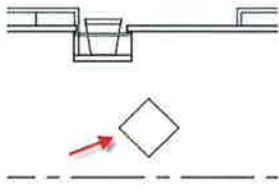
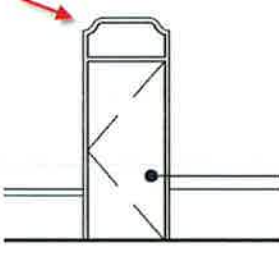


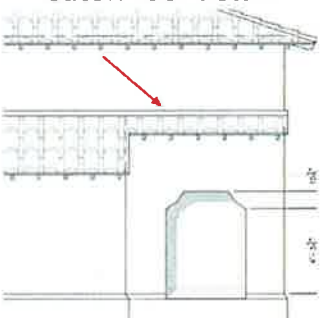
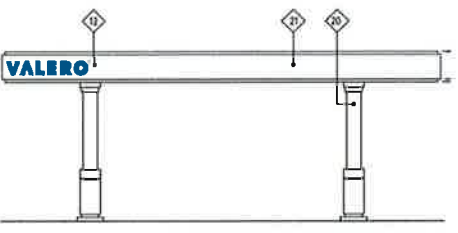
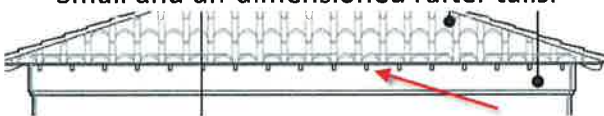

Unidentified stucco feature below roof line.

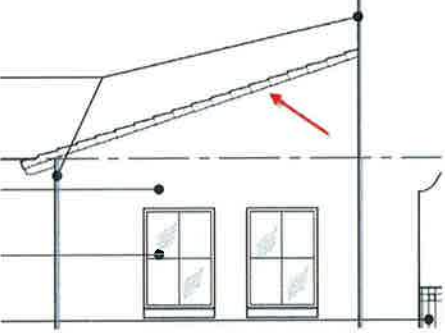

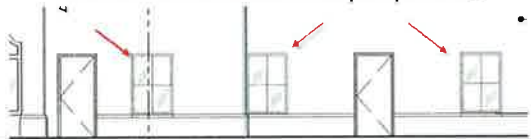


This feature needs to be identified by the applicant, and a detail needs to be provided.



<p>Large area between the top of the second floor and the rafter tails.</p> 	<p>The massing and space may need to be reconsidered as it seems too large, or perhaps an architectural feature could be added to better utilize the space.</p>
<p>North Elevation (Facing I-5 Offramp)</p>	
<p>Undetailed parapet cap feature.</p> 	<p>Detail needs to be provided.</p> 
<p>Faux windows on tower element.</p> 	<p>Remove the faux windows as they do not serve a functional purpose. Additionally, if signage were to be approved on this portion of the tower, it would provide more space to appropriately center and locate the signage without impacting the scale of the architectural feature.</p>
<p>Diamond detail on backwall.</p> 	<p>Should be removed. Staff believes this is just a print error, but wanted to verify.</p>
<p>West Elevation</p>	
<p>Detail above door.</p> 	<p>This detail does not really add anything and is not proposed on the other doors and for consistency, staff recommends it be removed.</p>

<p>Carwash</p> <p>Cutoff roof detail.</p> 	<p>The roof should be continued to be consistent all the way across.</p>
<p>Fuel Canopy</p> <p>The canopy is a metal structure and supports, with what appears to be internally illuminated roof.</p> 	<p>Staff recommends the applicant utilize full smooth stucco columns as well as the canopy portion being smooth white stucco with a cornice or other added articulation to give it a more Spanish Colonial Revival style.</p> <p>Also staff recommends eliminating the internally illuminating around the exterior of the canopy.</p>
<p>Overall Design</p> <p>Small and un-dimensioned rafter tails.</p> 	<p>Rafter tails need to be detailed and a material provided. All rafter tails should be wood, and provide appropriate mass and scale for the roof it is supporting.</p> 
<p>No gutters and downspouts are identified.</p>	<p>The applicant needs to identify the location and materials of all gutters and downspouts.</p>



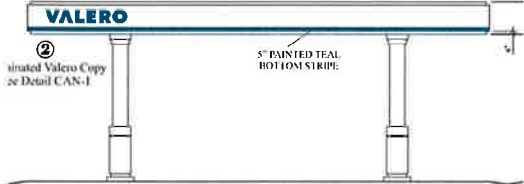
<p>Unclear if a roll over tile detail is used for the edges of the roof.</p> 	<p>The applicant needs to clearly indicate the roll over tile detail for the roof edge and should incorporate the scallop detail to provide some relief and detail in the stucco.</p> 
<p>Several faux windows proposed.</p> 	<p>All faux windows should be removed and an alternative method to break up the wall should be developed.</p>
<p>Doors are proposed with a three (3) inset.</p>	<p>Doors should have at minimum the same seven (7) inch inset as the windows.</p>

Master Sign Program

The Design Guidelines say that signage should be consistent with the architecture of the building. The applicant has proposed two signs near the convenience store entrance which are hand painted and lit with decorative goose neck lighting. These signs are consistent with the architectural style of the building. All other signage is typical reverse channel lettered and internally illuminated and is not consistent with the architecture or Design Guidelines.

The applicant is proposing a new monument sign at the corner of Avenida Palizada and Avenida De La Estrella which includes a digital sign component for pricing. The applicant is proposing signage on the fuel canopy as well as all four sides of the new tower they have designed. Lastly, the applicant is proposing to maintain the pole sign, but has redesigned it to improve the look of the sign and added a new component which reads “City of San Clemente” with the City seal. Pursuant to the Municipal Code, the total square footage of signage permitted on the main service station site is 277 square feet, and 100 square feet on the carwash site. The applicant is proposing 366.24 square feet of signage on the main service station parcel, and 78.75 square feet of signage on the carwash parcel. The following are staff’s recommendations for signage.

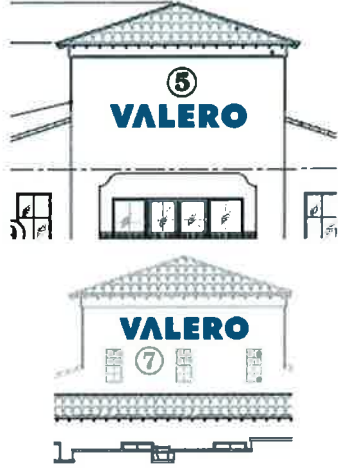
**Table 3:
Master Sign Program Recommendations**

Proposed	Recommendation
<p data-bbox="305 233 699 264">Monument sign lifted off pad.</p>  <p data-bbox="256 506 737 527">NEW 5' - 0" X 10' - 0" MONUMENT SIGN SCALE: 3/8" = 1"</p>	<p data-bbox="857 233 1425 342">The sign should be attached to the base, because as it is designed, pursuant to the Municipal Code, it is considered a pole sign.</p>
<p data-bbox="185 898 808 968">Two small "V" Internally illuminated Valero sign on sides of the tower.</p>  <p data-bbox="370 1119 623 1150">NEW INTERNALLY ILLUMINATED VALERO LOGO</p>	<p data-bbox="857 898 1425 1125">Staff recommends that all signs be removed from the top of the tower. The signage on the fuel canopy are pointing in the same directions as these small signs and are located closer to the street and will be more effective in advertising the gas station.</p>  <p data-bbox="873 1178 980 1224">② Simulated Valero Copy see Detail CAN-1</p> <p data-bbox="1127 1178 1214 1203">5" PAINTED TEAL BOTTOM STRIPE</p>

Two sets of channel letters internally illuminated on the tower.

