

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
July 29 2015**

Subcommittee Members Present: Bart Crandell, Jim Ruehlin and Wayne Eggleston

Staff Present: Jim Pechous and Cliff Jones

1. MINUTES

Minutes from July 15, 2015 meeting were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. 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.

Associate Planner Adam Atamian summarized the staff report. The applicant's artist provided additional information on the details and design elements of the proposed mural.

Larry Culbertson, resident, spoke in favor of the project, and provided recommendations to make certain architectural elements of the depicted Ole Hanson Beach Club mural more historically accurate.

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

- The illustrated tree may not be the most representative species of San Clemente's plant palette.
- The mural will be fully colored when painted. The rendering shown at the meeting and provided in the staff report is only partially colored to provide a sense of the color scheme.
- The applicant will revise the name of the depicted historic structure to "Ole Hanson Beach Club", not "Ole Hanson Beach House" as written in the rendering.
- The red fire alarm on the building's corner should be relocated outside the proposed mural area.
- Wording shown in sample is an appropriate detail, but DRSC would like to see text evaluated as part of staff's pending mural guidelines discussion.

- The applicant should provide a full color rendering of the mural for the Zoning Administrator's review. Staff should verify that the final colors are consistent with the color swath provided in the rendering shown at the meeting.
- Appreciated the applicant's design alterations to the mural since the previous DRSC meeting.

The Subcommittee recommended the project move forward to Planning Commission once the rendering is finalized.

B. Architectural Permit 14-389/Variance 14-474/Conditional Use Permit 14-475, Capistrano Shores Wall 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 Homes 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 applicant's landscape architect provided additional information on tree species and heights.

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

- The architecture and massing of the wall has greatly improved.
- Concerned about the height of the trees if they have an impact on white water views from the Marblehead Coastal Trails.
- Believed that City contract landscape architect, Pat Murphy, and the applicant's landscape architect had great ideas and understood the Subcommittee's concerns and were glad they were going to work together.
- Indicated that they were discussing the architecture and design of the wall only and their comments were not regarding the requested variance for the increased wall height.
- Appreciated the applicant's modifications to the project.

The Subcommittee recommended the project should move forward to the Planning Commission for consideration once the landscape plans are finalized.

C. Conditional Use Permit 15-111/Minor Cultural Heritage Permit 15-112, Tamarindo Restaurant (Jones)

A request to consider the remodel of a one-story commercial building and beer and wine for two future restaurant uses at 110 South El Camino Real.

Associate Planner Cliff Jones summarized the staff report.

Larry Culbertson, Historical Society member, indicated that he would like to see the storefront façade maintained.

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

- Expressed concurrence with staff's recommendations and suggested the applicant relook at the project design, consider staff's recommendations, and move the design further towards Spanish Colonial Revival architecture.
- Indicated that the design of the building should be in character with the adjacent Spanish Colonial Revival buildings.
- Indicated that the project is located at one of the most historically precious intersections in the community.
- The removal of the front storefront façade creates a blank canvas to move the building towards Spanish Colonial Revival architectural style.
- The bi-folding doors do not need to have lights.
- Appreciated the open appearance of the front façade.
- Suggested the applicant reconsider the use of potted plants as a physical barrier between the outdoor patio and sidewalk. A more traditional application would be a low stucco wall or solid wrought iron fence.
- Suggested the restaurant's use the City's trash enclosure as opposed to building their own.
- Indicated that the Subcommittee is only considering the project design but the decision making body may be concerned about parking and potential for overconcentration of the service of beer and wine in the area.

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

D. Cultural Heritage Permit 15-040, Woodnutt Duplex (Jones)

A request to consider an addition to an existing duplex located at 318 Avenida Del Mar.

Associate Planner Cliff Jones summarized the staff report.

Larry Culbertson, Historical Society member, indicated that he is looking forward to the project and it will be a nice addition to the neighborhood.

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

- Indicated the remodel to a Spanish Colonial Revival design would make a nice addition to the neighborhood.
- Expressed concurrence with staff's recommendations with the following exceptions:
 - Corbel detail is not needed in the wall opening on the north elevation because it is not visible from the street.
 - 5" windows recess on the windows above the garage and a 3" recess elsewhere is adequate.
 - Wood lintel and stucco pot shelf on front façade are acceptable.

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

3. NEW BUSINESS**A. Selection of Design Review Subcommittee Chair and Vice Chair**

The Subcommittee selected Bart Crandell as Chair and Jim Ruehlin as Vice Chair.

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held August 12, 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