



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

Wednesday, November 12, 2014

3:00 P.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 of the October 29, 2014 meeting

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

**A. Minor Architectural Permit 13-280, Del Taco Façade Improvements
(Nicholas)**

A request to re-paint the exterior of an existing Del Taco within the Community Commercial (CC2) Zoning District within the West Pico Corridor Specific Plan located at 109 Via Pico Plaza.

B. Minor Architectural Permit 14-386, Pico Welcome Mural (Atamian)

A request to consider a mural on the wall of a commercial center located at 415 West Avenida Pico within the Community Commercial portion of the West Pico Corridor Specific Plan.

C. Conditional Use Permit 14-228/Minor Cultural Heritage Permit 14-229, Fig at 313 (Jones)

A request for 1) the sale of alcohol for on-site consumption, and 2) a shared off-site parking agreement associated with the new restaurant use at 313 North El Camino Real. A Minor Cultural Heritage Permit is requested to allow minor exterior changes to the historic property.

4. NEW BUSINESS

None

5. OLD BUSINESS

None

6. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, November 26, 2014 at 3:00 p.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
OCTOBER 29, 2014**

Subcommittee Members Present: Julia Darden, Jim Ruehlin and Kathleen Ward

Staff Present: Cliff Jones, John Ciampa, and Sunny Chao

1. MINUTES

Minutes of the October 15, 2014 meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEM

**A. Historic Property Preservation Agreement 14-378, Carrillo Residence
(Ciampa)**

A request for a Mills Act agreement for a historic house located at 704 Calle Puente.

Subcommittee Member Ruehlin recused himself from reviewing the project because the applicant has a contract to do work on his home.

Associate Planner John Ciampa summarized the staff report.

Subcommittee Vice Chair Darden stated that since the landscaping and wall proposed are not yet completed they should be added to the list of rehabilitation improvements for the HPPA. She stated that if they are completed prior to the City Council's review of the HPPA they could then be removed from the contract.

The Subcommittee asked about the flood/security lights that were on the building and what was the City's policy for this type of lighting for HPPA homes. Mr. Ciampa responded stating that it is understood that sometimes security lights are needed for properties and so long as this type of lighting is discreetly placed and painted to blend into the building it has been allowed. Mr. Ciampa stated in the past for properties like the Western Whitehouse have had security lights and they were allowed because they were painted and discreetly located.

The applicant, Al Smith, stated that a lot of the flood/security lighting is temporary for construction and will be removed when they are finished working on the house.

Historical Society member, Larry Culbertson, stated that he has toured the historic house and the work they are doing is fantastic. He encouraged the preservation of the house and other Ole Hanson homes like it.

The Subcommittee supported the property owner's restoration work on house and their request for an HPPA. They requested the landscaping and wall improvements be added to the rehabilitation improvements for the HPPA.

B. Cultural Heritage Permit 14-073, Santa Barbara Apartments (Ciampa)

A request to consider the construction of a three-unit residential building within 300 feet of multiple designated historic structures and located in the Residential High and Coastal Zone (RH-CZ) at 407 Avenida Santa Barbara.

Associate Planner John Ciampa summarized the staff report.

The applicant, Michael Luna, added to the staff presentation stating the project site is not located in the Architectural Overlay or in the Pier Bowl Specific Plan. He provided the Subcommittee with photos of adjacent developments that are not Spanish Colonial Revival in design. He stated the project is in context with the neighborhood which has larger development because it is within the Residential High (RH) zoning district, and is consistent with the recently approved General Plan. He stated that the rear elevation has articulation and the side elevations provide relief with the inset window and balconies. He also provided the Subcommittee with the proposed landscaping plan and images of the plant material.

Subcommittee Member Ward discussed the newer structure that is adjacent the project site that was designed by the architect. She stated that the rear elevation provided some nice architectural features to assist with the project's compatibility with the adjacent historic house.

Subcommittee Member Ruehlin stated that he looked at similar buildings in the area and saw that they also are stepped up with the natural topography of the area. He agreed the project's height is consistent with the structures in the area.

Subcommittee Vice Chair Darden expressed concern that the project massing would impact the adjacent historic houses. She referred to the structure the architect worked on in 2007 as an example, stating that it provides sufficient separation from the adjacent historic structure and has architectural features that reduce the massing impacts. She indicated the current project's roofs appear to tower over the adjacent historic structure. She added that with additional architectural elements and possibly a larger

setback on the fourth floor the massing could be reduced. She expressed her understanding of the context of the area and wanted to ensure there is not a canyonization effect to the historic house.

Subcommittee Member Ward stated that the proposed project is larger than the previously approved project with the expanded fourth floor. She stated that the City needs to review the project to ensure there are no massing impacts to the adjacent historic structures. She stated that the adjacent project is similar in size and scale but has less massing because of the architectural elements used. Her last point of concern was that there were not a garage door on the project and it would not be consistent with the neighborhood.

The applicant responded to the comments stating that the adjacent project was two floors above the historic house and there were no issues with the context or the size of the development. He noted that there are other projects in the area without garages and that the Engineering standards make it difficult to provide a garage door and meet the circulation requirements for the project. He also stated that the historic structure has the potential to add a second floor and his project should not be limited to the current condition and mass of the adjacent historic house because it has the potential to add a second story, and that would result in a change to the context. He stated that he can try and enhance the rear elevation of the project and pointed out that the primary elevation of the historic house is not the rear but the front elevation.

The Subcommittee stated they are more concerned with the project's massing and the compatibility with the historic structure than the view of the project from the front of the historic structure.

Historical Society member, Larry Culbertson, agreed with the Subcommittee concerns associated with the project's massing impacts to the historic structures.

Subcommittee Member Ward stated there appears to be a significant massing impact to the adjacent historic structure. She stated that when reviewing the project she must evaluate it in the context that the historic structure would remain one story and not that the house has a potential for a second story.