VALERO

7 NEW INTERNALLY ILLUMINATED VALERO LETTERS



To be more in character with the architectural style of the building, utilizing a hand painted sign with decorative goose neck lighting would be more appropriate than the proposed illuminated signage.



Two sets of channel letter internally illuminated "Car Wash" signs.

CAR WASH

NEW INTERNALLY ILLUMINATED CAR WASH LETTERS



Similar to the recommendation above, a hand painted sign with goose neck lighting would better compliment the architecture of the building.

Goose Neck Lighting.



The applicant needs to provide a detail and spec sheet for the goose neck lighting.

<p>Maintain existing pole sign, remodel it, and expand the signage.</p> 	<p>Staff recommends, consistent with recent City Council action, removing the pole sign completely.</p>
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If the applicant were to remove the signage staff recommends, the total square footage of signage onsite would be 208.24 square feet, which is in compliance with the total amount of signage permitted for the service station site.

CONCLUSION:

Overall, the project does exhibit Spanish Colonial Revival design attributes, but some elements need to be more detailed and some components clarified or revised. Decisions regarding the expanded height for the tower and the approval of the Sign Exception Permit will be the decision of the Planning Commission and may ultimately affect the final design of the project. Staff is seeking DRSC concurrence with the above recommendations, and any other comments DRSC may have.

**CITY OF SAN CLEMENTE
MINUTES OF THE
DESIGN REVIEW SUBCOMMITTEE MEETING
NOVEMBER 14, 2012**

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

Staff Present: Jim Pechous, Cliff Jones, Sean Nicholas, and Tom Bonigut

I. MINUTES

Minutes from the October 24, 2012 meeting

II. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Discretionary Sign Permit 12-330, Chevron Station Signage (Gregg)

A request to consider a Master Sign Program for the Chevron Service Station located at 1729 S. El Camino Real. The project is located within the Neighborhood Commercial (NC-3) zoning district and the legal description is Lot 2, Block 9, of Tract 851 and Assessors Parcel Number 690-413-02.

As staff was preparing recommendations for the project, additional questions regarding the design of the signage came up and needed additional review. Due to the extra time needed, staff recommended continuing this item to the DRSC meeting of November 28, 2012. DRSC continued the item to the November 28, 2012 meeting.

B. Conditional Use Permit 11-507/Sign Exception Permit 11-508/Discretionary Sign Permit 11-509/Minor Conditional Use Permit 11-510/Architectural Permit 11-511/Site Plan Permit 11-512, De La Estrella Plaza (Nicholas)

A request to demolish an existing service station and office buildings and construct a new service station with a convenience store, car wash and new master sign program located at 504 N. Avenida de La Estrella.

Associate Planner Sean Nicholas summarized the staff report and gave a history of the project. Planner Nicholas then began going down the report matrix to receive DRSC comment and address other issues as they came up.

Staff discussed that the applicant is proposing a tower element which exceeds the maximum height of service station structures pursuant to the Municipal Code requirements, but is permitted with the approval of a Conditional Use Permit. Staff indicated that additional analysis and review of the tower and

freeway oriented signage needed to be completed and would be brought back to DRSC, but staff wanted to bring the larger project site design, architecture, and signage to DRSC for comments.

DRSC members questioned if they should give comments regarding the design of the tower and signage on the tower.

Staff said that they welcome recommendations regarding both the tower design and the type of signage as this would help staff and the applicant in terms of design modifications. Though in terms of if the freeway oriented signage should remain and the amount of signage onsite, staff recommends holding off on that recommendation.

The applicant's architect, Alex Irshaid, stated that the project has taken a long time and through several different consultants, and they feel they have finally made movement to a complete design. He went on to note that the project was originally some minor modifications to the existing facility, but as the architect and owner talked, they decided to do whole sale changes to improve the facility. Working with planning staff, the architecture has progressed into the design it is today.

Staff discussed the use of tile under the window bulkheads. The applicant provided some images of a 4" by 4" Spanish tile, and while DRSC agreed the picture looked good, they asked the applicant to bring a sample tile into the next DRSC meeting. The applicant agreed.

Committee member Kaupp asked before we continue with the matrix in the staff report if there was any discussion and concern regarding the circulation of the site. He noted some issues with some recent approvals after they have been constructed, and want to avoid problems in the future.

Staff indicated that the site design and the circulation has been one of the largest issues for the project and reviewed in great detail. At this time there are still a few issues that are being worked out but generally engineering staff was supportive of the circulation. It is difficult for staff to provide a recommendation or comment beyond this statement.

Committee member Darden asked that staff look over the site again with engineering and check about the car wash and pedestrian circulation.

The applicant, Eddie, stated that the use of his site is much different from other sites in that most visits are very quick.

Committee member Crandell recommended the applicant get a sound and air quality study completed for the car wash being adjacent to residential. Staff indicated that they have also asked for that information and will make sure that is completed prior to Planning Commission.

Committee member Darden also asked for an example of another location that has a number of stop signs on the site.

Staff said they would look into the issue and report back to DRSC.

Committee member Crandell asked about gateways and if the Spanish building has to be white.

Committee member Kaupp stated that there has been similar entry way developments before where white was used, and he feels that this provides some back history to use white. He also noted that the applicants are proposing white with some highlight features.

The applicant stated that they will bring back an updated color board and paint samples for the various areas for the next DRSC meeting.

Staff brought up using a more traditional design for the detail of the windows.

The applicant showed a different design for the window details that were more traditional as shown on the car wash building.

The DRSC and staff agreed that was a better detail and the applicant said he would use the more traditional design and be constructed out of foam and stuccoed.

Staff indicated that materials and colors need to be provided for the windows. The applicant provided information that they are going with classic brown windows and fiberglass material. Staff also indicated that the project is not in the overlay, and fiberglass has been used before.

The applicant stated that they would bring in a window sample to show the color.

The next comment deals with the second story balcony and how it should be treated. Staff's recommendation was to simplify the design, bring the feature forward, and help provide some more verticality to the entrance. Though, this resulted in a discussion in general regarding the tower and its height.

The DRSC members all expressed concerns about the political issues of having a tall tower and the signage on that tower. The applicant stated that the tower element was very important to them and they wanted to keep the feature regardless if signage was on the tower or not.

The applicant and DRSC looked at the plans and identified that the interior of the tower is not open and has attic space in it. The potential to reduce some of that space in order to bring the height of the tower down by at least 4 more feet was discussed.

