



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

Wednesday, August 28, 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 is distributed, will be available for public inspection in the Community Development Department located at 910 Calle Negocio #100, San Clemente, CA during normal business hours.

1. APPROVAL OF MINUTES:

Minutes to be considered for approval: August 14, 2013

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Minor Architectural Permit 13-321, San Clemente Sports Hall of Fame Tiles (Nicholas)

A request to establish a San Clemente Sports Hall of Fame Tile Display and Murals at the San Clemente Aquatic Center.

B. Minor Cultural Heritage Permit 13-254, Schwartz Garage Doors (Jones)

A request to allow exterior changes to a building located at 160 Avenida Cabrillo. The property is located with the Mixed Use Zoning District and within the Architectural Overlay (MU3-A).

C. Pacific Coast Bike Route Signage and Bike Racks (Frank)

3. NEW BUSINESS: None

4. OLD BUSINESS: None

5. ADJOURNMENT:

Adjourn to the Design Review Subcommittee meeting of Wednesday, September 11, 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 REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
AUGUST 14, 2013**

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

Staff Present: Jim Pechous, Cliff Jones and John Ciampa

1. MINUTES

Minutes approved: July 24, 2013

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Minor Cultural Heritage Permit 13-281, Ole Hanson Beach Club Rehabilitation (Ciampa)

A request for the rehabilitation of a historic structure and pool located at 105 W. Avenida Pico

Associate Planner John Ciampa summarized the staff report.

In the DRSC's review of the OHBC rehabilitation, there were three improvements in the scope of work that were identified that could be modified to improve the project's consistency with the Secretary of the Interior's Standards. The DRSC understood that the proposed design reflects the City Council's balance of historic preservation and the public needs of the facility. The DRSC review is for consistency with the Secretary of the Interior's Standards for the treatment of historic properties and keeping the structure as close to the original design as possible. The DRSC concerns with the projects design were the following:

1. The DRSC recommended that the wood cross member beams to the second story trellis be removed. The DRSC believed that this option would result in a cost savings by reducing the number of damaged wood beams that need to be repaired. This option would restore the original design of the trellis which did not have any cross member beams and had a canvas shade. The trellis structure could be reinforced to accommodate the canvas shade structure in the future when future funds are available.
2. The DRSC expressed concerns with the balcony railing design. The railing design proposed to raise the height from 36-inches to 42-inches was believed to be an awkward design that changed the proportions of balcony and created a negative impact. The DRSC requested staff to

evaluate other designs that would not have as much of a visual impact on the aesthetics of the railing and balcony.

3. Subcommittee members Kaupp and Darden believed that the new access points and added windows to the lobby created a negative impact to the historic structure. Their concern is that the addition of doors changes the elevation significantly from its original design. The DRSC requested that the side windows, proposed for safety to the first aid room and the office next to the lobby, be redesigned to be more compatible with the elevation. They requested that alternatives in the design of the windows and the location of the doors be evaluated to reduce the impacts to the elevation. Subcommittee member Crandell believed that the proposed modification was acceptable because the benefits and needs for the proposed design outweighed the impacts to the historic structure. Understanding that modifications they have an impact on the historic structure are sometimes necessary for modern needs and function.

The Design Review Subcommittee supported the proposed improvements that restored original features or replaced non-original elements like roof tile and pavers with materials that are consistent with the original materials used.

San Clemente Historical Society President, Larry Culbertson's, comments was:

1. Would like to see the shade canopy added to second level deck and the trellis converted back to its original design as recommended by the DRSC.
2. The doors should not be added under the arch to the pool. The desire to create a sense of arrival is not a legitimate request to allow for this type of modification and impact to the historic structure.
3. The addition of the doors will create a free flow and access to the pool and for safety purposes, the access should be controlled.
4. The non-original picture window should not justify the addition of more windows on the north elevation under the arch.

Member of the Historical Society, Mary Ann Comes, agreed with Larry Culbertson's comments and stated that the double doors alter the historic character defining window feature under the arch.

B. Conditional Use Permit 13-177/Cultural Heritage Permit 13-178, Nomad's Surf Lodge (Jones)

A request to consider allowing a hotel use and exterior improvements to an existing commercial building located at 101 Avenida Serra.