Subcommittee Member Ruehlin stated that he has some concerns with the views of the project from the historic house and from Avenida Victoria. He also agreed with the other Subcommittee members that the project may have massing impacts to the historic house and not be in context with the neighborhood.

Subcommittee Chair Darden stated that historically the City looks at a project's massing or potential impacts to the historic structures and tries to improve the elevations that are visible from the historic property. She gave examples of previous projects that were requested to provide additional setbacks for upper floors, courtyards, and additional architectural elements to reduce the massing and improve the design of the elevations.

Subcommittee Ruehlin stated that since the applicant is not proposing a garage door they will want to conceal the location of the pipes and mechanical equipment that would be located in the garage and possibly visible from the street.

The Subcommittee recommended the applicant make revisions to the project's elevations to improve the project design and reduce the massing impacts to the adjacent historic structures. They also requested an updated cross-section to show the new project and the adjacent historic structure.

C. Minor Architectural Permit 14-330/Minor Exception Permit 14-390, Berg Residence (Chao)

A request to consider an addition to a non-conforming residence located at 226 Avenida Monterey.

Planning Intern Sunny Chao presented the staff report, plans, and photos of the existing residence and neighboring homes.

Subcommittee Chair Darden asked for clarification on the residence's non-conformance.

Ms. Chao stated that the residence has an existing non-conforming side yard setback of 4 feet 2 inches on the North side and the project proposes a non-conforming side yard setback of 4 feet on the South side as well as a 4 feet 6 inch non-conforming setback between buildings for the reconstruction of a larger garage.

Subcommittee Vice Chair Darden asked if the existing garage has a 4 feet side yard setback.

Ms. Chao stated that the existing garage has a non-conforming 3 feet 7 inches side yard setback.

Vice Chair Darden asked if the setback between buildings is also a continuing non-conforming setback.

Mr. Jones stated that the existing setback between buildings is in compliance with the code and that a Minor Exception Permit may allow the proposed setback between buildings to be 4 feet 6 inches.

Vice Chair Darden indicated she had difficulty in envisioning the material for the wire on the roof deck.

The applicant's architect, Carolyn Dias, showed the Subcommittee photos of the railing material proposed for the roof deck. Ms. Dias explained that they chose the wire mesh railing material to ensure the safety of the applicant's small child. Ms. Dias also showed a photo of the deck material and stated they will be using a standard waterproof deck material.

Subcommittee Member Ward asked if the stucco is only on the new addition and if the existing brick will remain.

Ms. Dias stated that they will not be stuccoing the whole house because it would be too much of a financial cost. The mix of brick and stucco will show variations of texture, which is typical of Mid Century Modern architectural style.

Subcommittee Member Ruehlin asked if Staff plans to do a survey of homes more than 50 years old to include in the historical record.

Mr. Jones stated a General Plan Implementation Measure proposes a survey of Mid Century Modern and other distinctive architectural style buildings for historic listing and the survey would likely be limited to commercial buildings.

Vice Chair Darden inquired about the reasoning for constructing a flat roof for the new garage as opposed to a slightly-angled roof on the existing garage.

Ms. Dias said it is an aesthetic decision to have a flat roof garage with horizontal wood siding.

The Subcommittee recommended that the project move forward to the Zoning Administrator for consideration.

D. Minor Cultural Heritage Permit 14-349, South El Camino Real Art Deco Building (Jones)

A request for exterior changes to the commercial building at 120 South El Camino Real. The project is located within the Mixed Use Zoning District, and within the Architectural and Central Business Overlays (MU3-CB-A).

Associate Planner Cliff Jones summarized the staff report. Mr. Jones indicated that the building is a blend between a Mission and Art Deco architectural style and the paint should be compatible with the Architectural Overlay while still complimenting the Art Deco style of the building.

The applicant, Carolyn Dias, indicated that based upon staff's recommendations they are now proposing to preserve an off-white color for the building, the burgundy tile wainscot, maintain the aluminum storefront as is, install fiberglass windows in a terra cotta color, and paint the trim in a light and dark terra cotta color similar to The Vine restaurant.

Vice Chair Darden asked Mr. Jones if the specific fiberglass window type is one that staff is supportive of and if it is in compliance with the Window Material Policy for the Architectural Overlay. Mr. Jones concurred that it was. Vice Chair Darden also asked if staff was supportive of the new color scheme presented. Mr. Jones indicated that staff is supportive and pleased with the new colors as they are consistent with the Architectural Overlay requirements and are colors that are seen in Art Deco style.

Subcommittee Member Ward indicated that she was pleased that the applicant was no longer proposing a brown color for the building. Ms. Ward said she really liked the Art Deco building and was glad to see that the existing colors were not being changed to much.

Subcommittee Member Ruehlin asked about new lighting and suggested that it be dark sky friendly and perhaps the lighting could illuminate the building. Ms. Dias indicated that they had not decided on light fixtures. Mr. Jones added that staff would review proposed lighting to assure that it meets City requirements and could look into the potential off having light that illuminates the building.

Larry Culbertson of the Historical Society indicated the Society is pushing for the expansion of listed historic structures, other than Spanish Colonial Revival style buildings, and he would like to see this Art Deco building be included as well. He thought what staff was doing to preserve the colors of the building in the Art Deco style was great. He suggested the owner work with the City to get the building listed as historic so that they could receive tax savings. He liked the proposed changes.

The Subcommittee agreed that the revised colors are consistent with the Architectural Overlay and are compatible with the architectural style of the building and surrounding buildings. The Subcommittee suggested the project move forward to the Zoning Administrator for review.

E. Cultural Heritage Permit 14-275, Zulfacar Addition (Jones)

A request for a second story addition to a duplex that is adjacent to a historic house. The project site is located at 234 West Avenida Palizada.

Associate Planner Cliff Jones summarized the staff report, plans, and photos of the building.

