



Design Review Subcommittee (DRSC)

Meeting Date: August 12, 2015

PLANNER: Amber Gregg, Associate Planner *AG*

SUBJECT: CUP 15-211/MCHP 15-212, Shwack Cantina, a request to consider on-site consumption of a full range of alcoholic beverages, and a façade remodel for a commercial restaurant building. The project is located at 1527 N. El Camino Real and is in the Mixed Use land use designation, and the Pedestrian, Architectural, and Coastal Zone Overlays (MU3-P-A-CZ), and is located adjacent to a historic structure.

BACKGROUND:

The project site, previously occupied by Bull Taco, is improved with a 2,475 square foot building. The applicant is proposing: interior upgrades, a new pergola for outdoor dining, and adding windows and architectural details to the front of the building.

The project site is in the Architectural Overlay and adjacent to a historic resource located at 1533 N. El Camino Real. Based on the proposed improvements, the project requires a Minor Cultural Heritage Permit (MCHP). MCHP projects require Design Review Subcommittee (DRSC) review to evaluate the project's architectural compatibility with the Architectural Overlay.

The project is zoned Commercial with a Mixed Use and Coastal Zone Overlay. The adjacent historic resource houses the San Clemente Art Supply store. Additional surrounding uses include a vehicle repair shop to the east, welder and sheet metal operations to the north, and a mixed use development across the street.

ANALYSIS:

Development Standards

Table 1 outlines the development standards and how the project meets these requirements.

Table 1
Development Standards

	Code Requirements	Proposed Site Plan	Meets Code Req.
Building Height Maximum	33'	16'	Yes
Setbacks (Minimum):			
• Front	0'	5.5'	Yes
• Side Yard	0'	0'	Yes
• Rear Yard	0'	28'	Yes
Lot Coverage (Maximum)	100%	49%	Yes
Required Parking (Minimum):	15 spaces	16 spaces	Yes
Landscaping Req. (Minimum):	10%	13%	Yes

Architecture

The existing building is Spanish Colonial Revival, with smooth white stucco walls and a decorative cornice at the roof line. At the front of the building there is an existing outdoor patio area that is uncovered. The applicant is proposing to cover the outdoor area with a solid wood pergola (stained dark brown) with single barrel tile roof.

The front elevation would be modified to add two windows that flank a center window with decorative details. The applicant would like to add wood trellises over the new windows for added interest. These trellises would also be stained dark brown.

The applicant will be providing an on-site trash enclosure at the alley. The enclosure will have the same finish materials as the main building including, smooth white stucco finish, stained wood trellis cover, and the doors will be galvanized corrugated metal painted black.

Design Guidelines

Table 2 identifies the goals of the Design Guidelines and how the project complies with them.

Table 2
Design Guidelines

Goal	Compliance
Preserve and strengthen San Clemente's unique atmosphere and historic identity as a Spanish Village by the Sea.	Yes. The proposed project will enhance the Spanish Colonial Revival style in the North Beach area.

Goal	Compliance
Develop stronger relationships between San Clemente’s neighborhoods.	Yes. The proposed project will enhance a Spanish Colonial Revival architecture style helping meet the goals of the Architectural Overlay district. The project will be a nice compliment to surrounding Spanish Colonial Revival buildings creating a sense of unity through consistent architectural style.

General Plan Consistency

The General Plan identifies North Beach as a focus area in the Land Use Element. The goal for the area is:

Re-establish and maintain a vibrant community- and visitor-serving, mixed use entertainment center which capitalizes on its proximity to the beach and significant historic resources.

Table 3 identifies the goals of the Design Guidelines and how the project complies with them.

Table 3
General Plan Policies and Consistencies

Policy	Consistent
LU-10.19. Property Improvements. We encourage property owners to renovate or upgrade their properties through a combination of incentives, grants and other programs (e.g., façade improvement programs).	Yes. The applicant is choosing to remodel his building and the North Beach Façade Grant program is being utilized to complete the renovation.

