

**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, Amber Gregg, 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 of the project. Planner Nicholas began going down the recommendations as prepared by staff.

The applicant, Dave Gutierrez, indicated that his intention with all railing call outs saying iron that he meant wrought iron. DRSC was appreciative of the clarification.

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

The applicant indicated that the height was needed because they are proposing a retractable awning system that requires a certain amount of clearance.

Commissioner Darden indicated that she too has some 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 for 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 suggestion and added that various corbel features could also be added to provide some detail.

Commissioner Darden indicated that with the added visual building mass to the front of the building in conjunction with more mass on the columns for the trellis that this would alleviate her concern and address the issue.

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 that will become the Paseo of the project will remain satisfying Staff's concern of its removal.

The applicant indicated that the roof at the back of the building proposed to be added to extend the stairs in the back may or may not be sloped. The applicant indicated that he may do a flat roof with a skylight.

Staff recommended that if the roof is sloped utilizing tile for the roof to match the front of the building, and if the roof is flat with a skylight that would be fine as well. DRSC and the applicant agreed with that direction.

Commissioner Darden then 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 pallet. 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 stair well on the side of the building for access to the roof and how that terminated at the front of the building. In particular DRSC's concern was tha the stairs ended further out then the front patio and the visual impact that would have on the structure and the sidewalk. DRSC members discussed ways of either creating more of a grand entry with more bolstered stucco and details or somehow turn the stairs towards the paseo so they open onto the courtyard.

The applicant indicated that the need to go out so far had to do with the distance the stairs needed to go up and the space to do so in. 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 so it does have a better interface with the public way. The applicant indicated that he would review alternative designs and ways to address the issue and provide to staff to show DRSC prior to Planning Commission review.

DRSC again expressed concerns about the stairs coming out so far, but was okay with the applicant providing staff 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 design of the project. 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, the Design Review Subcommittee (DRSC) is only a recommending body, not a body that decides on projects or requires changes to be made. Changes are recommended when projects can be more consistent with design guidelines.

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 only "future signs" to be face-lit or halo-lit so 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 short term. All future signs should be face or halo illuminated.

The subcommittee disagreed with staff recommendation no. 6. The monument sign is warranted because the design of the building dictates the use of a freestanding sign. If wall signage were used, the visibility of the advertising would be restricted by signal boxes at the 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 allows there to be less signage on the building, so the architecture is not cluttered with signs. Subcommittee member Crandell stated the sign is proposed to be in a good location where it would not 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 on the building.

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 massing. He stated that they are trying to preserve the original portions of the house by matching the colors and they will be reusing the original tile for the second story added.

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 not take an emotional review of the project. He quoted the historic description of the historic house from the Department of Parks and Recreation 2006 survey that identified the historic significance of the house. 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 was not appropriate.

Subcommittee Member Kaupp stated that in the previous meeting the project was compared to the La Forge project by the DRSC with regard to the second story addition and the potential loss of fabric during construction and not the size of the second story addition for the proposed project. He addressed the emotional review of the project and stated that historic structures have a limited audience and not allowing the expansion of a historic house limits the investment 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 integrity in historic houses is the small bungalow size and look of the structures and she does not like to see them 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 Dlyan 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 the project met the Secretary of the Interior's standards and was eligible for the Mills Act.

Subcommittee Member Crandell asked Mr. Wilson if the laundry room was a latter addition to the house. Mr. Wilson confirmed that the laundry room was a later addition. Subcommittee Member Crandell added that the addition is over the back third of the house and it can be clearly identified as an 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

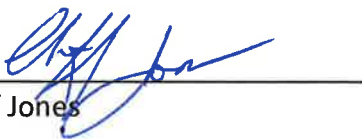
Adjourn to the Design Review Subcommittee meeting of February 27, 2013 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,



Michael Kaupp, Chair

Attest:



Cliff Jones