There were still concerns regarding the overall shape, design, massing, and height of the tower and how the second story balcony would ultimately read. The applicant stated that they would reduce the height some and take a look at the massing features, especially towards the base of the tower, look for ways to bolster that massing, and improve the overall scale of the tower element.

The next item was in regards to the windows on the backside and them being faux windows. The applicant said they will remove them as they may not be needed with the reduce height of the tower.

The next item was the fuel canopy. The applicant proposed a metal structure. Staff is recommending using full columns and smooth white stucco and cornice feature for the top of the canopy. Staff stated that this would be more consistent with the proposed architecture of the convenience store.

The applicant stated that it may be possible and they would look at what they could do.

Staff then brought up the rafter tails and that they need to be wood and need to have appropriate mass.

The applicant indicated that a 2 by is what they proposed.

Committee member Crandell recommended a minimum of a 4 by for the rater tails.

The applicant agreed to wood and the increased size.

The applicant agreed to the other minor overall design modifications.

Committee member Kaupp requested that the stucco finish not be a high gloss.

Staff indicated that they would work with the applicant in the field to ensure it will not be gloss.

The applicant also indicated they are removing the faux windows on the façade and just putting an inset in the stucco, and that they would use a seven inch inset on the doors.

Signage

The applicant indicated that the Master Sign Program submitted unfortunately did not represent their intention for sign design. Their intention is to use individual pin mounted letters halo lit. They are proposing using the Valero blue as a color for those signs. The applicant indicated that they will get a sample and bring it in for the next DRSC meeting.

The applicant also stated that the small logo on the side of the tower will also be hand cut.

Committee member Kaupp recommended that the signage be reviewed by Redman Schwartz to provide some comments.

Committee member Darden expressed concern about the color of the monument sign.

The applicant apologized again, it should be white and they will change the sign program.

Committee member Darden then asked about the blue line around that canopy, and whether it would be considered signage.

Staff indicated that the blue line has been removed as the canopy is proposed to be a white stucco structure.

Committee member Darden expressed concern, if the pole sign was allowed to be retained, that the City seal should not be added.

Staff agreed that they were not in support of the feature, and based on previous approvals, staff is recommending the pole sign be removed in total.

The minor modifications by staff were agreed to by the applicant.

The applicant did have concern regarding staffs recommendation of removing the Valero emblem from the side of the tower. The applicant stated that the design they want is much more simplistic. They indicated that they need it for visibility from a greater distance.

Committee member Crandell asked if they would be in compliance with the Zoning requirements if the small Vs were to remain and the pole sign were to be removed.

Staff confirmed the calculation that if the small V's on the side of the tower were to remain and the pole sign were to be removed, that it would still be consistent with permitted signage square footage onsite.

Subcommittee member Darden felt the small Vs were not necessary as once you exit you realize it is a Valero from other signage onsite.

The applicant asked about moving the pole sign up on the site to reduce the height. The DRSC did not know what that would look like but invited the applicant to look at it further if they wanted and present something at the next DRSC meeting.

C. City Antenna Permit 12-296, SDG&E at Salvador (Jones)

A request for a City Antenna Permit to allow two microwave dishes to be added to an existing antenna tower on City-owned property. The subject site is 721 Avenida Salvador.

Associate Planner Cliff Jones summarized the staff report.

Subcommittee members agreed with staff's recommendation suggesting the applicant should: 1) paint the antennas an earth tone color such as beige or light gray, which would contrast less; and 2) add drought tolerant vines or shrubs on City property along the fence line, sustained by gel packs, and that maintenance responsibilities be the responsibility of the applicant for two years after installation.

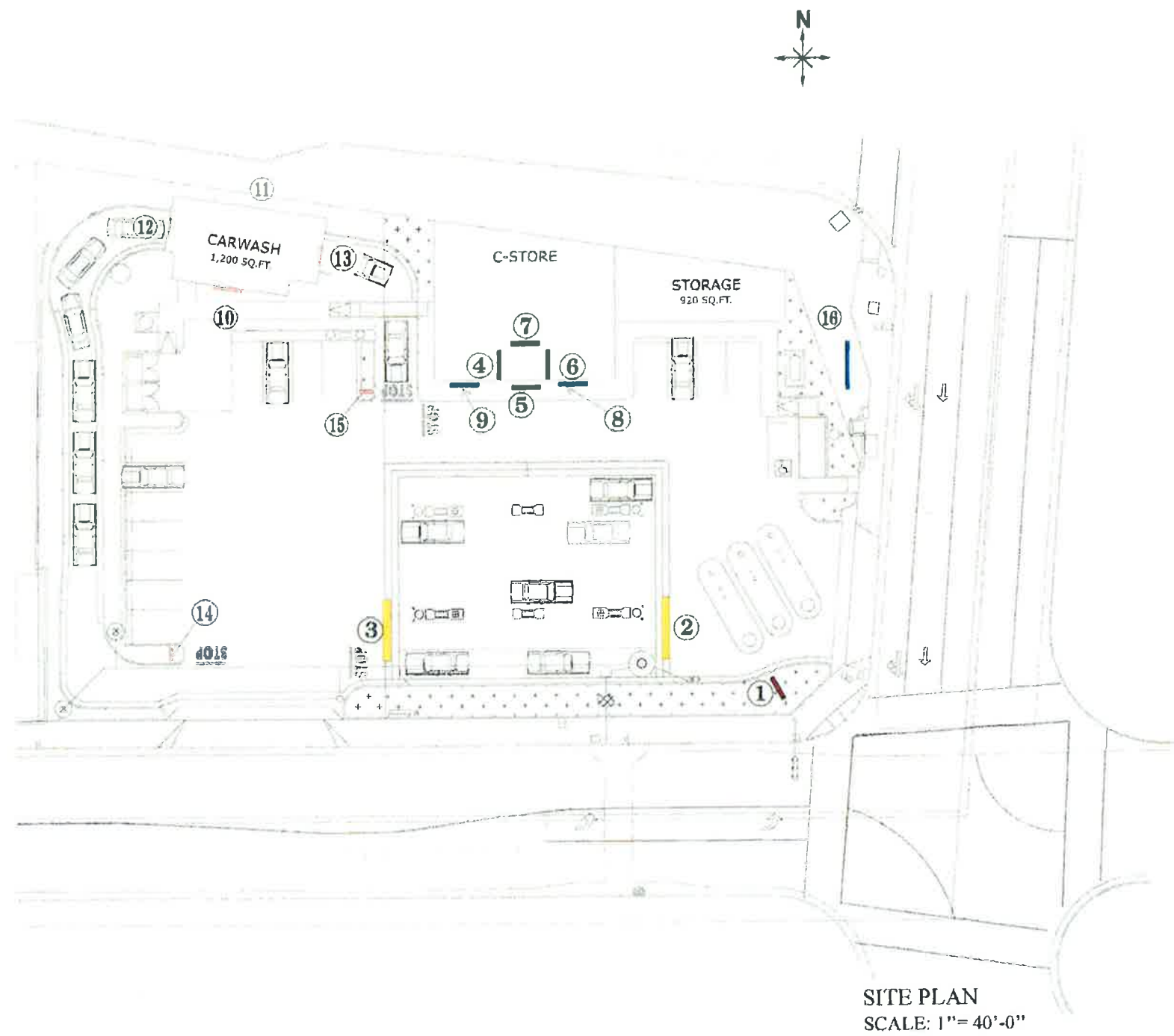
Subcommittee members requested the project be forwarded to the City Manager with a DRSC recommendation of approval.