Subcommittee Member Michael Kaupp recused himself stating that he owned property within 500 feet of the subject application.

Associate Planner Cliff Jones summarized the staff report.

The Subcommittee agreed with the following staff recommendations:

1. Addition of traditional wrought-iron lighting on front of building to illuminate the decks.
2. Addition of glazed pots on decks, consistent with Spanish Colonial Revival style.
3. Addition of cornice detail to the front of the building.
4. Addition of awnings over second story windows.
5. Addition of Catalina style ceramic tile over front entry to add color and richness.
6. Signage should be traditional in appearance consisting of sand blasted wood, hand painted signage with goose neck lighting, or pinned metal letters.

DRSC disagreed with staff's recommendation of adding a smooth stucco finish on the side of the building, applied to the block wall surface, because of the added cost and difficulty of applying stucco.

DRSC recommended that the decks be finished with solid wrought-iron rail as opposed to wood.

The applicant, Jeff Gourley, indicated he was comfortable with wrought-iron and indicated it would cost less than wood.

Subcommittee member Darden indicated that if awnings are placed over the second floor windows the placement of them is important and staff should provide examples of good awning placement to the applicant for reference.

Mr. Gourley suggested that eyebrows could be added over the second floor windows as an alternative to awnings.

The DRSC questioned what the eyebrows would look like and indicated they would like to see an elevation of this.

Subcommittee member Darden questioned staff's recommendation of adding a trellis feature over the front first floor decks saying it may not look appropriate. Subcommittee member Crandell was comfortable with the addition of a trellis feature and suggested that it may reduce visual mass of the building. Mr. Crandell suggested vines could be grown on the trellis

and as an alternative the trellis feature could be built over the front entry as opposed to over the decks.

Mr. Gourley offered to design a few elevations for DRSC consideration.

San Clemente Historical Society President, Larry Culbertson expressed support for the exterior improvements.

The DRSC indicated the applicant was on the right track and staff could email the alternative elevations to the DRSC for their comments so that the applicant did not have to return to the DRSC for a second review.

3. NEW BUSINESS

The DRSC asked staff if progress has been made on the development of guidelines for murals.

The Subcommittee suggested that perhaps a mural guideline discussion could be added to a future Planning Commission Study Session and Design Review Subcommittee meeting, and staff could investigate how other communities handle processing/guidelines for murals.

Mr. Jones indicated that he would check with the City Planner to see when the item could be scheduled for future discussion.

4. ORAL AND WRITTEN COMMUNICATIONS

None.

4. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held September 11, 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



Design Review Subcommittee (DRSC)

Meeting Date: August 28, 2013

PLANNER: Sean Nicholas, Associate Planner *SN*

SUBJECT: MAP 13-321, SC Sports Hall of Fame Tiles, a request for a Minor Architectural Permit for establishing a San Clemente Sports Hall of Fame Tile display at the San Clemente Aquatic Center.

BACKGROUND:

The proposed project is a four panel mural and tile display on the pool side of the mechanical room at the San Clemente Aquatics Center located at 987 Avenida Vista Hermosa. Attachment two is a depiction of the proposed four panel decorative frames and current honoree tiles on the Sports Wall of Fame. The two outer panels are proposed to house custom tile murals designed by artist, Kathryn Stovall Dennis, and will be presented for review at a later date. The two inner panels will be filled with names of local success stories in sports, and new tiles will be added as new inductees are selected for inclusion on the wall.

This project was conceptually approved by the City Council on July 17, 2012, and is administered by the Friends of San Clemente Beaches, Parks and Recreation Foundation. The subject property is owned by the City of San Clemente. The applicant, Friends of San Clemente Beaches, Parks and Recreation Foundation, has an existing agreement with the City of San Clemente for use of this area on the San Clemente Aquatics Center mechanical room to administer the Sports Hall of fame program. The San Clemente Aquatics Center currently has two tile murals on the front façade designed by artist, Kathryn Stovall Dennis depicting male and female divers.

