

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
April 15, 2015**

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

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

1. MINUTES

Minutes from March 25, 2015 meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Amendment to Discretionary Sign Permit 08-475, Vista Hermosa Master Sign Program Amendment – Courtney’s Banners (Nicholas)

A request to consider an amendment to the Vista Hermosa Sports Park Master Sign Program to include light pole banner signs for the Courtney’s Sandcastle portion of the park.

Associate Planner Sean Nicholas summarized the staff report.

The Design Review Subcommittee members individually or as a group provided the following comments:

- The yellow lines on the banner were too busy, and should be either solid yellow or match the top and bottom of the blue elevation.
- Make sure the yellow is a rich color and stands in contrast to the color of the various “senses” images.
- Make sure that the banners are anchored at the top and bottom so that the wind does not blow them around.

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

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 project applicant, Michael Luna, identified the differences in the project design from when the DRSC previously reviewed the project on October 29, 2014. The differences include additional articulation, broken up wall planes, and increased setbacks on the upper floors.

The DRSC mentioned the following points related to the project design and its proximity to the adjacent historic structures:

- Importance of landscaping to soften the view of the development.
- The trees proposed at the back of the property should provide more vertical canopy and not spill over to the historic properties. A possible condition of approval should be added to the project to ensure vertical landscaping is maintained at the rear of the property to soften the relationship between the project and the historic structures.
- Use of divided lite windows for the more prominent elevations visible from the pedestrian level to be consistent with the Henry Lenny Design Guidelines.
- Incorporate a garage into the project design to comply with the General Plan.
- Light fixtures should comply with dark skies policies from the General Plan.
- Canned lighting for the upper decks should be located behind beams or other locations to not be visible from the street.
- Requested the applicant review the plants proposed to ensure they are compatible in a coastal environment and will flourish.
- The trees proposed at the back of the property should provide more vertical canopy and not spill over to the historic properties. A possible condition of approval should be added to the project to ensure vertical landscaping is maintained at the rear of the property to soften the relationship between the project and the historic structures.
- Front elevation stairs should have decorative tile.
- Added articulation, topography, design compatibility, and the setting of the project within the Residential High zoning district with similar sized projects in the immediate vicinity contribute to the projects compatibility with the historic structures.

The Subcommittee recommended the project should move forward to Planning Commission for their consideration.

C. **Cultural Heritage Permit 14-514, Haft Duplex** (Jones)

A request to consider the construction of a 3,154 square foot duplex located at 227 Avenida Granada within the Residential Medium zoning district and Architectural and Coastal Overlays (RM-A-CZ).

Associate Planner Cliff Jones summarized the staff report.

The Design Review Subcommittee members individually or as a group provided the following comments:

- Concurrence with staff recommendations.
- No concern with the size of the building or its massing.
- Windows and doors fronting Avenida Granada should be recessed the deepest.
- Applicant should consider use of 6" half round copper gutters if allowed per code. If not, dark brown 6" half round gutters can be considered.
- Garage doors, eaves and corbels should be stained dark brown.
- The arbor, if allowed by code, should have return walls that are 6 to 8 feet in length.
- Roof deck perimeter walls could benefit from the addition of more solid wrought-iron. Wrought-iron would visually disappear into the roof better than white stucco walls.
- Wrought-iron detail on the second story window facing the southern courtyard should be removed.
- Courtyard space is a nice component of the project.
- The building pop outs and recesses create shadow and interest.
- Lites should be added to all windows.
- The stucco block grille at the rear should be deeply recessed with a window behind.
- Stucco corbels should be added to the southern elevation to match the stucco corbels in the front, both in terms of look and proportionality.
- The square recessed entry on the southern elevation should have corbel details in upper corners.

The Subcommittee recommended the project should move forward to Planning Commission for their consideration.

D. **Discussion: Murals in the Architectural Overlay**
(Subcommittee Member Darden)

Present a recent mural Subcommittee Member Darden viewed and discuss the stylistic qualities and if it is appropriate for the Architectural Overlay. This will help continue the conversation of mural styles in the Architectural overlay.

Subcommittee Member Darden presented some examples of murals for discussion.

Michael Luna, architect, recommended that art in the Architectural Overlay should be within a Spanish Colonial Revival style frame while the art within the frame be allowed to be a variety of styles not just Spanish Colonial Revival style.

City Planner Jim Pechous indicated that some cities allow for a variety of temporary art on predesignated areas in the city. In Santa Barbara's Paseo Nuevo, which is a historic district, all art is reflective of the Spanish Colonial Revival style and the history of the area. The art is on tile, traditionally framed, and within a limited percentage of a building facade.

The Design Review Subcommittee members individually or as a group provided the following comments:

- Within the Architectural Overlay, art should be in a style that is reflective of the Spanish Colonial Revival period of development and the people that lived during that time.
- Art should be high quality.
- Art should utilize materials typical of Spanish Colonial Revival architecture and framed in a traditional manner.
- Art should occupy a limited percentage of a building facade, as typically seen in Spanish Colonial Revival architecture.
- Recommended staff develop interim design guidelines for the Architectural Overlay until new design guidelines are approved.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held April 29, 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

DRAFT