D. Alley Lighting Location Plan (Bonigut)

Review of a draft lighting location plan for City Downtown alleys. Following DRSC review and recommendation the plan will be provided to San Diego Gas & Electric to be incorporated into their utility undergrounding plan.

Tom Bonigut, Assistant City Engineer, presented the preliminary lighting location plan. The DRSC concurred with the preliminary proposed lighting locations and also requested the following:





EXISTING SITE

SITE PLAN
SCALE: 1/32" = 1'-0"



Sign Development Inc.

License #576277

Upland, CA 91786 (909) 920-5535

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CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

DATE

NO. K4540

PAGE: 1 OF 8

DATE: 03.20.12BA

REV: 03.22.12BA 03.23.12BA

08.30.12FB 10.27.12FB 12.07.12FB

VALERO

504 N. AVE. DE LA ESTRELLA
SAN CLEMENTE, CA 92672



① NEW 5' - 0" X 10' - 0" MONUMENT SIGN

SCALE: 3/8" = 1'-0"



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CUSTOMER APPROVAL

SIGN AND PRINT FULL NAME

DATE

NO. K4540

PAGE: 2 OF 8

DATE: 03.20.12BA

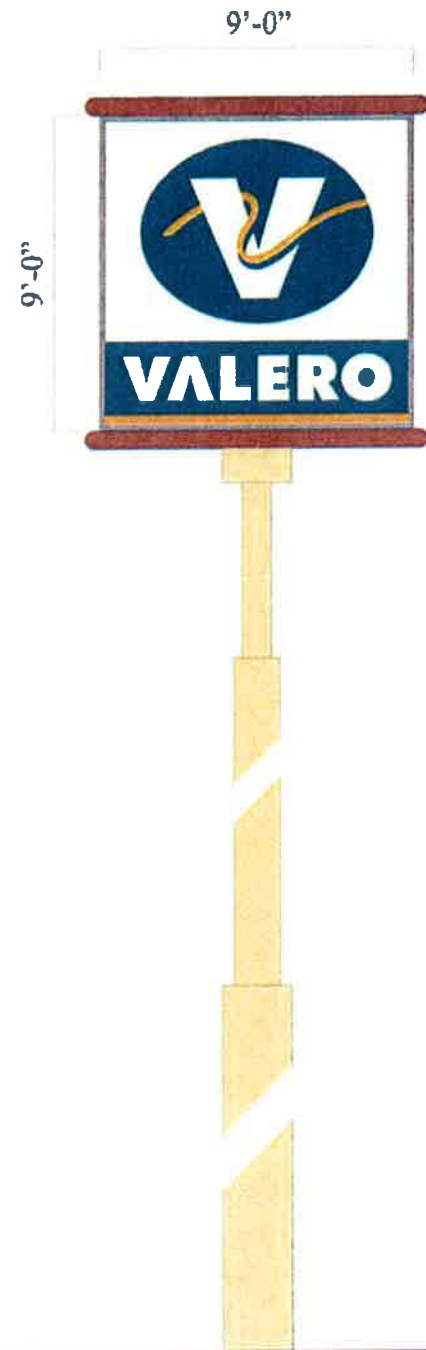
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08.30.12FB 10.27.12FB 12.07.12FB



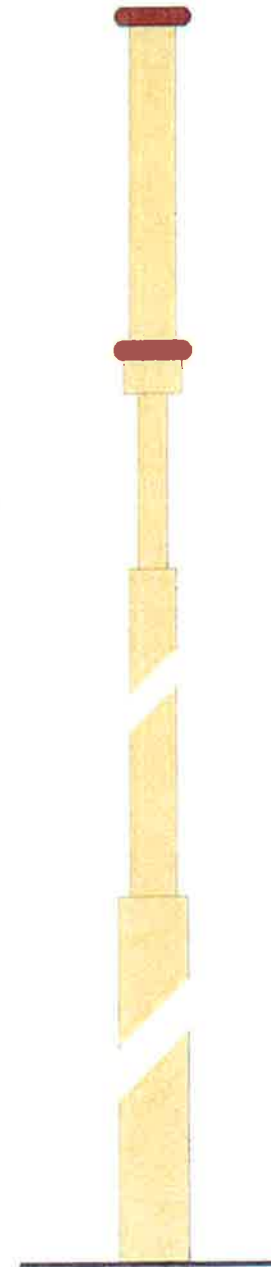
504 N. AVE. DE LA ESTRELLA
SAN CLEMENTE, CA 92672

SIGN AREA - 81 sq ft



TOTAL SIGN AREA - 81 sq ft
OVERALL HEIGHT SAME AS EXISTING

SCALE: 3/16" = 1'-0"



END VIEW



EXISTING POLE SIGN

16 NEW FREEWAY D/F POLE SIGN (TO REPLACE EXISTING)

TOP CABINET - 9'-0" X 9'-0" VALERO SIGN.

BOTTOM CABINET - 4'-6" X 7'-0" CITY OF SAN CLEMENTE SIGN

STRUCTURE AND CABINET COLOR: PAINT TO MATCH BUILDING.



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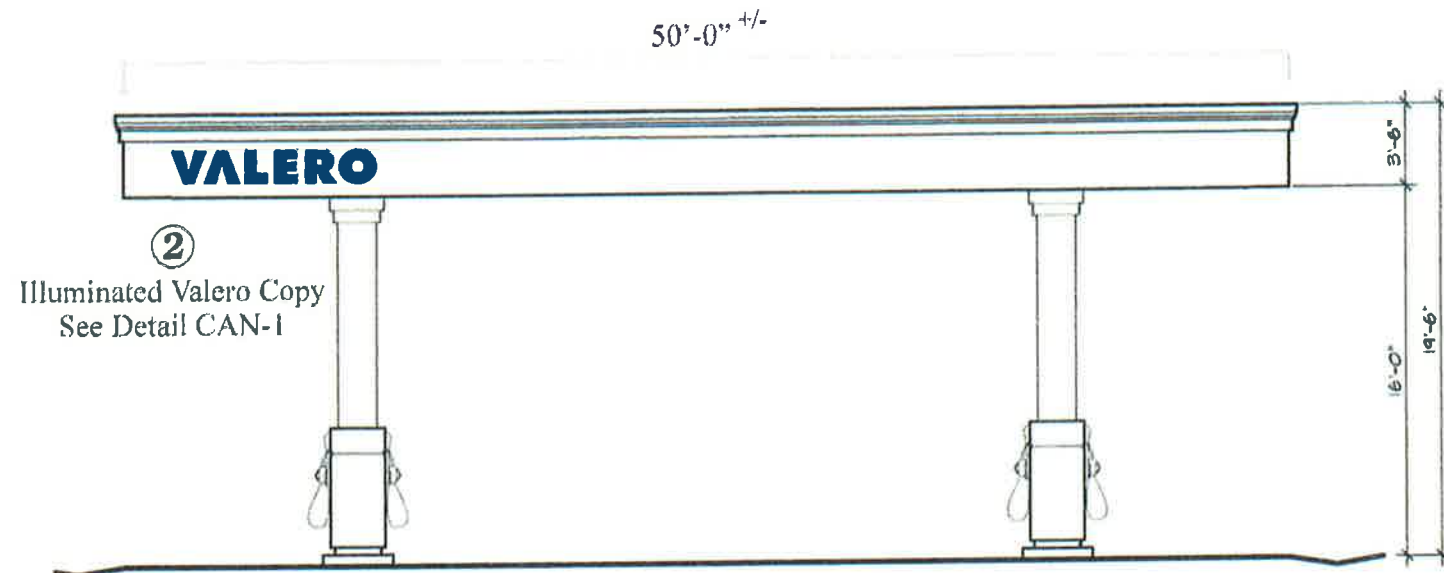
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VALERO