RECOMMENDATIONS:

The project, although small in scale, will be an enhancement to the North Beach area, will highlight the Spanish Village by the Sea character, and foster the goals of the Architectural Overlay. Staff supports the overall design of the project but does have some minor suggestions to improve the architecture of the building:

1. **Front Elevation- Window Trellis.** The window trellis detail as designed is typical of traditional, cottage or craftsman style architecture. Staff recommends a more Spanish Colonial Revival window treatment, such as cloth awnings with wrought iron spires. The awnings could add color and potentially a place for small scale signs. Exhibit 1 shows examples of the recommended awnings.

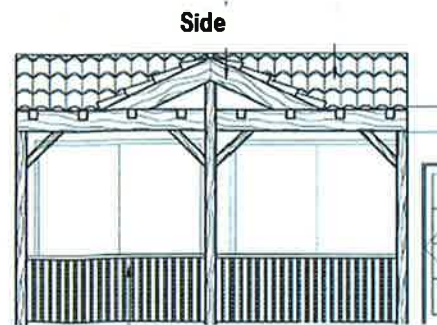
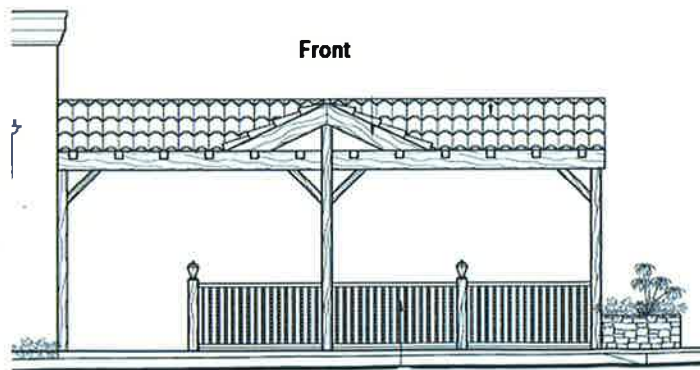
Exhibit 1- Awning Examples



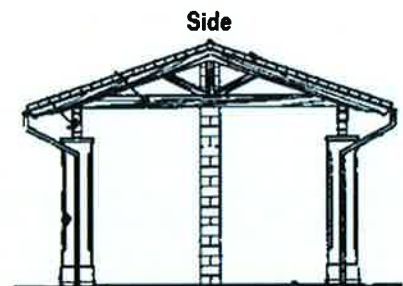
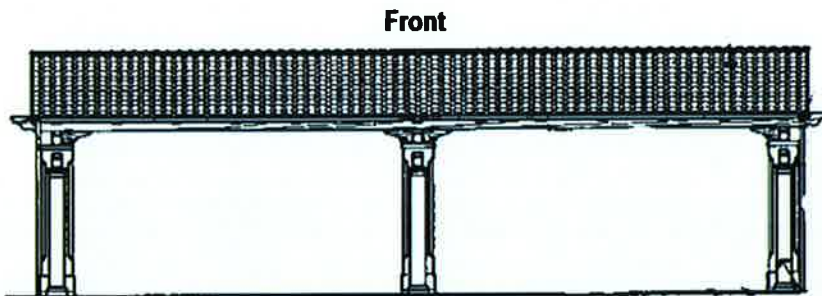
- 2. **Front Elevation- Pergola.** The proposed pergola gable elements should be simplified to be consistent with traditional design. Staff recommends modifying the structure to a single ridge. See Exhibit 2 below for an example.

Exhibit 2- Proposed and Traditional Pergola Detail

Proposed



Traditional



The railing system around the pergola is a decorative wrought iron with wood posts. Traditional railings are either completely wood systems (wood posts and railing), or wrought iron with stucco column supports. Staff recommends wood railing if the pergola structure supports will be wood, or if wrought iron railing is preferred, to change the pergola and railing supports to smooth stucco columns.

