

**CITY OF SAN CLEMENTE
MINUTES OF THE
DESIGN REVIEW SUBCOMMITTEE MEETING
DECEMBER 12, 2012**

01/08/13
6B(1)

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

Staff Present: Cliff Jones, Amber Gregg, Christopher Wright, John Ciampa and Adam Atamian

I. MINUTES

Minutes from the November 28, 2012 meeting

II. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Conditional Use Permit 12-380/Minor Architectural Permit 12-381, Wine Bar Arnoa (Wright)

A request to allow beer and wine sales for on-site consumption at a new wine bar. The wine bar would have indoor and outdoor seating. The subject site is located within the commercial area of the Talega Village Center at 831 Via Suerte, Suite 106. The legal description is Lot 4 of Tract 16936 and Assessor's Parcel Number 701-372-01. Planner Wright presented the proposed plans and explained staff supports the proposed guardrail design because it is in character with other materials in the Village Center.

The subcommittee was in support of the proposed guardrail and forwarded the item to the Planning Commission.

Subcommittee member Darden asked if there was a master plan for the Village Center that identifies acceptable materials for guardrails and other minor exterior changes so such projects may be approved without design review. Planner Wright explained there isn't as master plan, but the Zoning Ordinance allows previously approved projects to be modified with City Planner approval if changes are insignificant and are in substantial conformance with approved permits. The subcommittee said they would have supported City Planner approval of the proposed guardrail without DRSC review. The subcommittee encourages the City Planner to approve guardrails and other insignificant exterior changes, as often as possible, so applicants can save time. Mr. Wright said he would forward this recommendation to the City Planner.

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B. Cultural Heritage Permit 12-311, 119 Boca (Ciampa)

A request to construct a 5,380 square foot, duplex on a vacant lot within the Residential Medium zoning district Architectural Overlay (RM-A) and adjacent to the historic Ole Hanson Beach Club. The project is located at 119 Boca De La Playa, Legal Description being Lot 45, Block 4, of Track 821.

Planner Ciampa presented the proposed project.

The applicant's architect, Tim Wilkes, reviewed the modifications made based on the comments provided by the DRSC at the October 24, 2012 meeting.

The DRSC was in favor of the changes made to the tower, second floor deck, garage doors and segmented arched window on the front elevation. The DRSC did feel that the third level deck and guardrail should be one uniform material so that the elevation is simplified.

The DRSC was in favor of the design of the project and recommended the third level deck be modified prior to the Planning Commission Public Hearing.

C. Cultural Heritage Permit 12-359, Cazador 4-Plex (Ciampa)

A request to demolish a house and construct a 4-plex within 300 feet of a historic house. The property in the Residential Medium Zoning (RM) District located at 301 Cazador Lane, Legal Description being Lot 1, Block 10 of Tract 822.

Planner Ciampa presented the proposed project.

Subcommittee Member Kaupp recommended that the corbels not extend beyond the stucco walls. It was also recommended for the removal of the outlookers, wrought iron railing on top of the entry gate and the windows on the garage doors.

Subcommittee Member Darden asked the applicant if the windows and widow frames were proposed to be vinyl. The applicant, Rick Moser, stated that the windows were proposed to be vinyl to reduce maintenance costs but they would be willing to change the material if it was a low maintenance product. The DRSC recommended the applicant change the windows to fiberglass and the window frames to stucco. The applicant agreed to the recommended modifications.

Subcommittee Member Crandell recommended thickening the narrow walls that are out of proportion with the building and thickening the wall on the north elevation to remove the unnecessary pop out around the second story window.

The applicant agreed to all of the DRSC recommendations.

The DRSC expressed support of the project design and felt that it could move forward to the Planning Commission with the recommended modifications.

D. Cultural Heritage Permit 11-318/Variance 12-358/Minor Exception Permit 12-410, Markuson Residence (Wright)

A request to construct a 2,312 square foot, two-story residence with zoning exceptions, including a Variance for a reduction of the required front yard setback and garage setback, and a Minor Exception Permit for a reduction of the required side yard setbacks. The site is located at 168 W. Avenida San Antonio across the street from a historic structure and is within the Residential-Low Density, Coastal Overlay zoning district (RL-CZ). The legal description is Block 3, Lot 38 of Tract 852 and Assessor's Parcel Number 692-212-35.

Planner Wright presented the proposed project.

Subcommittee member Darden recused herself from acting on this item because she owns property in proximity to the project site.

Subcommittee member Crandell said staff should present solid reasons for the requested variance when it is presented to the Planning Commission. In his opinion, variances should only be given when there is a hardship, that is proven; not based on what other properties have been able to do in a neighborhood. Planner Wright explained such evidence will be presented to the Planning Commission.

The subcommittee expressed support of the project as proposed and forwarded the item to the Planning Commission.

E. Minor Cultural Heritage Permit 12-356, Day Apartment Complex (Atamian)

Assistant Planner Adam Atamian summarized the staff report.

Subcommittee member Darden stated that she understands the aesthetic choice for the railings in the context of the building, but that the project does not meet the requirements of the Design Guidelines and she could not see how the Design Review Subcommittee could support it. Subcommittee member Crandell stated that the design is not in keeping with the style of the building. He understands that the new railing would improve safety, but that the railing should be more consistent with the architectural style of the building, noting that the mounting of the railing on the fascia is not an issue.

Art Day, the owner of the building, stated that the existing railing is tube wrought iron which does not hold up well to marine air, and does not meet the current minimum gap requirements of the building safety code. He said that to use a conforming version of the existing railing would be visually unpleasant, as that railing would appear very massive. He said that the proposed railing uses the thinnest materials possible to minimize the impact of the railing.