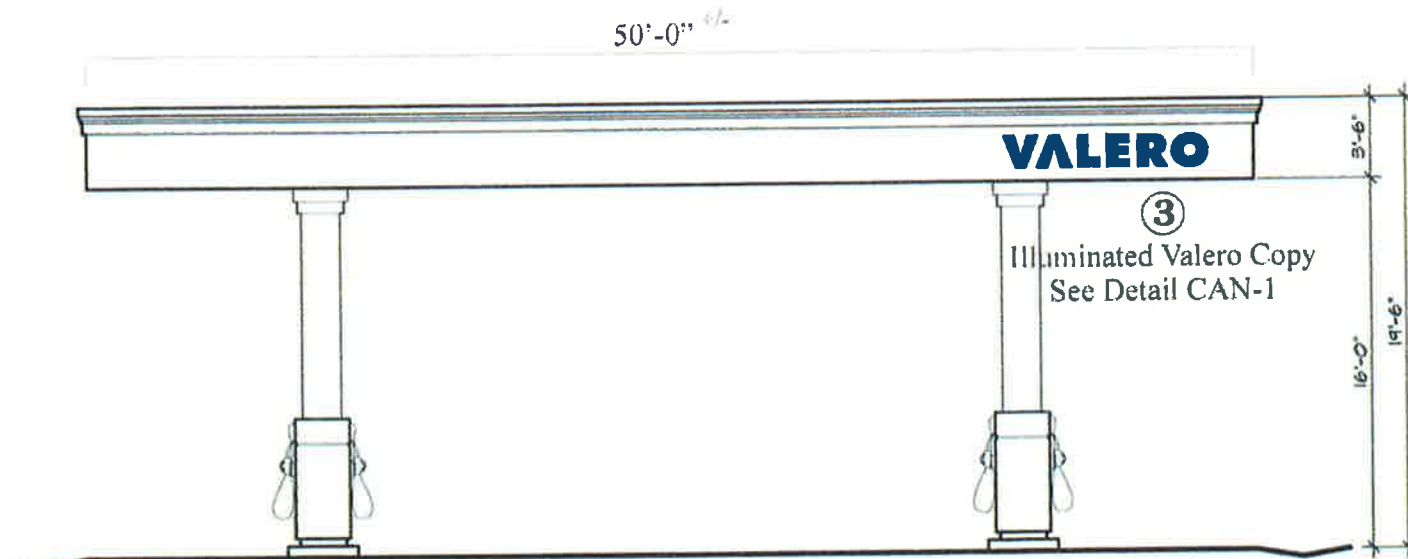
504 N. AVE. DE LA ESTRELLA
SAN CLEMENTE, CA 92672



EAST CANOPY ELEVATION

SCALE: 1/8" = 1'-0"

- NOTES:
 PAINT ALL EXISTING BUMPER POLES AND HOOPS VALERO TEAL .
 PAINT CANOPY COLUMNS VALERO CASABLANCA (TAN).
 PAINT ALL PREVIOUSLY PAINTED ISLAND FACE CURBS VALERO MOCKINGBIRD (DARK GRAY).
 REMOVE ANY AD SIGNS AND BANNERS ON BUMPER POLES OR CANOPY COLUMNS.
 REMOVE EXISTING TRASH CADDIES AND INSTALL NEW VALERO TRASH CADDIES.



WEST CANOPY ELEVATION

SCALE: 1/8" = 1'-0"



EXISTING EAST CANOPY ELEVATION



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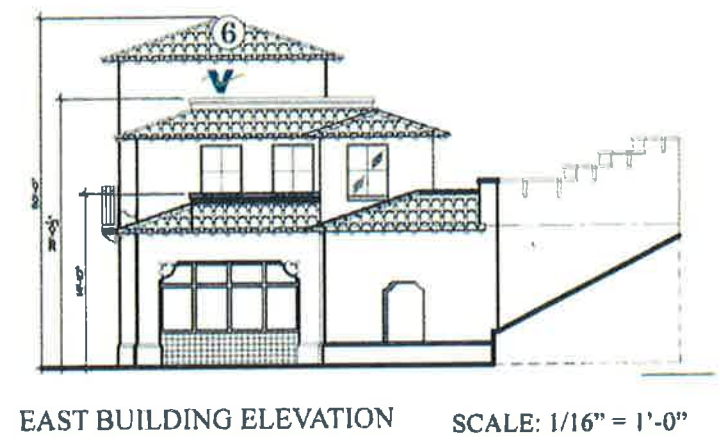
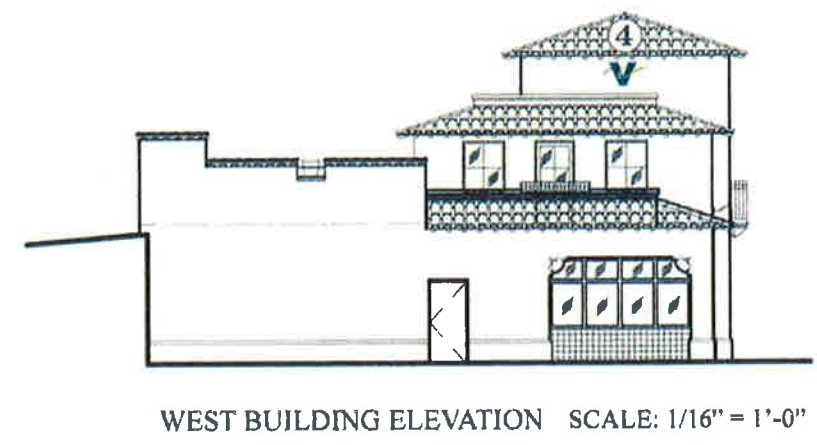
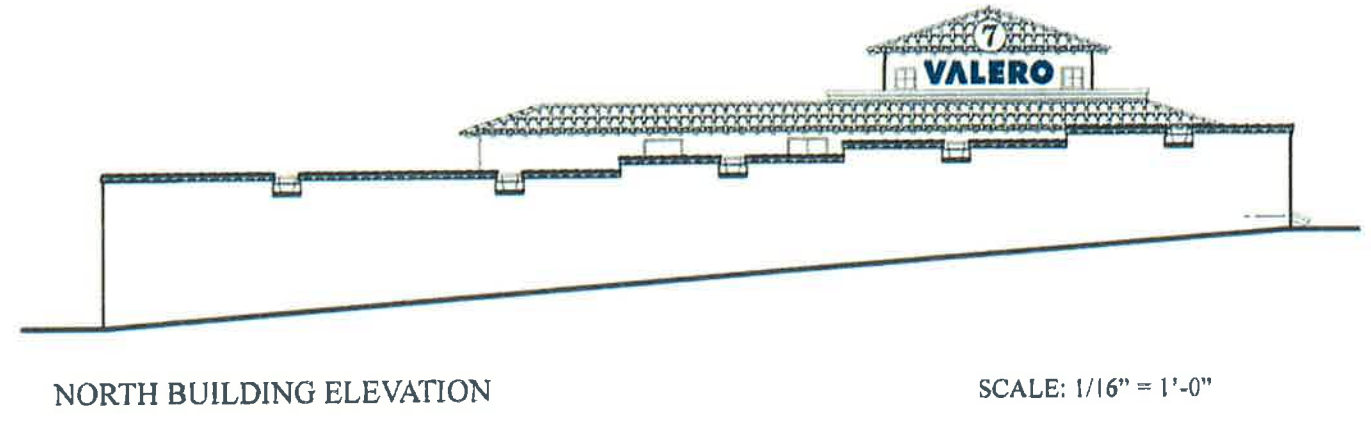
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VALERO

