

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
SEPTEMBER 11, 2013**

Subcommittee Members Present: Michael Kaupp and Julia Darden

Staff Present: Jim Pechous, Sharon Heider and Adam Atamian

1. MINUTES

Minutes approved: August 28, 2013

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Discretionary Sign Permit 13-298, Presidio Plaza Sign Program Amendment (Atamian)

A request to consider minor modifications to the center identification and individual tenant signage of the Presidio Plaza shopping center, located at 401 S. El Camino Real.

Assistant Planner Adam Atamian summarized the staff report.

The Design Review Subcommittee requested clarification on two items during staff's presentation. The first was regarding whether the proposed font on the monument signs is the same as that on the central tower element. The applicant, John Safar stated that they are very close, the only difference being due to slight variations in the construction requirements of each sign. The second request was for a description of what the original master sign program allowed for the tenant signage on the two monuments. Mr. Atamian stated that the specifications for those signs are not discussed in that document, and that the inclusion of those specifications needs to be included in the applicant's proposal.

Subcommittee member Kaupp asked staff if the current signage on the site is conforming to the original master sign program. Mr. Atamian stated that it is.

City Planner Jim Pechous stated that the original master sign program is nearly 30 years old and that many changes affecting the design standards have occurred and are continuing to occur that require periodic updates of items such as signage to comply with new requirements as they are proposed.

Subcommittee member Kaupp stated that there is an opportunity with this project to incorporate more relevant signage that meets the goals of the General Plan update and to bring this center in-line with other shopping centers in areas that are proposed to be in the expansion of the Architectural overlay. He also stated that the proposed master sign program needs further refinement.

Subcommittee member Darden stated that she agrees with Subcommittee member Kaupp that the proposal should go back for modifications by the applicant. She made suggestions to help the applicant bring the proposal in compliance with City standards and what the DRSC would support. First, she stated that the master sign program should be simplified in terms of sign styles, colors, type styles, and fonts. Also, the branding for the center is competing with the tenant signs, and that the center signage on the tower element is too bold and dark. She supports the use of a thinner serif font, in a lighter bronze color and suggested the applicant consider sign types that would allow external lighting which would meet the City's goals and possibly reduce costs for the applicant. Additionally, she suggests that the tenant monument signage plaques be addressed so as not to appear as a large block, but more readable individually.

John Safar, the applicant, asked if the use of acrylic would be acceptable. He stated that the cost is a major concern for clients, and the cost difference between acrylic and metal is very large. The DRSC stated that the direction of signage for this area of the city is to move toward more natural materials. They also stated that the window signage should definitely be included in the master sign program to limit the use of that type of signage. They suggested that staff review the approvals for the CVS on North El Camino Real as a good example of language to limit window signage.

Larry Culbertson stated that parking is very difficult on the site and that if the monument sign is being modified, that there may be an opportunity to rework the parking area around it. Mr. Safar stated that there are no plans to modify the structure, only the signage.

The DRSC suggested that the applicant work with staff to incorporate staff and DRSC recommendations. The DRSC requested revisions be brought back to the DRSC for comment.

B. Cultural Heritage Permit 13-095/Demolition Historic Structure 13-339/ Historic Property Preservation Agreement 13-327, McMahon Residence (Pechous/Ciampa)

A request to consider the expansion and remodel of a historic house and demolition of the original garage located at 105 Avenida Barcelona. As part of the project the applicant is requesting a HPPA on the property.

City Planner Jim Pechous summarized the staff report.

The City Planner clarified for the DRSC that the converted original garage is proposed to be demolished by necessity and not preference because of the fungi issue.

Subcommittee Member Darden question staff if the wood fence along the driveway was evaluated by staff because it is a large element and not a traditional design. She stated that a wrought iron gate or a traditionally designed wood gate would be traditional design. Subcommittee Member Kaupp stated that a wood gate with metal straps would be a design option.

The applicant, Michael Luna, stated that a wood gate is preferred since there is a lot of wrought iron at the front of the house. He responded to the staff recommended design modifications about the doors at the back of the house that applicant want more glass, visual openness, and connection to the back yard. He stated that the owner would be willing to narrow the side lites or slide the doors slightly to the side. He also stated that staff's recommendation for a wood post to the porch would appear too narrow on the front elevation and a stucco column would provide a more appropriate scale.

Subcommittee Member Kaupp stated that he would like to see more differentiation between the back doors and the side lites.

The City Planner stated that the fundamentals of Spanish Colonial Revival construction are based on adobe construction and the back door and corner of the house would have historically had more of a separation to support the roof.

Subcommittee Member Darden stated that a solution could be to narrow the side lites. The applicant stated that they would be willing to narrow the side lites as a solution.

DRSC stated that the staff recommended wood post for the front porch would be a more traditional design and would still be in scale with the house. The applicant accepted the recommendation.

The applicant said the rear structure is a real hazard that needs to be removed. He stated that he does not know how it is structurally standing.

The DRSC stated that they understand that is and unavoidable consequence for the removal of the fungi infested garage/shed.

Member of the public, Larry Culbertson, stated that the Historical Society is supportive of the project and appropriate minor additions to historic houses. He also requested that the cost of the improvements be provided to see the difference between the cost of the improvements and the property tax savings for the historic house. He also asked how the timing of the improvements is established.

DRSC clarified that the scheduling of improvements is a compromise between the City and the property owner. The applicant stated that all of the improvements are proposed to be completed with the proposed addition.

Subcommittee Member Kaupp stated that he would like to see copper gutters and not half round metal gutters.

Subcommittee Member Darden questioned what the construction type was for the fireplace in the back of the house. Her concern was the design was too contemporary.

The applicant stated that the fire place is wood framed and could be designed to be a more modest and traditional design.

The DRSC was in support of the project with their recommended modifications.

C. Minor Cultural Heritage Permit 13-341, Base of Pier Restroom Renovation
(Jones/Heider)

A request to allow exterior changes to a public restroom building located at the south side of the base of the historic municipal pier. The property is located within the Pier Bowl Specific Plan within the Beach and Parks – Open Space land use designation at 615 Avenida Victoria.

Beaches Parks & Recreation Director, Sharon Heider summarized the staff report.

The Subcommittee recommended the following:

- The photo screen mural Option B, similar to the Ralph's mural, was the recommended mural type.
- Prefer two murals.
- Consider stuccoing the restroom.
- Consider the addition of landscape.
- Metal screen should be decorative.

Larry Culbertson, President of Historical Society, indicated he agreed with the Subcommittee's recommendations of having stucco on the restroom building and suggested the roof have extra mortar packing. He suggested the murals depict historical photos of pier architecture such as fishing boats, yacht club, etc.

DRSC recommended the project move forward to the decision making body.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held September 25, 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:



Jim Pechous, City Planner