

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
March 11, 2015**

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

Staff Present: Cliff Jones and Adam Atamian

**1. MINUTES**

Minutes from February 25, 2015 meeting approved.

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

**A. Sign Exception Permit 14—512/ Amendment to Discretionary Sign Permit 06-044, Talega Village Center Master Sign Program Amendment (Atamian)**

A request to consider modifications and additional signage to the Master Sign Program of the Talega Village Center located at 831 Via Suerte.

Associate Planner Adam Atamian summarized the staff report.

Natalie Chavez, applicant and representative of the Talega Village Center property management company, spoke about the project and the reasoning for the increase in signage size and locations for the tenant, Mission Heritage Medical Group.

The DRSC asked staff about certain signage aspects of the site, including existing tenant unpermitted signage, new parking lot signs installed by the property management company, Equity One, the difficulties of installing signage on the monuments, and the possibility of removing currently permitted sign locations in the Master Sign Program in exchange for a new location. Mr. Atamian responded stating that staff will investigate the unpermitted signage, and that the applicant would need to propose all Master Sign Program modifications, such as removing current sign locations, as part of their application.

The DRSC discussed the project and stated the following concerns:

1. The amount of signage and the multiple sign locations appears out of scale with the medical office use. Medical office is not an impulse-type of business, nor does it require the kind of visibility that an urgent care would need.
2. Avenida Vista Hermosa is a Major Urban Corridor. Signage for tenants visible from the street should be minimized to maintain the

design aesthetic for scenic corridors. Additionally, the DRSC found that tenant signage on the monuments does not comply with the original concept of the monuments and is not consistent with the intent of the Talega Specific Plan design guidelines.

The DRSC recommended that the applicant propose an amendment that removes the permitted signage locations on the “Shops 3” building elevation that faces Avenida Talega (except for the two tower element sign locations on either side of that elevation), and replace them with the one sign proposed for the middle pop-out. The DRSC requested that modifications to the project be returned for additional review.

**B. Amendment to Cultural Heritage Permit 14-168/ Amendment to Minor Exception Permit 14-249, Pearce Residence (Jones for Ciampa)**

A request for an amendment to revise the design for an addition to a single family residence that is located adjacent to a historic house. The project site is located within the Residential Low (RL) zoning designation at 139 West Avenida Cadiz.

Associate Planner Cliff Jones summarized the staff report.

The applicant, Iain Buchan, stated that the revised design was based on the owner's needing to drive down the cost of the project to make it affordable. To reduce the cost the design was scaled back and modified to a single pitched roof with the elimination of the offset wall designs. He provided clarification stating that the area adjacent to the proposed second story addition is not adjacent to a courtyard and that the addition is next to the carport and the driveway to the detached garage and the back of the historic site. He also noted that the building pad of the historic house sits approximately three feet above the subject property and has a significant amount of mature landscaping that screens much of the property.

Historical Society Member, Larry Culbertson, stated that the project is compatible with the historic structure; however, he was concerned the house is growing in size and it only required to maintain the one car garage because it was built in 1961. He stated that by today's standards a two car garage would be required. He expressed his concern that projects without a two car garage have an impact on the neighborhood's street parking. He requested the City address these issues to resolve the parking problems.

Subcommittee Member Ruehlin stated that he does not have a concern with the project because the historic house sits at a higher elevation than the subject property and the addition is located towards the back of the house.

Chair Crandell asked the applicant to justify the request for the MEP to reduce the rear yard setback for the first and second story addition at the back of the house. The applicant responded stating the encroachment for the first floor is needed to allow for the proposed floor plan. He noted that the size of the rooms for the first floor are modest and are confined to the first floor to reduce the height of the project. The applicant stated that there is no articulation to step the second story back to the required 10 feet because offsetting the second story would add to the cost of the project. He did mention that the addition would be kept to 18 feet so they would not be taking advantage of the 25 foot height requirement and limit the impact to the adjacent properties.