504 N. AVE. DE LA ESTRELLA
SAN CLEMENTE, CA 92672



④ ⑥ NEW INTERNALLY ILLUMINATED VALERO LOGO



⑤ ⑦ NEW INTERNALLY ILLUMINATED VALERO LETTERS



⑧ ⑨ NEW PAINTED FOOD SHOP COPY



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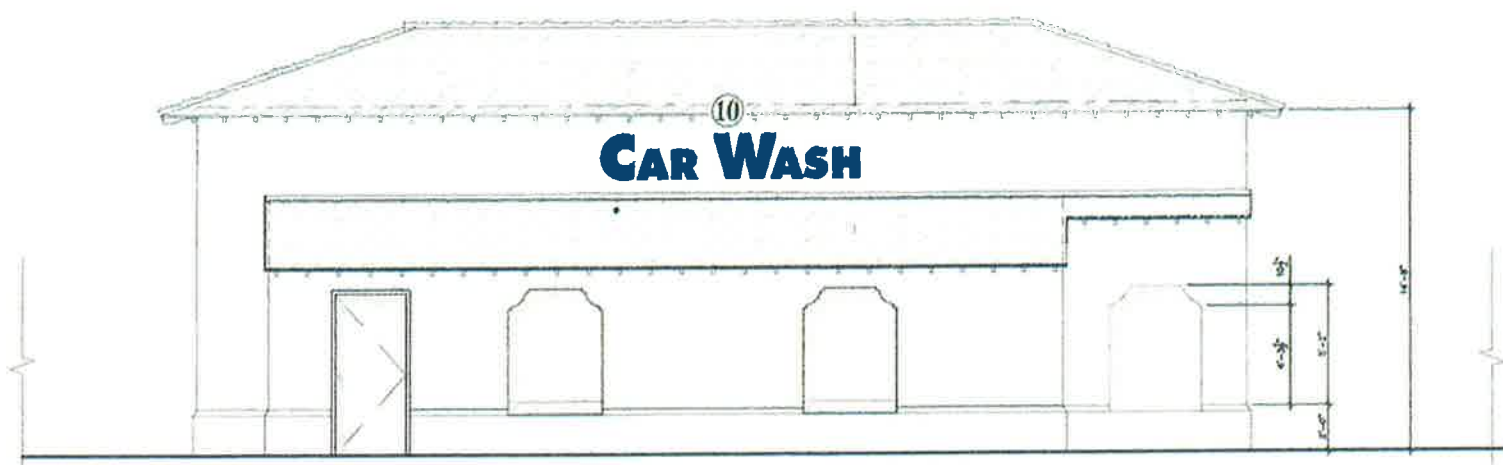
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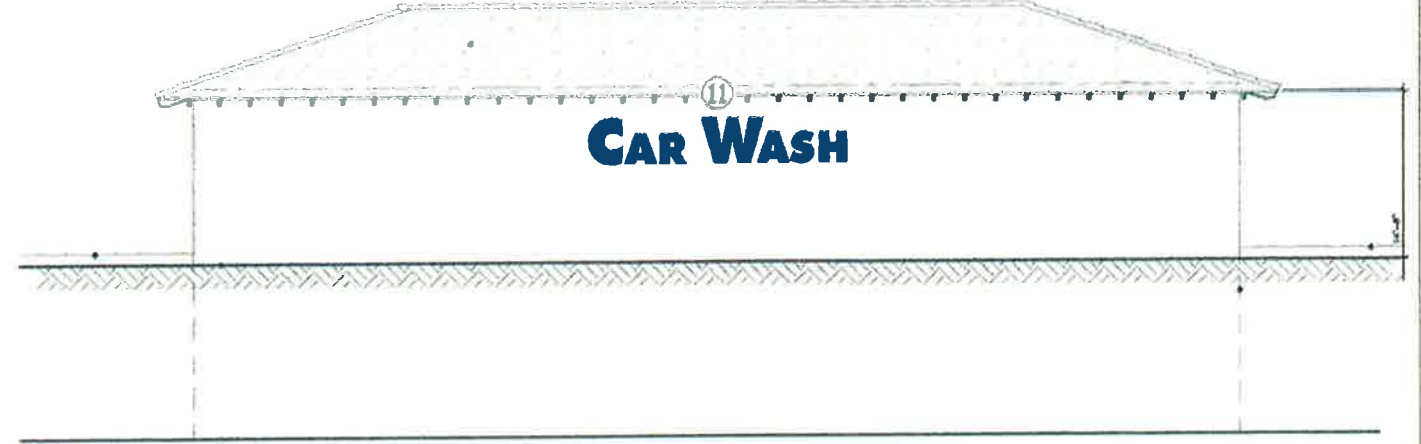
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VALERO 504 N. AVE. DE LA ESTRELLA
 SAN CLEMENTE, CA 92672



SOUTH CAR WASH ELEVATION

SCALE: 1/8" = 1'-0"
135"



NORTH CAR WASH ELEVATION

SCALE: 1/8" = 1'-0"