Subcommittee Member Ward asked why the addition does not require the project to meet current parking requirements, which would be four spaces instead of the two that are provided. Mr. Jones indicated that the Nonconforming Ordinance allows up to a 50% expansion of a duplex without triggering the requirement to meet current parking requirements. Mr. Jones added that if this were a triplex project, an addition of a bedroom or certain quantity of square footage would likely trigger the need for additional parking.

Subcommittee Member Ruehlin suggested that new lighting be dark sky friendly and fully shielded. He thought that the second story addition was an improvement to the architecture of the building.

Larry Culbertson of the Historical Society did not think the addition had any negative impacts upon the historic house but was concerned about parking. The extra square footage could allow for an additional person within the unit and impact parking on the street.

Subcommittee Vice Chair Darden indicated that the discussion of parking and the projects impacts upon parking will be discussed at the Planning Commission and the Subcommittee review is limited to providing comments on the project design.

The Subcommittee agreed that the second story addition was an improvement to the architecture of the building and that the addition does not have any negative impacts upon the historic structure.

The Subcommittee suggested the project move forward to the Planning Commission.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held November 12, 2014 at 2:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

Julia Darden, Co-Chair

Attest:

Cliff Jones, Associate Planner

DRAFT



Design Review Subcommittee (DRSC)

Meeting Date: November 12, 2014

PLANNER: Sean Nicholas, Associate Planner *SN*
Katherine Moran, Planning Intern

SUBJECT: **Minor Architectural Permit 13-280, Del Taco Façade Improvements,**
a request to re-paint the exterior of an existing Del Taco within the Community Commercial (CC2) Zoning District within the West Pico Corridor Specific Plan located at 109 Via Pico Plaza.

BACKGROUND:

Project Description

Del Taco painted the exterior of their building and added a number of signs around the façade without the necessary permits. The applicant is proposing to re-paint the building white, paint two accent corners of the building red, and the roof trim brown. The applicant is also proposing to remove all of the unpermitted signage and retain the approved "Del Taco" signs.

Why is DRSC Review Required?

Zoning Ordinance Table 17.16.100B requires Zoning Administrator approval of a Minor Architectural Permit (MAP). Based on the scope and scale of MAPs, the City Planner can determine that a project requires Design Review Subcommittee (DRSC) review. The City Planner determined that the changes to the building's color warrant DRSC review to ensure compliance with the Design Guidelines and compatibility with the Via Pico Plaza Shopping Center

Site Data

Pico Plaza is tucked away off of Pico and has limited visibility from the freeway. The franchise owners of the Del Taco have been struggling for some time, and recently gave the franchise back to corporate Del Taco. In an attempt to increase visibility, corporate Del Taco modified the buildings colors and design without permits. The project changes are cosmetic with no square footage added. Pico Plaza as a whole is approved to be white with accent colors for individual buildings throughout, including the Vietnamese restaurant next door. The property owners of the center have indicated support of the proposed color scheme.

MAP 13-280, Del Taco Façade Improvements

ANALYSIS:

Development Standards

The project does not include any building additions or modifications. The project will also not result in the expansion of the existing approved signage. The signage permitted for the development is limited to 25 square feet per sign pursuant to the Master Sign program for the development. Each of the existing approved signs exceed that size. The existing legal non-conforming signs were approved in 1979, and the requirement for 25 square feet was not approved until 1990. Del Taco has maintained the existing signs since initial installation. Because the legal non-conforming wall signs were not modified with the unpermitted work, staff is supportive of these two wall signs remaining. The applicant will be removing all of the unpermitted wall signs around the building, so the only signage remaining will be the two approved wall signs.

Design Guidelines

The applicant is proposing to paint the building white, Vista Paint “flat white” with a Sherwin Williams “Java” for the trim of the roof. The applicant is proposing an accent color of Sherwin Williams “Chinese Red” in two corners of the building. The property management company for the center has also approved the building colors because they feel the proposed colors are in character with the rest of the center.

The Design Guidelines for the Community Commercial area of the West Pico Corridor Specific Plan states the color palette should be primarily white or light earth tone colors. The project site development is primarily white but does have buildings of other colors. The proposed base color of white is consistent with the Design Guidelines. The accent walls are consistent with the direction staff as received to support the Specific Plan’s eclectic nature as there are many examples of these highlight features in the area.

The direction from City Council, as well as General Plan Urban Design Element Policy UD-5.08 state improvements to buildings, including the color palette, should embrace the unique and eclectic character. Additionally, the project must be compatible with the approved design of Pico Plaza. Overall, painting the building primarily white with the wood trim and one accent color is consistent with the shopping center and the characteristic and requirements proposed for the West Pico Corridor Specific Plan.

RECOMMENDATIONS:

Staff has reviewed the proposed project and has two recommendation:

Accent Color: As stated above, staff is supportive of utilizing an accent color, but recommends utilizing a more toned down color. A red such as a terra cotta red or brownish red that is not so bright and distinct from the rest of the building, would be appropriate. Reducing the brightness of the accent color will be more in keeping with the shopping center and previous approvals associated with similar accent features.

MAP 13-280, Del Taco Façade Improvements

Rear and Side Entry Elevations: Staff recommends utilizing white only for the rear and side building elevations, and the Java color for the roof pop up to blend in with the roof. There are many recent applications where paint colors and accents oriented towards the public right-of-way or freeway are actually considered signage by the code. For that reason, and to be consistent with past direction from both Planning Commission and City Council, staff recommends only using the toned down accent color on the corner of the drive-thru and front entry elevations only.

Staff seeks DRSC's concurrence and welcomes any additional comments or recommendations.