Subcommittee member Crandell stated that the grid patterns between the posts are the main design issue, but that the verticals are in keeping with the Design Guidelines. He stated that the finish of the stainless steel is also an issue.

Dave Bennett, the contractor for the project, stated that the proposed railings have a galvanized finish that will patina over time to look more in line with other architectural features he has seen in the project's neighborhood. In his opinion, this patina looks better than black railings.

Mr. Day asked the committee how they would characterize the architecture of the building to determine if the railings are consistent with the design of the building. Subcommittee member Crandell answered that, to him, the building is a mid-fifties eclectic style and that the railings do not appear to be from the same period.

Subcommittee member Crandell stated that the design would be more compatible with the Design Guidelines if the grids were replaced with vertical elements, and the galvanized finish was painted a neutral color or black. Subcommittee member Darden stated that the Design Guidelines in the Pier Bowl area require black metal.

Mr. Bennett said that when he travels through the neighborhood, he sees many railings that do not meet the design standards and questioned whether other owners installed them without permits. Subcommittee member Darden responded that the railings may have been installed prior to the Design Guidelines going into effect. Mr. Bennett stated that that may be the case, but that because the area has other non-conforming railings, there might be consideration to allow this proposal. He referenced Mr. Atamian's Staff Report stating that the Zoning Ordinance allows some flexibility to allow non-Spanish Colonial Revival elements when it is not desirable or feasible to do so.

Subcommittee member Darden stated that in this case the Design Guidelines for the Pier Bowl area are the most important aspect of this project's review. She said that the goal is to move structures incrementally closer to Spanish Colonial architecture over time, not to allow them to move further away from it.

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Mr. Day said that the building is closer to a modern style than Spanish, and that the building will never be Spanish without a major renovation. He said that adding Spanish elements will look ridiculous. For this project, he is doing the best with what he has to work with. If this project cannot be approved, he would prefer to fix the existing railing.

Subcommittee member Kaupp stated that he agrees with Subcommittee member Crandell regarding the grid patterns. He said that the existing black, wrought iron railings are probably original to the building, and more correct for the context of the era, and also conform more to the Design Guidelines than the proposed railings. He stated that he doesn't see how this railing could meet the findings of the Design Guidelines, and thinks that it does not improve the architecture of the building.

Jim Pechous, the City Planner, asked Mr. Day if there was any opportunity to modify the railing system's panels to meet the findings. Mr. Day said that they could, and that all of the panels had been ordered and delivered to the site. Mr. Pechous gave an overview of the application process to Mr. Day and Mr. Bennett, stating that the DRSC is a recommending body, but that the Zoning Administrator would be held to make the same findings as the DRSC. He said that the applicants may want to look at the project for ways to incorporate the DRSC comments regarding the railing, as well as the building as a whole, to meet the required findings. He said that although it is not practical to require all buildings to be Spanish Colonial Revival, to the degree that this project can blend into the surrounding architecture the more likely it could meet the findings for approval.

Mr. Bennett stated that he believes the existing railing is the second railing installed on the building because of the way it was constructed. He said that the fascia mounted system would be safer than the current railing.

Mr. Day stated that he is not doing anything else to the building other than the like-for-like painting and roofing projects. He said that the proposed railing is less visually impactful than black wrought iron. Subcommittee member Kaupp stated that the entire context of the building should be incorporated into the project when it goes forward to the Zoning Administrator. He suggested that the fascia, along with the railings, could be painted to minimize the impact of the railings, as part of a more inclusive project for the whole building.

F. Community Center Window Change Out and Site Improvements (Gregg)

Associate Planner Amber Gregg summarized the staff report and went over the history of the Community Center.

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The Committee first discussed windows for the Community Center. Commissioner Darden stated that she would not be in support of the trim option detailed in the staff report and the other Commissioners concurred. She then noted that it would be a waste of tax payer's dollars to remove the new vinyl windows at this time, when the other windows were in severe disrepair. That said, she did not support using vinyl windows in the future. In the long term replace the new vinyl windows when more economically appropriate.

Commissioner Crandell and Commissioner Kaupp agreed and Commissioner Kaupp requested that the Community Center be made a priority and that the City Council support the creation of a 10 to 20 year plan to improve the important building. Potentially creating a policy to make the remodel a priority, including restoring the Ole Hanson Fireside Room.

Commissioner Darden stated that the other windows need to be wood as required by the policy. Commissioner Crandell stated that he too believed the windows should be wood unless the policy is changed before the next windows are installed, then the most restrictive interpretation of the policy should be used. Crandell clarified that whatever window was selected it needed to be utilized from here on out so that we no longer have a mix of window materials.

The Committee then discussed doors. Commissioner Darden noted that she understood why staff suggested using the same doors that were used on the Community Center that the City used on the Library, but that she prefers to see a more traditional wood door. Commissioner Crandell concurred and noted that the service doors could be a wood clad. Staff noted they would bring back door samples for the Commissioners to review. Commissioner Crandell stated that he had several great examples and would forward them to staff for their review.

The Commissioner concurred that the railings should be wrought iron. Commissioner Crandell noted that the extended handicap rail needed to be looked at closely to assure it has a traditional look and not just a loop detail.

The Commissioners concurred that modifying the walls to be smooth white stucco would be preferred.

Commissioner Kaupp asked if there was going to be a document created noting all of the approved materials for future reference. Staff stated that yes that was the goal.

III. COMMUNICATIONS

None

IV. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of January 9, 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

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