

These minutes were approved at the DRSC meeting of March 9, 2016.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
February 24, 2016**

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

Staff Present: Cliff Jones, Sean Nicholas, Chris Wright, Adam Atamian, Tom Bonigut

1. MINUTES

The minutes of the Design Review Subcommittee meeting of February 10, 2016 were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Corner of Presidio and Empalme – Discretionary Sign Permit 16-009, Broadmoor Community Sign (Nicholas)

A request for a new monument sign to replace the existing Broadmoor monument sign located in the public right-of-way at Avenida Presidio and Calle Emplame.

Associate Planner Sean Nicholas summarized the staff report.

The Design Review Subcommittee made the following comments either individually or as a group:

- Expressed that the design was appropriate.
- Requested the applicant provide a landscape plan for Planning Commission review.

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

B. 102 Avenida Santa Inez – Conditional Use Permit 15-394 – Rice Residence (Wright)

A request to consider the construction of a detached accessory building that exceeds the 15 foot height limit. The subject site is located in the Residential Medium Density Zone and Coastal Zone Overlay (RM-CZ) at 102 Avenida Santa Inez. The site's legal description is Lot 30, Block 2 of Tract 900 and Assessor's Parcel Number is 060-072-12.

Associate Planner Chris Wright summarized the staff report.

The Design Review Subcommittee made the following comments either individually or as a group:

- Expressed support for the design changes made by the applicant in response to Subcommittee comments made at the January 13, 2016 meeting.

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

C. **Minor Architectural Permit 15-268, Ocean View Plaza Escalator Modifications** (Atamian)

A request to consider covering four exterior escalators with stucco-finished walls to match the center's exterior located at 638 Camino De Los Mares.

Associate Planner Adam Atamian summarized the staff report.

The Design Review Subcommittee made the following comments either individually or as a group:

- Established from Julie Treger and Greg Finley, representatives of the applicant, that the escalators are not necessary for the shopping center to meet ADA accessibility requirements.
- Established from Mr. Finley that the applicant prefers to preserve the escalators, rather than remove them, because they may be necessary to attract future tenants. Mr. Finley noted that currently they are a constant maintenance issue, and removing them would require a substantial amount of construction to fill-in the voids left behind.
- Discussed the difficulty of covering the escalators in a way that appears integral to the center, without redesigning the entire area.
- Stated that the applicant will need to use quality materials to make this project as successful as it can be.
- Stated that the applicant should provide material samples and additional renderings of all elevator locations to provide more context.
- Discussed the potential of including tile murals in the design. However, this option may not be appropriate if the murals call too much attention to the coverings.
- Established from Ms. Treger that the applicant is working with the City's Code Compliance division and the Sherriff's department to address issues related to homelessness.

- Discussed the necessity to provide appropriate drought-tolerant landscaping materials to help soften the impact of the proposed structures.

The Subcommittee agreed that additional information, such as more renderings and material samples, is needed before they could recommend support of the project design.

The Subcommittee recommended the project be brought back to the DRSC for review prior to moving forward to the Zoning Administrator for consideration.

D. Avenida La Plata Pedestrian Bridge Selection (Frank)

A request to confirm the stain color for the new trail bridge overcrossing of Avenida La Plata near the northeastern border of the City and a nearby retaining wall.

Deputy Public Works Director Tom Bonigut summarized the staff report. City and County staff presented several possible color choices (in both stain and paint applications) to the DRSC. Mr. Bonigut noted that City maintenance staff did not have an issue or preference regarding paint vs. stain. Mr. Bonigut also noted with regards to graffiti removal that regardless of the initial application type (i.e. stain or paint), if washing efforts were unsuccessful that a color-matched paint would be used to cover graffiti.

The Design Review Subcommittee made the following comments either individually or as a group:

- Favored use of a paint application.
- Favored two potential earth-tone colors, one being a custom Behr paint color (Base 2300; Code 65416380476; Exterior Flat/Flat, Matte) and the other a match to Scofield Lithochrome Chemstain Classic CS-15 Antique Amber.
- Agreed that two test panels should be painted on the actual bridge for the DRSC to make a final comparison and selection.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held March 9, 2016 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,



Bart Crandell, Chair

Attest:



Cliff Jones, Associate Planner