

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
JANUARY 28, 2015**

Subcommittee Members Present: Bart Crandell, Julia Darden and Jim Ruehlin

Staff Present: Jim Pechous, Cliff Jones, Sean Nicholas and John Ciampa

**1. MINUTES**

Minutes from January 14, 2015 meeting

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEM**

**A. Cultural Heritage Permit 14-396/Minor Exception Permit 14-395, Berardi Duplex (Ciampa)**

A request for a second story addition to a legal nonconforming duplex that is adjacent to two historic houses. The project site is located at 314 North Ola Vista within the Residential Medium (RM) zoning district.

Associate Planner John Ciampa summarized the staff report.

Subcommittee Member Ruehlin asked staff if the mechanical equipment would be visible from the adjacent apartment building. Staff responded stating that the equipment would not be visible based on the height of the building and the line of sight to the mechanical equipment.

Subcommittee Member Darden asked the applicant if he would be willing to paint the roof well the same color as the roof to help blend it in with the roof in case it is visible from any adjacent decks. The applicant responded stating they would comply with the request.

Subcommittee Chair Crandell stated that the duplex is taking on a Monterey design and if the first and second story windows were centered over each other it would improve the uniformity and the design of the building. He showed examples of the window designs and configurations to the applicant, staff, and the other Subcommittee members. The applicant responded stating they would comply with the request.

Chair Crandell also stated that the roof plan and elevations were not consistent. He showed the applicant where the inconsistencies were located on the plans and how the design could be revised. The applicant assured the Subcommittee the roof and elevations would be modified to accurately reflect the proposed project design.

The other Subcommittee members agreed with Chair Crandell's comments on the roof design and recommended modifications to the windows.

Member Darden stated that she did not feel the ornamental elements added under the gabled roofs were necessary because of the architectural style of the house and could be eliminated. The other Subcommittee members agreed and the applicant stated that he would eliminate the feature.

The Subcommittee requested the applicant show the revised plans to the Subcommittee prior to moving forward to the Planning Commission to ensure the recommended modifications were addressed and the project was ready for Planning Commission. The applicant agreed to comply with the Subcommittee's request.

**B. Discretionary Sign Permit 13-243, SC Professional Plaza Monument Sign, 653 Camino De Los Mares (Nicholas)**

A request for a new monument sign for an existing multi-tenant commercial buildings located at 653 Camino De Los Mares within the Community Commercial (CC2) Zoning District.

Associate Planner Cliff Jones summarized the staff report.

The applicant, Blair with Signs Plus, clarified that the issue was the modern design of the edges of the sign.

The Subcommittee agreed that the recommended stucco columns on the side will make the sign more "Spanish" in appearance.

The applicant indicated he is concerned about durability of a faux wood, so he would prefer to keep the aluminum design on the trellis. On that issue, the Subcommittee recommended using wood rather than faux wood or aluminum.

The Subcommittee agreed that the design had improved from the previous design. The Subcommittee indicated there are some concerns regarding the height of the monument sign in total. Additionally there was some concerns regarding the color scheme used for the individual tenant names.

The Subcommittee suggested looking at that more and being more complimentary to the design of the building will help the overall look and visibility of the signage.

The Subcommittee also provided comments regarding the name plate copy and indicated its' design was too modern and needed to be revised.

The Subcommittee agreed that the trellis cap should still extend beyond the sign, and that the tenant panel signs should be lighter panels with darker writing on the panels. The Subcommittee suggested a similar approach should be used for the large project site identification panel. The Subcommittee indicated that something needs to be done to help lighten up the color overall for the sign.

The Subcommittee asked to ensure that all exterior lighting is dark sky compliant and avoids light trespass and pollution.

The Subcommittee requested the item return to DRSC prior to Planning Commission.

**C. Minor Architectural Permit 15-021, Beach Restroom Enhancement**  
(Nicholas)

A request to remodel and improve the public beach restrooms located at T-Street and Boca.

Associate Planner Sean Nicholas summarized the staff report. Staff also provided an option that included just a “freshen up” of the existing exterior without any real modifications. Staff indicated they are still evaluating both options in terms of budget and at this time staff do not have a recommendation regarding Spanish or general maintenance to the exterior.

The Subcommittee agreed, not discussing the budget, that the Spanish Design was preferable. A key reason being that it identified the restrooms as being on San Clemente’s Beach, the Spanish Village by the Sea, versus a bathroom you would find on a State Beach. Though the Subcommittee understood that there was no requirement that an existing building be converted to Spanish architectural style, especially since no addition is being made. They also indicated that they know that the ultimate design will depend on budget, and any improvement will be a benefit to the community.

**D. Pre-Application 14-413, Verizon at Little Inn** (Jones)

A request to review design, massing, height, and scale of two proposed hotel towers which would conceal cellular antennae. The site is located at 1819 S. El Camino Real within the Neighborhood Commercial (NC3) zoning district.

Associate Planner Cliff Jones summarized the staff report. Mr. Jones indicated that staff support of the CUP to exceed the height limitation is contingent upon the applicant providing substantial evidence why the 1.5’ projection above the height limit is necessary and that the tower extensions

are an architectural enhancement to the building design that improves the appearance of the neighborhood.

The Subcommittee indicated that they felt as though it would be a challenge to add the towers in a manner that would enhance the architecture. They agreed with staff that substantial evidence should be provided why the 1.5' projection above the height limit is necessary.

The Subcommittee indicated that perhaps a shortened tower with a dome or perhaps two towers with differing styles could be added that could enhance the architecture of the building. However, the Subcommittee reiterated that they were unsure whether the revised towers would improve the architecture of the building. The Subcommittee also suggested the applicant eliminate or hide the ladder visible on the south side of the tower.

The Subcommittee thanked Mr. Jones for his thorough staff report.

**E. Pre-Application 14-412, Verizon at 629 Camino De Los Mares (Jones)**

A request to review design, massing, height, and scale of four proposed cupolas atop an office building which would conceal cellular antennae. The site is located at 629 Camino De Los Mares within the Community Commercial (CC2) zoning district.

Associate Planner Cliff Jones summarized the staff report.

The Subcommittee agreed with staff that substantial evidence should be provided why the 2.5' projection above the height limit is necessary. The Subcommittee also agreed that the cupola should span the width of the building element below it for architectural symmetry and should have parapet roof/walls and all four sides.

The Subcommittee was not sure whether a traditional barrel tile roof with mortar packing, as recommended by staff, would improve the Contemporary architecture of the building and recommended the applicant explore a variety of options to improve the architecture of the building. The Subcommittee also recommended the applicant explore whether stucco recesses on the cupola walls could add to the architecture.

The Subcommittee indicated that they could be supportive of the design of this project provided additional improvements to the building architecture were made.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held February 11, 2015 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

---

Bart Crandell, Chair

Attest:

---

Cliff Jones, Associate Planner