10 11 24"
CAR WASH
NEW INTERNALLY ILLUMINATED CAR WASH LETTERS

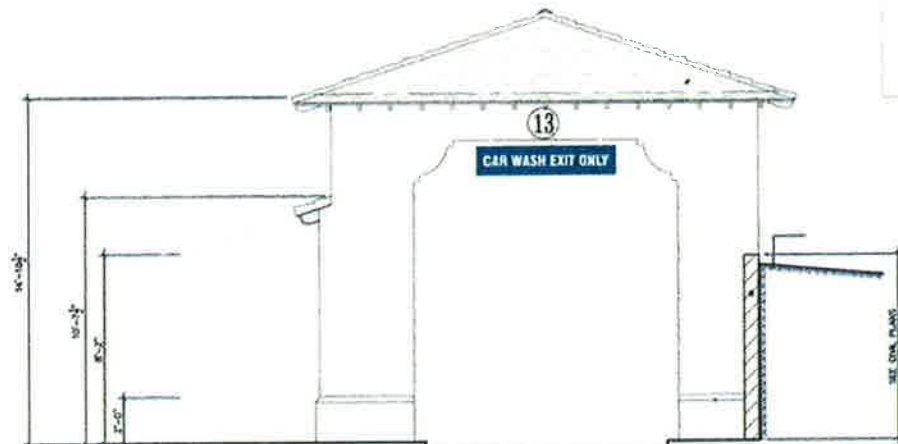


NON ILLUMINATED DIRECTIONAL SIGNS



WEST CAR WASH ELEVATION

SCALE: 1/8" = 1'-0"



EAST CAR WASH ELEVATION

SCALE: 1/8" = 1'-0"



NON ILLUMINATED PANEL



NON ILLUMINATED PANEL



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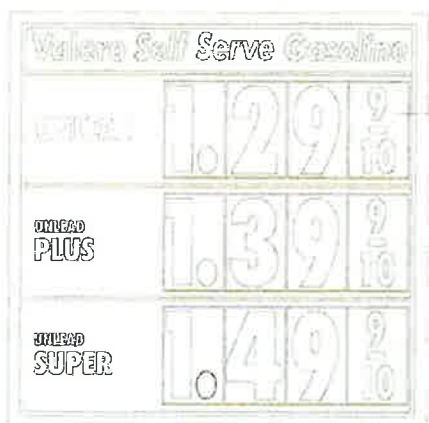
DATE

NO. K4540 **PAGE: 6 OF 8**
DATE: 03.20.12BA
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08.30.12FB 10.27.12FB 12.07.12FB

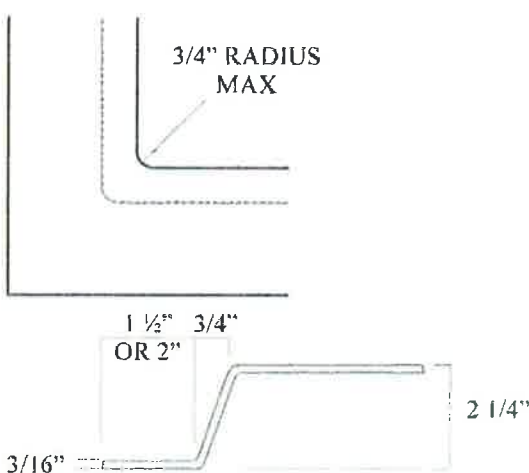
VALERO 504 N. AVE. DE LA ESTRELLA
SAN CLEMENTE, CA 92672



VALERO YELLOW (PANTONE 123C)
 VALERO TEAL (PANTONE 315C)
 WHITE #7328
 WHITE #7328
 VALERO TEAL (PANTONE 315C)
 WHITE #7328
 VALERO YELLOW (PANTONE 123C)



CHANGEABLE NUMERALS:
 RED LEDS ON BLACK BACKGROUND



MOLDED FACE CORNER SECTION



① NEW 5' - 0" X 10' - 0" MONUMENT SIGN

SCALE: 3/8" = 1'-0"

CABINET CONSTRUCTION: ALUMINUM
 ILLUMINATION/ELECTRICAL: STANDARD FLOURESCENT COOL WHITE HIGH OUTPUT
 INTERNAL ILLUMINATION, INTERNAL MAGNETEK BALLASTS (OR EQUAL), UL LABEL
 AND VISIBLE DISCONNECT SWITCH ALL ELECTRICAL COMPONENTS TO BE UL LISTED
 AND APPROVED

FACE MATERIALS: MOLDED HIGH IMPACT CLEAR ACRYLIC FACES
 WITH TRANSLUCENT 3M VINYL SECOND SURFACE DECORATION

FINISH SPECIFICATIONS: SHERWIN WILLIAMS PAINTED, RETAINERS,
 DIVIDER BARS, POLE AND BASE TO MATCH VALERO MOCKING BIRD DARK GRAY

GENERAL NOTE: ALL SIGNAGE TO BE MANUFACTURED AND INSTALLED ACCORDING TO
 LOCAL AND NATIONAL BUILDING AND ELECTRICAL CODES



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PID-1

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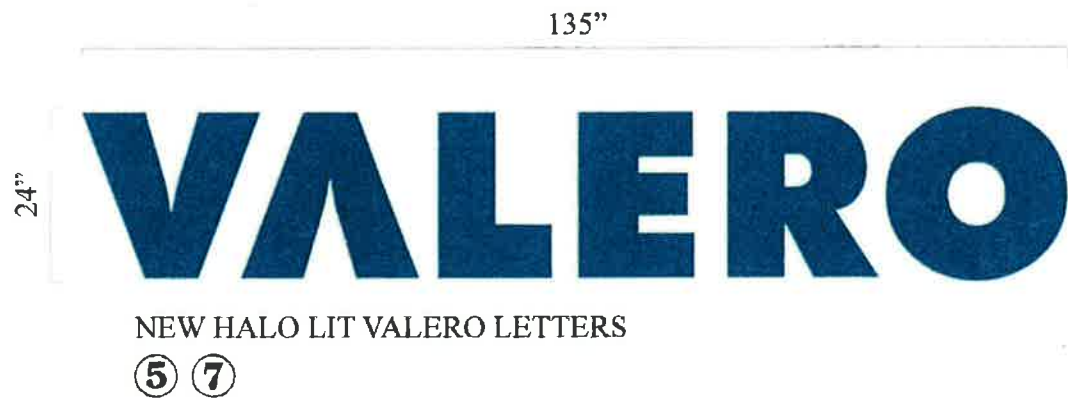
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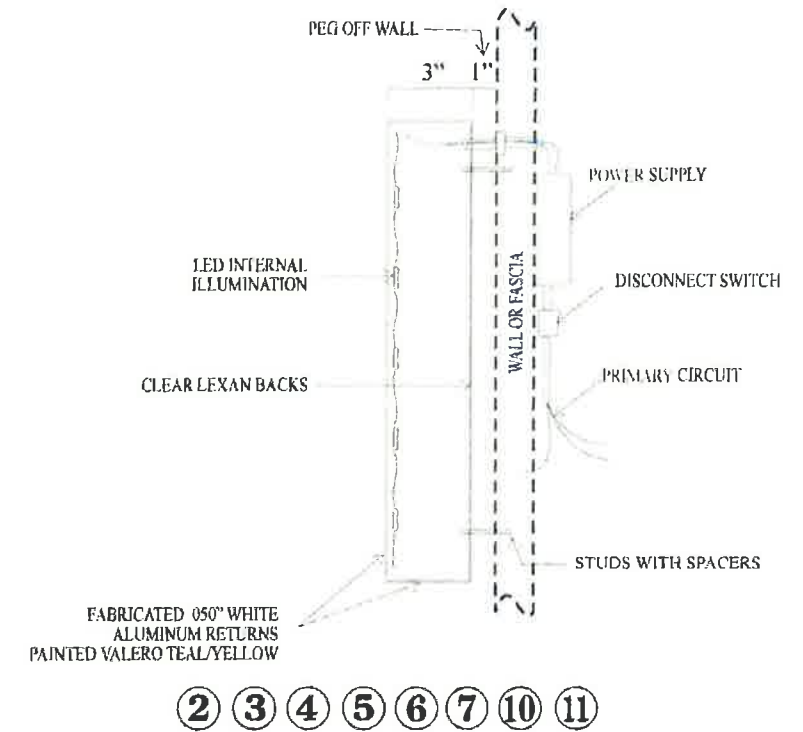
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**REVERSE CHANNEL LETTER/LOGO
DETAILS - HALO LIT**