Attachments:

1. Location Map
2. Previous Façade Photos
3. Existing Façade Photos
Proposed Design

LOCATION MAP



MAP 13-280, Del Taco Façade Improvements
109 Via Pico Plaza



No scale 

PREVIOUS FAÇADE

PROJECT INFO (Reference Sheet 01' 00")

STORE #114
 105 W. PICO PLAZA
 SAN CLEMENTE, CA 92673

REGIONAL DIRECTOR: MARK BRIDGES
 AREA DIRECTOR: TOM CHURCH
 STORE MANAGER: BRIGGS PROCTOR
 STORE #114: (949) 421-2311

KEYNOTES

- 1) NEW EXTERIOR NETWORK PANELS
- 2) EXISTING SIGN LIGHTING ABOVE SIGN TO BE REMOVED
- 3) RETAIN EXISTING SIGN CABINET (71-3)
- 4) NEW SIGNAGE LIGHTING - PER SPEC
- 5) FACED BRICK TO BE REFINISHED (71-2)
- 6) REMOVE EXISTING BRICK FACED AND TRAMP, PATCH & REPAIR
- 7) BRICK LIGHTING TO REMAIN
- 8) PAINT EXISTING ACCENT TILES TO MATCH ADJACENT SURFACE
- 9) 3" MANDOCUT BAND UNLESS NOTED BY EXIST. CONDITIONS
- 10) ADDRESS NUMBERS ARE TO BE PAINTED (71-5)
- 11) POLY STONE MONUMENT SOGGS, PRESTONE, SOGGS, ETC. NEW STONES, GRANITE POSTS, REAR, FENCES, TROUSERS, AND URNS ARE TO BE PAINTED (71-2)
- 12) STONE VENEERS TO REMAIN UNLESS ALREADY PAINTED
- 13) ROOF TO DETAIL/MARKET PACE
- 14) EXTERIOR BUILDING LIGHT FIXTURE LAMPS ARE TO BE REPLACED WITH NEW LAMPS, REPLACE BRICKS OVER COVERS
- 15) RE-FINISH EXISTING COLUMNS (71-4)
- 16) EXISTING NEWSPAPER STANES TO BE REMOVED - COORDINATE WITH OPERATOR PERKS TO REMOVAL
- 17) RE-PAINT EXISTING SIGNIFICATION SYSTEMS (71-2)

EXT. MATERIAL/FINISH SCHEDULE

FINISH	DESCRIPTION
71-1	PAINT
71-2	MANUFACTURER: SERRINI WALLS PRODUCT/FINISH: SF 0170 - SEM COLOR: LIGHT GREY
71-3	MANUFACTURER: SERRINI WALLS PRODUCT/FINISH: SF 0100 - SEM COLOR: BROWN
71-4	MANUFACTURER: SERRINI WALLS PRODUCT/FINISH: SF 0100 - SEM COLOR: ALUMINUM HOLD
71-5	MANUFACTURER: SERRINI WALLS PRODUCT/FINISH: SF 0100 - SEM COLOR: CONCRETE RED
71-6	MANUFACTURER: SERRINI WALLS PRODUCT/FINISH: SF 0114 - SEM COLOR: WHITE
71-7	MANUFACTURER: SERRINI WALLS PRODUCT/FINISH: SF 0101 - SEM COLOR: BLACK GRAY
71-8	BRICK FINISHES
71-9	MANUFACTURER: DA TILE PRODUCT/FINISH: 2422 POLY-CONCRETE CONNECTION SYSTEM COLOR: POLY-CONCRETE COLOR: POLY-CONCRETE COLOR: POLY-CONCRETE

Proposed A.S.U. - Store #1144 - San Clemente, California - Exterior View #1

DEL TACO dt design studio

DEL TACO CORPORATION DEPARTMENT OF DESIGN AND CONSTRUCTION
 1000 POWERS BLVD, SUITE 1000, SAN CLEMENTE, CA 92673

EXISTING FAÇADES





Design Review Subcommittee (DRSC)

Meeting Date: November 12, 2014

PLANNER: Adam Atamian, Associate Planner

SUBJECT: **Minor Architectural Permit 14-386, Pico Welcome Mural**, a request to consider a mural on the wall of a commercial center located at 415 West Avenida Pico, within the Community Commercial portion of the West Pico Corridor Specific Plan.

BACKGROUND:

Project Description

The applicant proposes to paint a mural that is approximately 1,050 square foot on a street-facing wall located at the rear of the Hanson's Market building in the Pico Pavilion shopping center. The mural depicts a beach scene, framed in tropical plants and flowers, with the words "Welcome to San Clemente." The proposed mural is shown in the illustration below, and a larger image is included as Attachment 3.



Why is DRSC Review Required?

A Minor Architectural Permit is required because the project includes exterior modifications to a non-residential building. Review of the Minor Architectural Permit is the purview of the Zoning Administrator. The DRSC is tasked with ensuring building alterations are compatible and harmonious with the surrounding neighborhood and consistent with the Design Guidelines. DRSC comments will be forwarded to the Zoning Administrator.

Site Data

The subject property is located in the West Pico Corridor Specific Plan (WPCSP). This location is visible from a Primary Gateway identified in the General Plan, the Avenida Pico I-5 interchange, and is close to another identified gateway, the intersection of Avenida Pico and Calle de Los Molinos.

Built in 1988, the Pico Pavilion shopping center was designed in a contemporary Spanish style that includes white stucco walls, lightly articulated red tile roofs, and covered walkways along the shop frontages supported by columns and arches.

The proposed mural is located on a wall that directly faces Calle de Industrias and is also highly visible to traffic heading west on Avenida Pico. The rear wall is approximately 75 feet long, with the majority of it being 13 feet tall. The left side of the wall is part of a tower element that is nearly 28 feet tall at the roof ridge. The wall includes two service doors, two windows, a few electrical and service fixtures, and two gutter downspouts. Additionally, the tower element has a recessed vent that is approximately six feet tall and six feet wide.

ANALYSIS:

Recognizing the role of murals as a form of public art that 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 mural complies with this public art incentive because it is not considered a sign, as it does not advertise a specific business, service, or product. The mural is proposed to cover most of the wall, as shown in the rendering below.



Consistency with General Plan

Multiple Elements of the General Plan discuss public art on private property. The Gateways section of the Urban Design Element encourages, “the inclusion of public art in private development” (UD-2.09). The Public Services, Facilities and Utilities Element states that public art shall be supported and promoted in, “buildings, parks, open spaces and other public and private spaces” (PS-5).