Minor modifications to structures are subject to a Minor Architectural Permit to ensure compliance with the General Plan and Design Guidelines. The general appearance of proposals is also evaluated to ensure they are in keeping with the development of the park and not detrimental to the orderly and harmonious development of the City and facility. The applicant is requesting permission to install the decorative tile frames on all four panels at this time as well as the current name tiles for this year's Sports Hall of Fame inductees. The tile mural designs will return before DRSC for review prior to their installation.

ANALYSIS

Recognizing that murals and public art can enhance community appearance, neighborhood character, and civic pride, the City Council adopted a policy to encourage murals on commercial buildings or walls by waiving fees associated with Minor

Architectural or Cultural Heritage Permit applications. The proposed project meets the policy's definition of a mural which states:

Mural: A display or illustration painted or tiled on a building or wall in public view that does not, in the opinion of the City Manager or his/her designee, involve a physical architectural change to the structure, and that is not intended to advertise a product, service or business, and therefore does not meet the definition of a sign as defined in the City's Zoning Ordinance.

The tile image is in public view and does not modify the physical aspects of the wall. Above the panels, in pin mounted letters matching the style and materials on the entry monument, will be the title "San Clemente Sports Hall of Fame." This sign will not be illuminated. The tiles are meant to honor sports accomplishments of residents and beautify a portion of the building that is currently blank. This portion of the mechanical building was originally envisioned by DRSC and Planning Commission to house a mural or other public art. As noted above, staff is seeking DRSC support for the overall program, approval of the border tile design and Hall of Fame tiles. The tile murals are envisioned to be brought back next year for review and approval by DRSC and City Planner prior to installation.

RECOMMENDATIONS:

The proposed project conforms with the General Plan and Design Guidelines in that it develops a program to incorporate decorative tile and murals as originally envisioned by DRSC and Planning Commission. On the basis that the project conforms with the subject regulatory documents and is in keeping with the character of the neighborhood, staff supports approval as submitted. Following feedback from the Design Review Subcommittee, the Minor Architectural Permit will be forwarded to the Zoning Administrator for final action.

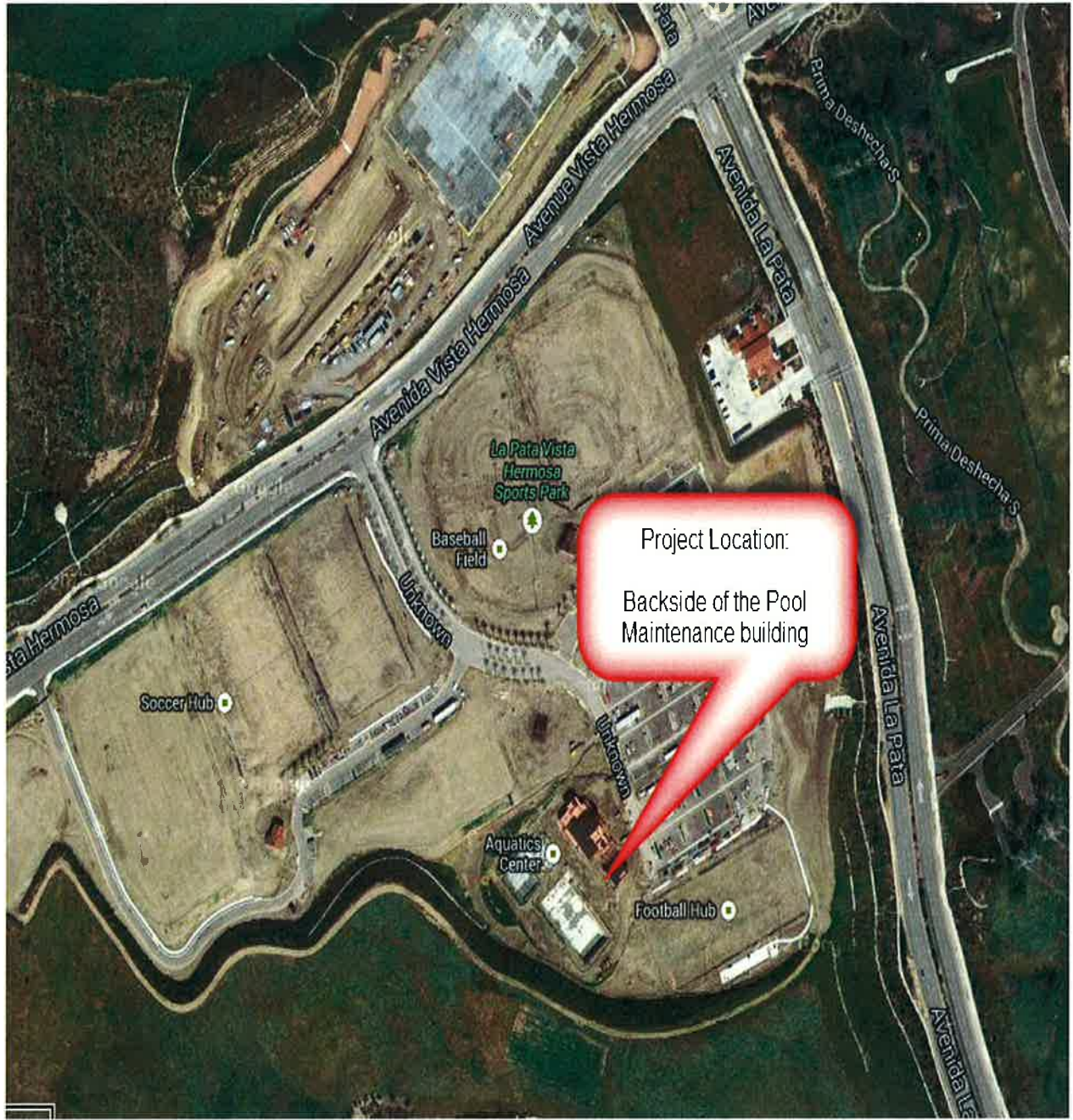
Attachments:

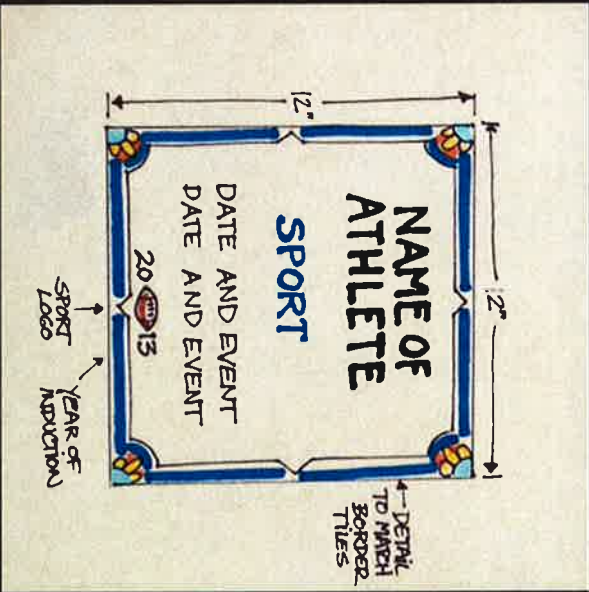
1. Location Map
2. Artist's Design



LOCATION MAP

MAP 13-321, SC Sports Hall of Fame Tiles
987 Avenida Vista Hermosa







Design Review Subcommittee (DRSC)

Meeting Date: August 28, 2013

PLANNER: Cliff Jones, Associate Planner

SUBJECT: **Minor Cultural Heritage Permit 13-254, Schwartz Garage Doors** a request to allow exterior changes to a building located at 160 Avenida Cabrillo. The property is located within the Mixed Use Zoning District, and within the Architectural Overlay (MU3-A).

BACKGROUND:

Project Description

The applicant proposes exterior improvements to enclose the covered garage space of a two-story, Mid-Century modern style building constructed in 1952.

The site, is 4,000 square feet, with a 1,700 square foot building, located at 160 Avenida Cabrillo, in the Mixed Use zone (MU3-A). The property slopes from its rear property line towards Avenida Cabrillo. Redmond Schwartz operates an office use on the second floor of the building and the first floor is used for storage and parking. A detailed description of the project is provided in Attachment 2. Surrounding land uses include residential, retail, office, and restaurant uses.