Subcommittee Member Darden stated that after reviewing the project and receiving the additional information from the applicant that she understood that the proposed addition is not adjacent to a courtyard and it is actually a carport and drive way. She expressed her general concerns of projects that are adjacent to historic courtyards and that they should provide additional setbacks to not impact these historic features. She stated that in this case she is not concerned with the project design because the historic site sits at a pad elevation that is three feet taller than the subject property, the addition is located at the back of the house behind the historic carport, and the addition is kept to 18 feet in height. She further stated that these design elements and the topography of the site do not create a perception of a looming wall adjacent to the historic house and she is supportive of the project.

The DRSC was in favor of the CHP entitlement. Chair Crandell stated that while the MEP for the reduced rear yard setback is not part of the purview of the DRSC he had concerns with the request. He recommended the applicant provide justification that the MEP is warranted for both the first and second floor when the project is taken forward to a public hearing. The DRSC was supportive of the project moving forward to the decision body for public hearing.

**C. Site Plan Permit 14-490/Conditional Use Permit 14-491/Cultural Heritage Permit 14-492, Simmzy's Restaurant (Jones)**

A request to consider the construction of a two-story restaurant building on the vacant lots at 225 Avenida Del Mar located within the Mixed Use zone, Central Business, Architectural and Coastal Overlays, MU3.1-CB-A (CZ).

Associate Planner Cliff Jones summarized the staff report and staff's recommendations.

The applicant's architect, Michael Luna, indicated that they were in agreement with staff's recommendations. Mr. Luna indicated that he

disagreed with staff's comment that inadequate first floor mass is provided to visually support the weight of the building.

Chair Crandell and Subcommittee Member Ruehlin indicated that they were ok with the massing of the architecture.

Subcommittee Member Darden shared staff's concern about the first floor massing and suggested Mr. Luna look into ways of providing additional stucco mass to the first floor.

Larry Culbertson, Historical Society Member, indicated that he did not think the project had an impact to the historic building and that it complimented it. He did not have a concern with the massing of the building. He agreed with staff that a water feature would be a nice amenity for the project.

The Design Review Subcommittee concurred with the following staff recommendations:

1. Additional detail should be added to the front entry.
2. Covered patio should contain exposed wood beams and terra cotta floor tiles.
3. Windows and door types should be indicated on the plans. Windows and doors should have lites and be recessed 12" to 18" as suggested in the Henry Lenny Design Guidelines. The Subcommittee added that the first floor windows and doors should be constructed of wood per the Window/Door Material Policy for the Downtown Architectural Overlay.
4. Spanish tile should be added to the stair risers.
5. Wrought-iron railing design should be simple and utilize a pattern of two straight bars then one twist.
6. Wood corbels should be 6" x 8" to be in scale with the building. Corbels should be rough & resawn and painted dark brown.
7. Fascia boards should not be included in the design.
8. Details are needed with regards to the chimney.
9. Gutter details are needed and should be shown on the elevations. Downspouts and filters should be located within the building wall if possible.
10. Trash enclosure design details are needed. Trash enclosure design should be Spanish Colonial Revival style similar to the one constructed by the City in the Avenida Granada public parking lot.

The Subcommittee members agreed that the second story outdoor fireplace was a nice amenity and it replaced the need for the fountain suggested by staff.

The Subcommittee members had the following additional recommendations for the project:

1. Applicant should provide additional vines on the white stucco property line walls surrounding the rear parking lot.
2. Landscape should be provided on the second story trellis facing Avenida Del Mar.
3. Three dimensional renderings should be provided for the public hearing.
4. The arch on the right side of the building should be removed because the supporting columns are not large enough for the arch.
5. The lighting should be low-sale and fully shielded so that nearby residents are not impacted.

The Subcommittee members suggested the project move forward to the Planning Commission unless substantial changes are made to the first floor massing.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ADJOURNMENT**

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