In terms of design quality, the Gateways section of the Urban Design Element requires that new gateway area development include, “high quality design for buildings at visually significant gateway areas,” that includes, “appropriate entry design elements” that promote the Spanish Village by the Sea design identity. The subject matter of the proposed mural is generally representative of this design identity, especially the inclusion of the ocean scene and the flowering plant materials.

Consistency with WPCSP Design Guidelines

The applicable Design Guidelines for this location are contained in the WPCSP. The design objectives of the WPCSP are to: 1) “Direct specific project designs toward achieving visual harmony within the various West Pico Corridor neighborhoods”; and 2) “Define a consistent approach to... streetscape, ..., and other design elements”. The WPCSP area contains two recently approved murals, the Los Molinos Business District Mural, and the Drew Brophy Mural, shown in the pictures below. Though the location of this mural is at a City gateway and is more visible than the other two, the subject matter is equally representative of the City’s Spanish Village by the Sea character, and consistent with the overall WPCSP area.





RECOMMENDATIONS:

While the proposed mural's design quality is consistent with other approved murals, and the subject matter is compatible with the design goals of the General Plan and the WPCSP, staff has concerns about the scale of the mural. Both of the other murals approved in the WPCSP area are of a more modest scale in terms of their coverage of the walls on which they are located. The Los Molinos Business District Mural, though large, maintains a frame of white wall around it. Additionally, this mural is necessarily large as the wall it is on is immense.

The Drew Brophy Mural is more comparable to the application of the proposed mural because it is on a building, not a free-standing wall, where there are interactions with the roofs and windows. Though the building where the Drew Brophy Mural is placed is not a Spanish design, this example demonstrates how framing a mural into a wall can help to maintain the architectural integrity of the building. In addition, this type of placement and scale helps showcase the mural as a distinct component of public art.

In the proposed location, staff is concerned that the mural overwhelms the building façade. While the Pico Pavilion is a more contemporary Spanish design, the WPCSP states that, "[Pico Pavilion] does reflect a contemporary Spanish style of architecture which sets a **minimum** standard for new development in the Pico Community Commercial Area" (Section 107.I.b). There are few buildings in this gateway area visible from Avenida Pico that are designed in a Spanish style. As this proposal is located on a major thoroughfare, staff is concerned that this mural has the potential to detract from the architectural integrity of the center, and diminish the already minimal presence of Spanish-style architecture in the area.

Staff recommends that the mural be reduced in scale in a way that is more sensitive to, and better maintains, the center's Spanish architecture. This could be accomplished by pulling the edges of the mural away from the wall's edges and breaking up the mural into smaller segments. The visual impact of this type of change is demonstrated in the example below of the Ralph's tile murals at 801 South El Camino Real. While staff would support a mural larger than the art pieces in this example, it is staff's position that the proposed project would further enhance the building's architecture if the mural is modified to provide a similar amount of architectural relief as that shown.



Staff seeks DRSC comments on the proposed project and staff recommendations. Following final review and comment by the DRSC, the project will be forwarded to the Zoning Administrator for consideration.

Attachments:

1. Location Map
2. Photo of Building
3. Illustration of Proposed Mural



ATTACHMENT 1

LOCATION MAP

Minor Architectural Permit 14-386
415 E. Avenida Pico



No scale 

ATTACHMENT 2



415 East Avenida Pico, Rear wall of Hanson's Market

ATTACHMENT 3



Illustration of Proposed Mural



Design Review Subcommittee (DRSC)

Meeting Date: November 12, 2014

PLANNER: Cliff Jones, Associate Planner

SUBJECT: Conditional Use Permit 14-228 / Minor Cultural Heritage Permit 14-229, Fig at 313, a request to consider allowing minor exterior changes to a historic building to accommodate a restaurant use, a full range of alcohol for on-site consumption, and a shared off-site parking agreement. The historic building is located at 313 North El Camino Real.

BACKGROUND:

Background / Project Description

The three level 2,164 square foot structure was built in 1927. The property has a Historic Property Preservation Agreement (HPPA), or "Mills Act." The required improvements identified within the HPPA contract, identified in Attachment 2, will be completed as a condition of approval with this project. The property is a mixed use site containing one 634 square foot residential unit on the third level and a 1,530 square foot commercial space on the first and second level that was previously occupied by an office use; Peligroso Tequilla. Prior to the owner purchasing the property in 2012, the 200 square foot garage was illegally converted to habitable space. The owner is requesting to legalize the single-car garage conversion to habitable space with the proposed project. The owner is also requesting to establish a 47 seat restaurant with the full service of alcohol and off-site parking. The attached plans provide additional detail.

Why is DRSC Review Required?

Zoning Ordinance Table 17.16.100B requires a Minor Cultural Heritage Permit (MCHP) because the project involves minor exterior changes to the historic property and conversion of the garage to habitable space, which constitutes a 200 square foot expansion to a non-conforming historic structure. Per the Nonconforming Ordinance, a MCHP is required to allow additions to a nonconforming structure provided the cumulative expansion is less than 50 percent. The request to legalize the 200 square foot garage to habitable space is a 32 percent expansion. MCHPs are reviewed by the DRSC to ensure the project is consistent with City Design Guidelines and the Secretary of the Interior Standards. The applicant is also requesting a Conditional Use Permit (CUP) to allow a full range of alcohol for on-site consumption and to allow shared off-site parking within 500 feet of the proposed restaurant. The CUP aspect of this application will be considered by the Planning Commission at a future public hearing.

Site Data / Historic Structure

The subject site is a 4,000 square foot through lot located in the Mixed-Use zoning district, and within the Architectural and Central Business Overlays (MU3-CB-A). The lots fronts North El Camino Real with access to the rear from Avenida De La Estrella. The property contains a one- and two-story building designed in the Spanish Colonial Revival style. The building has shed roofs at the portions flanking the entryways as well as in the front and rear of the main portion of the building. Two four-sided cupolas - with hipped and front-gable tile roofs - emerge from the two-story rear wing. An open central courtyard separates the front and rear portions of the building. The fenestration consists of original wood fixed windows throughout the building that are symmetrically arranged. The building retains its original door frames and storefronts. Refer to Attachment 3 for additional information on the historic resource.