Why DRSC Review is Required

A Minor Cultural Heritage Permit is required because the project includes exterior modifications to a non-residential structure located within the Architectural Overlay, and because the site abuts a historic property at its rear property line. Review of the Minor Cultural Heritage Permit is the purview of the Zoning Administrator. The DRSC is tasked with ensuring development in the Architectural Overlay is compatible and harmonious with the surrounding neighborhood and with reviewing the project for consistency with the Design Guidelines. DRSC comments will be forwarded to the Zoning Administrator.

Development Standards

No changes to building footprint or height are proposed. The building is legal non-conforming because of insufficient parking. Three on-site parking spaces are provided and the 1,400 square foot office requires four spaces ($1,400 / 350 = 4$).

ANALYSIS:

The applicant proposes exterior changes consistent with the Mid-Century modern building. Exterior building changes include: 1) Enclosing the garage spaces with tongue and groove wood siding, painted moss green to match color/material of building; 2) Adding wood French doors with clear glass lites on the sides of the garage, painted dark bronze to match existing windows/doors; 3) Adding tilt wood casement windows with clear glass lites, with muntins painted dark bronze; and 4) modern aluminum framed garage doors with clear glass lites. These will match the profile and dark bronze finish of the windows and railing on the second story. Refer to before and after images below and attached plans for additional detail.



The Mid-Century modern building may be eligible for historic listing because: 1) the original architect Richard Y. Lim was a protégé of Frank Lloyd Wright; 2) the building is in good condition and is typical of Mid-Century modern architecture; and 3) the time period of construction is during the Mid-Century modern era. The Zoning Ordinance, Design Guidelines, and General Plan do not provide direction regarding exterior changes to historic Mid-Century modern buildings in the Architectural Overlay. However, the proposed General Plan, recommended for approval by the Planning Commission, does. Table 1 below describes how the project is consistent with the Zoning Ordinance and proposed General Plan.

Table 1 – Project Consistency with Zoning Ordinance and Proposed General Plan

Zoning Ordinance	Project Consistency
<p>The project site is located within the Architectural Overlay, which specifies Spanish Colonial Revival architectural style. The Zoning Ordinance acknowledges that with minor changes it may not always be practical to convert a non-Spanish Colonial Revival (SCR) design building into a true SCR building and requires SCR elements where practical. (Architectural Overlay Section 17.56.020)</p>	<p>Consistent. City practice has been to allow non-SCR elements to be added to potentially historic Mid-Century modern buildings that reinforce the buildings’ original architectural design.</p>
Proposed General Plan – Urban Design	Project Consistency
<p>“In the Architectural Overlay areas, we require new buildings, additions and remodels to follow City Design Guidelines for Spanish Colonial Revival architectural style, except that remodels of architecturally significant buildings eligible or potentially eligible for historic listing with distinctive styles other than Spanish Colonial Revival, such as Post-Modern and Mid-Century Modern architectural styles, should reinforce the buildings’ original architectural design.” (Urban Design Policy 5.06, Preserving Distinctive Architecture)</p>	<p>Consistent, provided the proposed Policy is adopted by City Council. The architectural details (materials and colors) reinforce the buildings’ original Mid-Century modern architectural design.</p>
<p>“Update our Historic Building Survey to include architecturally significant buildings with styles different from Spanish Colonial Revival architecture, including “Post-Modern” and “Mid-Century Modern” architectural designs.” (Urban Design Implementation Measure 11)</p>	<p>Consistent, provided the proposed Implementation Measure is adopted by City Council. The building may be eligible for historic listing and inclusion in the Historic Building Survey.</p>

RECOMMENDATIONS:

The design of the project is consistent with City practice that has allowed has allowed non-SCR elements to be added to potentially historic Mid-Century modern buildings. The exterior changes are in keeping with the potentially historic Mid-Century modern architectural style of the building by reinforcing, and not detracting from, the buildings original architectural design.

CONCLUSION:

Staff seeks the DRSC’s comments and welcomes any additional recommendations.

Attachments:

1. Location Map.
2. Applicant's description of project.
3. Plans



LOCATION MAP

MCHP 13-254, Schwartz Garage Doors
160 Avenida Cabrillo

