

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
June 10, 2015**

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

Staff Present: Cliff Jones, Sean Nicholas and John Ciampa

1. MINUTES

Minutes from May 27, 2015 meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Conditional Use Permit 15-171, Southern Extension to the San Clemente Beach Trail (Jones)

A request by the City to allow the extension of the San Clemente Beach Trail approximately 1,400 feet from Avenida Calafia to the State Campground railroad underpass.

Associate Planner Cliff Jones requested that the item be continued to a date uncertain to allow staff to look at alternative designs.

The Subcommittee agreed to continue the item to a date uncertain.

B. Variance 14-474/Conditional Use Permit 14-475, Capo Shores Walls and Landscaping (Gregg)

A request to consider a variance for a decorative block wall with accent columns in excess of six feet in height between the railroad tracks and the Capistrano Shores Mobile Home Park, along with a Conditional Use Permit to allow the accessory structures, landscaping, and utility improvements in an open space zone at 1880 N. El Camino Real within the Open Space zoning district and Coastal Zone Overlay (OS2-S2-CZ).

Associate Planner Amber Gregg summarized the staff report.

The Design Review Subcommittee either individually or as a group discussed the following items:

- Concern about the species of trees selected may be too tall. Recommended the applicant have their landscape architect work with the City's landscape architect to review species and work

together to come up with an acceptable species that would not block views and would thrive close to the ocean.

- Expressed support for the basic design of the column but to bring the height down to 10 feet and make them more integrated with the wall.
- Expressed support for the basic design of the project but noted that proportions were a concern. They recommended the applicant look at proportions and spacing of the columns on the wall, and make sure there is the right rhythmic pattern to the columns for variation.
- Recommended that the project match the pavers in the area.

The Subcommittee recommended the project return to the Design Review Subcommittee for final review.

C. Conditional Use Permit 15-107, Verizon Madrigal Cell Site (Nicholas)

A request to consider a new Verizon Wireless Cell Site installation at 629 Camino De Los Mares within the Community Commercial (CC2) zoning district.

Associate Sean Nicholas summarized the staff report.

The Design Review Subcommittee either individually or as a group discussed the following items:

- The improvements should be lowered to be consistent with the existing height of the building.
- Expressed agreement with staff that the features need to be better incorporated into the building.

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

3. NEW BUSINESS

None

4. OLD BUSINESS

A. Aesthetic Design of the I-5 Pico Bridge (Bonigut)

A presentation by staff to consider review of the design of the column finials on the proposed I-5 bridge over Avenida Pico.

Assistant City Engineer Tom Bonigut presented the proposed design.

The Design Review Subcommittee either individually or as a group discussed the following items:

- The final design was selected as an appropriate design because it gave a historic feel and was utilized in the Spanish Colonial Revival period of the 1920's.
- The final design succeeds in the goal of being of the period of the 1920's.
- The selected final design went through a detailed/thoughtful process and any changes to the design should also go through a detailed review process.
- The final design is not objectionable.
- The final design does not bother design senses.
- Having a different but complimentary design for the freeway bridge and the La Pata pedestrian bridge helps to avoid a "cookie cutter" look.
- Not inclined to change the current pilaster design. The existing design is the first choice, however if an alternate design is desired the second choice would be a pyramid shape similar to the shape utilized for the Avenida La Pata pedestrian bridge.
- Not supportive of removing the current pilasters and leaving flat column tops as this would have an unfinished look.
- If an alternative design is considered, expressed concern about the limited timeframe for public review that CalTrans is giving the City.

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

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held June 24, 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