3. **Front Elevation- Tile Element.** The applicant calls out a tile patchwork at the front of the building. A sample of the tile has not been provided and the applicant has stated that they are not sure if they want to re-tile the area or treat it with smooth white stucco. If tile is selected, staff recommends a traditional Spanish/Catalina tile sample be provided on the material board and require staff approval prior to installation.
4. **Roof Cornice.** The applicant is proposing to paint the white cornice at the top of the building green. Staff recommends the detail remain white which is traditional in Spanish Colonial Revival. Similar applications in the past have been categorized as a racing stripe and counted towards signage.
5. **Signs.** Signs are not a part of the proposed project, however it is an important part of any building. Staff recommends the applicant provide sign samples to ensure the materials, lighting (and size), and location of the sign are complimentary to the building.

It should be noted that the applicant has been informed that the modern mural on the back of the building (along the alley) was not approved and will need to be removed. The applicant has stated that they will be removing the mural.

Staff seeks DRSC's concurrence and welcomes any additional comments or recommendations.

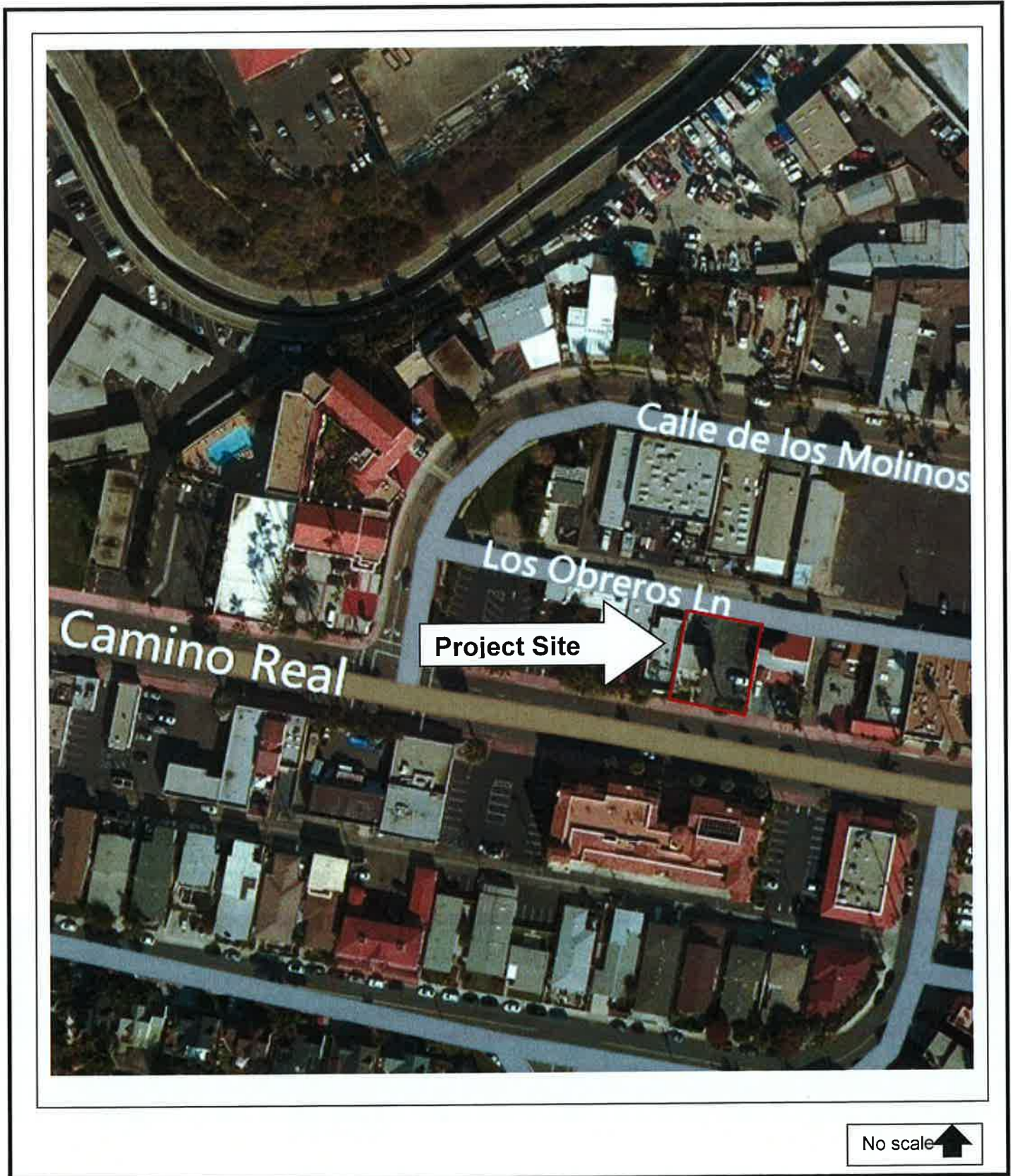
Attachments:

1. Location Map
2. Photos of existing building
3. Material board



LOCATION MAP

CUP 15-211/MCHP 15-212, Shwack Cantina
1527 N. El Camino Real



No scale 

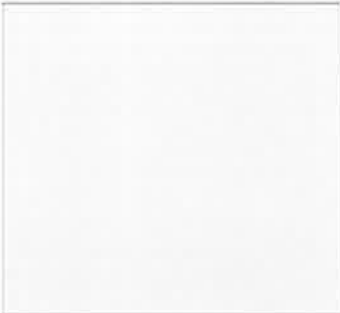
PHOTOGRAPHS





FINISH AND MATERIALS

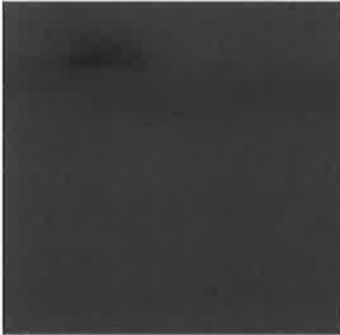
ATTACHMENT 3



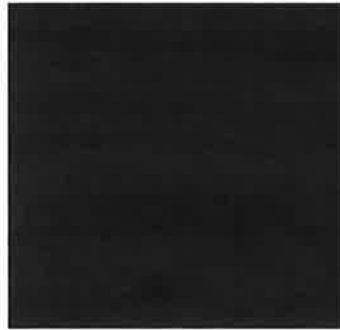
PT-1 FRAZEE CL2001W WHITE ROQUETTE



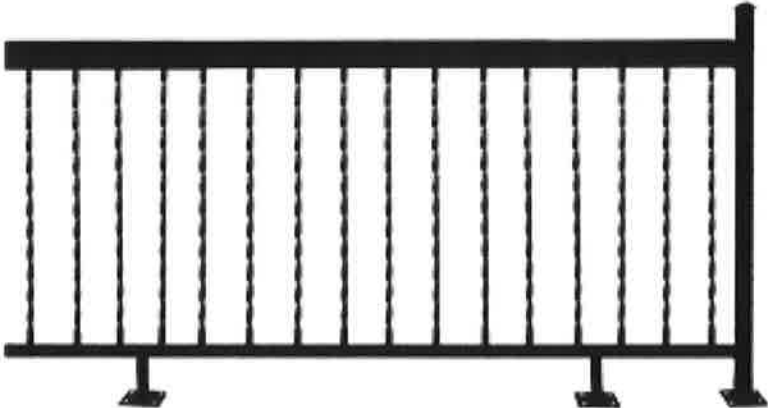
PT-2 FRAZEE CL2627N CHOCOLATE BROWNIE



PT-3 FRAZEE CL2027N LAUREL



WOOD STAIN ST-1



TWISTED IRON RAILING