

**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 August 28, 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