ANALYSIS:

The applicant proposes to incorporate traditional materials in keeping with the Spanish Colonial Revival style of the historic building and the requirements of the Architectural Overlay. The exterior changes include: 1) Repair plaster and paint white as needed; 2) Paint wood elements dark brown as needed; 3) Install new hardware to doors and windows as required per Building Code; 4) Replace existing black fabric on awnings; 5) Install wrought-iron railing with glass windscreen around waiting area and around small outdoor dining area in front of the building; 6) Install new exterior light fixtures on building façade fronting El Camino Real and facing interior courtyard; 7) Replace brick on low lying plaster walls as needed; 8) Install wood doors in courtyard with single glass inset to match existing wood doors at the front of the building; 9) Construct a raised planter with low lying plaster walls and brick atop that houses fig specimen tree; 10) Construct a free standing metal screen with gas light fixtures abutting adjacent northern building wall; 11) Construct a free standing wood screen with arch opening within courtyard; 12) Install internally illuminated individual letter sign at front of building; and 13) Construct low plaster planter walls painted white with brick cap at the entry fronting Avenida De La Estrella.

Development Standards

No expansion of the building footprint or height is proposed. The structure has legal and illegal nonconforming parking attributes. The structure is legal nonconforming because the commercial use has only two parking spaces and current code requires seven, as detailed in Table 1 below. The single-car garage space is illegal nonconforming because it was converted to habitable space at an unknown time, prior to the owner purchasing the property. Three off-street parking spaces are approved for the use; one single-car garage for the residence and two spaces for the commercial use. To meet parking requirements the owner proposes to provide all required commercial parking off-site within 100 feet at the San Clemente Presbyterian Church and convert one commercial space to a residential space to legalize the conversion of the garage to habitable space. The other commercial space is being eliminated to provide a trash enclosure on-site.

Table 1 – Parking Compliance with MU3 Zone

Use	Parking Standard	Hours of Operation	Parking Required	Parking Provided
Restaurant				
Indoor Seats (34)	1 space per 5 seats	5:30pm to 11pm	7 spaces	12 spaces (7 off-site spaces & 5 spaces granted**)
Outdoor Seats (13)			0 spaces*	
Residential Unit	2 spaces per unit	N/A	1 space***	1 space

* According to Table 17.28.205B Parking Requirements for Outdoor Dining, restaurants with 32 seats or more are granted 16 outdoor seats with no additional parking required.

**According to 17.72.060 Nonconforming Use Restrictions(C)(2) "A permitted use may be changed to another permitted use. If the required number of parking spaces is not provided, the proposed use shall have the same number or greater parking spaces than the existing use, or sufficient parking spaces shall be added for the new use to meet Zoning Ordinance requirements." The 1,530 square foot tenant space was historically an office use. The parking requirement for office is 1 per 350. Rounded up the tenant space is granted 5 spaces (1,530/350 = 4.37).

*** The Nonconforming Ordinance allows for nonconforming structures to expand up to 50% and not make-up for deficiencies in parking.

Design Guidelines

The proposed project meets the Design Guidelines which require Spanish Colonial Revival (SCR) architectural elements within the Architectural Overlay by incorporating SCR details. Table 2 summarizes the project's consistency with the Design Guidelines.

Table 2 – Project Evaluation

Design Guideline or Policy	Project Consistency	Comments
Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture (Design Guidelines II.C.2)	Consistent. Proposed architectural details (materials and colors) generally follow SCR style.	Specific architectural recommendations to improve project's consistency with Spanish Colonial Revival architecture and Design Guidelines are recommended in table 3.

Design Guideline or Policy	Project Consistency	Comments
Incorporate defined outdoor spaces, including courtyards, patios, plazas and courtyards (Design Guidelines II.C.3)	Consistent. The project utilizes the existing courtyard area facing El Camino Real creating an outdoor dining area and an outdoor waiting area for the restaurant.	Specific architectural recommendations to improve project's consistency with Spanish Colonial Revival architecture and Design Guidelines are recommended in Table 3.

Secretary of the Interior's Standards

The Zoning Ordinance Section 17.16.100 and the Design Guidelines require the project to comply with the Secretary of the Interior's Standards. Standard 9 is the most important for the project because it is related to additions. Standard 9 states:

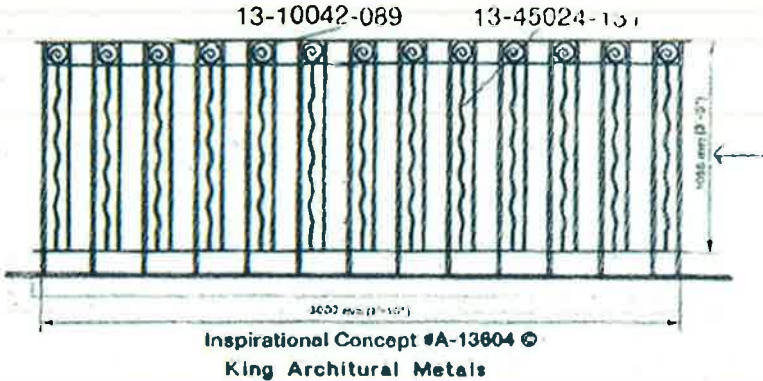



"New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."


The project is designed to minimize impacts to the historic structure and to comply with the Secretary of the Interior's Standards. The exterior changes, excepting the signage and glass windscreen, are compatible with the historic portion of the building for the reasons stated earlier in the report. The new improvements, excepting stucco repair and new paint, will not match the aged materials, textures and colors of the historic building exactly.