CAR WASH / LOGO / VALERO CHANNEL LETTER DETAILS



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**504 N. AVE. DE LA ESTRELLA
SAN CLEMENTE, CA 92672**

ITEM 2-F

Anderson Windows Product Demonstration (Jones)

A presentation by Mark R. Sabre from Anderson Corporation.



Memorandum Planning

February 27, 2013

To: Design Review Subcommittee
From: Cliff Jones, Associate Planner
Subject: Review of Window Materials Policy
Copies: Jim Pechous, City Planner

The purpose of this memo is to receive DRSC input on the Planning Commission policy related to window materials in the Architectural and Pedestrian Overlay for non-historic properties.

On November 8, 2012, the City Council requested the Planning Commission review the window materials policy (Policy), Attachment 1, to allow fiberglass windows with factory finishes within the Architectural and Pedestrian Overlays (Overlays). Generally speaking, the Policy does not allow fiberglass windows on Spanish (non-historic buildings) or on the ground floor of buildings in sensitive areas of the Downtown core and Pier Bowl.

The DRSC expressed support for the use of fiberglass windows with factory finishes in the Overlays following a presentation from Milgard at their November 28, 2012 meeting. A representative with Anderson windows will be present at the February 27th meeting to present additional fiberglass window products for DRSC consideration.

Staff proposes the Policy be amended to allow fiberglass windows with a manufactured paint application (factory finish) on all non-historic buildings in non-sensitive parts of the Overlays, subject to discretion of the City Planner. Staff seeks DRSC input on the suggested amendment and whether fiberglass windows with factory finishes should be allowed on the ground floor of buildings in sensitive areas of the Downtown core and Pier Bowl.

DRSC input will be forwarded to the Planning Commission for their consideration on the Policy amendment.

Attachments:

1. Planning Commission directed policy for window replacement within the Architectural and/or Pedestrian Overlays districts
2. November 8, 2012 City Council minutes (excerpted)



Memorandum Planning

November 8, 2011

To: Planning Staff
From: Jim Pechous, City Planner
Subject: Design Guidelines Interpretation - Window Materials in the
Architectural and Pedestrian Overlay
Copies: Planning Commission

SUMMARY

To enhance and maintain the sense of historical character within the Architectural (A) and Pedestrian (P) Overlay districts, the following interpretation of the City's Design Guidelines related to acceptable window materials for non historic properties has been established:

∂ WINDOWS IN THE ARCHITECTURAL (A) OVERLAY AND PEDESTRIAN (P) OVERLAY

- Exterior modifications to structures, including windows, located within the overlay are subject to a Minor Cultural Heritage Permit (MCHP); staff waivers may be requested and shall be reviewed as described in Section 17.16.110 of the Municipal Code.
- Sensitive areas, including but not limited to, Avenida Del Mar, El Camino Real, and the MU4 zones within the Pier Bowl Specific Plan, shall have wood framed windows on the ground floor and/or pedestrian level of a structure.

Exceptions may be allowed for the use of non-wood framed windows within the Architectural Overlay in the following cases:

- Alternative paintable materials such as aluminum and fiberglass may be considered on non-Spanish buildings provided they are painted on site (no factory painted finish), have a similar look as wood and are approved in accordance with the MCHP or staff waiver process described above.

- Windows located on the second story or higher and/or not visible from the public right-of-way may be steel or aluminum framed windows provided they are approved in accordance with the MCHP or staff waiver process described above.
- Residential properties not within sensitive areas may use aluminum, vinyl, fiberglass, or wood framed windows when replacing existing windows at the discretion of the City Planner provided they are approved in accordance with the MCHP or staff waiver process described above.

∂ DESIGN STANDARDS

- Windows shall be true divided lite.
- Design shall be traditional in style.
- The window surround, or flange, shall be constructed and may not be a plant on detail.
- Plant-on mullions are not permitted.

The interpretation was originally established in Planning Commission Study Sessions on August 16, 2006, September 6, 2006, and October 4, 2006. Modifications to the interpretation to allow aluminum windows were discussed during a Planning Commission Study Sessions of May 18, 2011 and was revised at the November 2, 2011 Planning Commission Study Session.

O. **Contract Award - Via Alegre Storm Drain Rehabilitation**

MOTION BY MAYOR PRO TEM BROWN, SECOND BY COUNCILMEMBER DAHL, CARRIED 4-0, to:

1. Approve the plans and specifications for the Via Alegre Storm Drain Rehabilitation, Project No. 23002.
2. Approve, and authorize the Mayor to execute, Contract C12-49, by and between the City of San Clemente and Sancon Engineering, Inc., providing for the rehabilitation of the Via Alegre Storm Drain, Project No. 23002, in the amount of \$29,900.

ITEMS REMOVED FROM THE CONSENT CALENDAR FOR DISCUSSION

B(2). **Design Review Subcommittee Meeting Minutes of September 12, 2012, September 26, 2012 and October 10, 2012**

Following discussion, Council directed the City Planner to take a report to the Planning Commission relative to its interpretation of historic property window material selection.

MOTION BY COUNCILMEMBER BAKER, SECOND BY COUNCILMEMBER DAHL, CARRIED 4-0, to receive and file the Design Review Subcommittee Meeting minutes of September 12, 2012, September 26, 2012 and October 10, 2012.

D. **Communications Site Lease Agreements - New Crown Castle NG West, Inc. (South El Camino Real at West Avenida Cadiz and North El Camino Real at Boca De La Playa)**

MOTION BY COUNCILMEMBER DAHL, SECOND BY COUNCILMEMBER BAKER, CARRIED 4-0, to delete this item from the agenda at the request of Staff.