RECOMMENDATIONS:

Staff supports the overall design of the project but does have some minor suggestions to improve the architecture of the building and enhance the project's consistency with the Design Guidelines as outlined in Table 3 below. Images provided are for reference only, providing examples of successful SCR design elements.

Table 3 – Architectural Recommendations

Recommendation	Sample Image
<p>1. Staff is supportive of the solid wrought-iron railing design. The circular design at the top of the rail matches the circular plaster detail at the front of the building as seen in the image to the right. However, staff is concerned with the glass windscreen installed on the interior face as it is not a traditional element. Staff recommends this feature be removed.</p>	 <p>13-10042-089 13-45024-131</p> <p>3600 mm (11'-10")</p> <p>Inspirational Concept #A-13604 © King Architural Metals</p> 
<p>2. New signage should be traditional in appearance consisting of sand blasted wood, painted signage with goose neck lighting, or pinned metal letters. Interior illuminated signage is not allowed within the Architectural Overlay.</p>	 

Recommendation	Sample Image
<p>3. To assure that exterior details are traditional in appearance and compatible with the historic resource, staff recommends a conditions of approval requiring Planning approval of all exterior details prior to purchase and installation.</p>	

CONCLUSION:

The comments provided are intended to bring the project more into conformance with Design Guidelines. Staff seeks the DRSC’s comments and welcomes any additional recommendations.

Attachments:

1. Location Map
2. HPPA Contract Improvements
3. Historic survey of 313 North El Camino Real
4. Photos

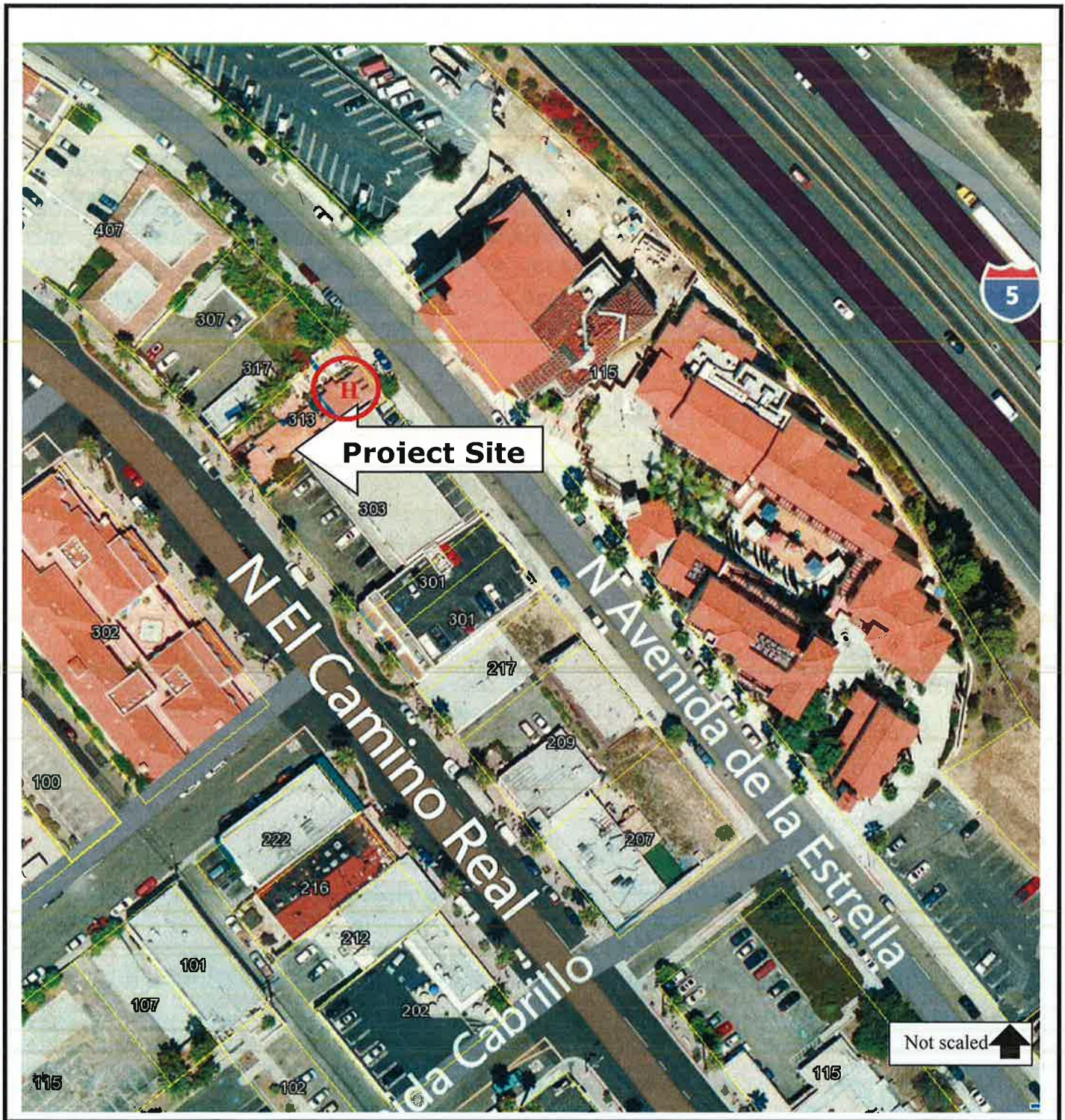
Plans



LOCATION MAP

ATTACHMENT 1

CUP 14-228 / MCHP 14-229, Fig at 313
313 North El Camino Real



Resolution No.

EXHIBIT 3

HISTORIC PROPERTY IMPROVEMENTS TO BE COMPLETED

Completion Date	Historic Property Improvements
December 31, 2013	1. The exterior walls to the property have cracked and are in need of repair.
December 31, 2014	2. Relocate or paint the ducting on the roof of the commercial building the same color as the roof. 3. Replace the metal tubed railing near the residential unit with a wrought iron railing or remove completely.
December 31, 2015	4. Repair stucco where needed and paint the eaves windows and doors a consistent color 5. Replace the awnings that are not a traditional design to Spanish style awnings. All of the awnings should be a traditional design and compatible with the building.
December 31, 2016	6. Remove the non-traditional skylights and replace with a traditional designed skylight or remove the skylights and tile over the area. 7. Replace broken roof tile.
December 31, 2017	8. Replace the non-traditional gutters with copper or metal half round gutters.
December 31, 2018	9. Repair or rebuild the courtyard walls that were damaged by the landscaping.
December 31, 2019	10. Replace the deteriorated hardscape with Ole Hanson paver or other traditional material that is compatible with the historic structure.
December 31, 2020	11. Replace non-traditional doors and windows with traditionally designed wood windows and doors.
December 31, 2022	12. Replace the non-traditional light fixtures with Spanish style light fixtures that are in scale with the building.

PRIMARY RECORD

Other Listings

Review Code _____ Reviewer _____ Date _____

Page 1 of 3

Resource Name or #: 313 N EL CAMINO REAL

P1. Other Identifier: Riley's Waffle & Coffee Shop

P2. Location: Not for Publication Unrestricted a. County Orange
and (P2b and P2C or P2d. Attach a Location Map as necessary.)

b. USGS 7.5' Quad Date T; R; 1/4 of 1/4 of Sec ; B.M.

c. Address 313 N El Camino Real City San Clemente Zip 92672

d. UTM: Zone ; mE/ mN

e. Other Locational Data: Assessor Parcel Number: 057-133-13

P3a. Description:

The property contains a one- and two-story commercial building with a rectangular plan and wood-frame construction. Designed in the Spanish Colonial Revival style, it has shed roofs at the portions flanking the entryways as well as in the front and rear of the main portion of the building. Two four-sided cupolas - with hipped and front-gable tile roof - emerge from the two-story rear wing. An open central courtyard separates the front and rear portions of the building. The fenestration consists of original wood fixed windows throughout the building and are symmetrically arranged. The building retains its original door frames and storefronts. Alterations include non-original doors. The building is in good condition. Its integrity is fair.

P3b. Resources Attributes: 06 Commercial Building, 1-3 stories

P4. Resources Present: Building Structure Object Site District Element of District Other



P5b. Description of Photo:

West elevation, east view. May 2006.

P6. Date Constructed/Sources:

Historic Both
 Prehistoric

1927 (E) Tax Assessor

P7. Owner and Address:

Colby, Mary E. 1710 Calle De Los Alamos

P8. Recorded by:

Historic Resources Group, 1728
Whitley Avenue, Hollywood, CA
90028

P9. Date Recorded: 9/18/2006

P10. Survey Type:

City of San Clemente Historic
Resources Survey Update

P11. Report Citation: None.

Attachments: NONE Location Map Sketch Map Continuation Sheet Building, Structure, and Object Record
 Archaeological Record District Record Linear Feature Record Milling Station Record Rock Art Record
 Artifact Record Photograph Record Other:

BUILDING, STRUCTURE, AND OBJECT RECORD

Page 2 of 3

NRHP Status Code 3D

Resource Name or #: 313 N EL CAMINO REAL

B1. Historic Name: Riley's Waffle & Coffee Shop

B2. Common Name: (Unknown)

B3. Original Use: Commercial

B4. Present Use: Commercial

B5. Architectural Style: Spanish Colonial Revival

B6. Construction History:

B7. Moved? No Yes Unknown

Date: Original Location:

B8. Related Features:

B9a. Architect: (Unknown)

b. Builder: (Unknown)

B10. Significance: Theme Ole Hanson/Spanish Village by the Sea Area City of San Clemente

Period of Significance 1925-1936 Property Type Commercial Applicable Criteria A

This one- and two-story commercial building was built in 1927. This property is a unique example of the Spanish Colonial Revival style as represented in San Clemente. This property appears eligible as a contributor to a potential National Register district under Criterion A for its association with the Ole Hanson/Spanish Village by the Sea period of development. It also appears eligible at the local level as a contributor to a potential historic district. It is recommended for retention on the Historic Structures List.

B11. Additional Resource Attributes: 06 Commercial Building, 1-3 stories

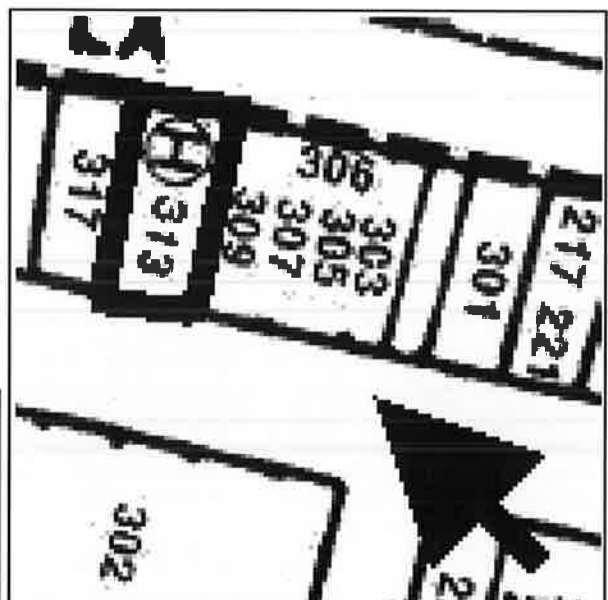
B12. References: Orange County Tax Assessor Records; Historic Resources Survey, Leslie Heumann and Associates, 1995.

B13. Remarks: (none)

B14. Evaluator: Historic Resources Group, Hollywood, CA

Date of Evaluation: 9/18/2006

(This space reserved for official comments.)



CONTINUATION SHEET

Page 3 of 3

Resource Name or #: 313 N EL CAMINO REAL

Recorded by: Historic Resources Group

Date: 9/18/2006

Continuation Update

Photographs of the Subject Property, Continued:











313



















