

These minutes were approved at the DRSC meeting of November 23, 2016.

**CITY OF SAN CLEMENTE  
MINUTES OF THE SPECIAL MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
November 14, 2016**

Subcommittee Members Present: Zhen Wu and Wayne Eggleston

Staff Present: Associate Planner Cliff Jones

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of October 26, 2016 were approved.

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:**

**A. Minor Cultural Heritage Permit 16-326, Myhren Shed (Coury)**

A request to place a pre-fabricated shed in the back yard of a historic resource located at 245 Avenida Del Poniente, in the Residential Medium (RM-CZ) coastal zoning district, Assessor's Parcel Number 692-081-02.

Kirt Coury, Contract Planner summarized the staff analysis and recommendations. The Cultural Heritage Subcommittee recommended the project move forward to the Zoning Administrator for consideration with the suggested modifications:

- There was general discussion about the structure as a temporary structure on site versus a permanent structure on a permanent slab. The Subcommittee confirmed that the structure was proposed as a temporary building to be used for general storage purposes. In addition, there were general discussions relating to the setbacks of the structure relative to property lines and adjacent buildings.
- All Subcommittee members recommend to paint the accessory structure white with brown accent colors on the window frames and door.
- The Subcommittee members recommended a condition of approval be added to the project requiring the structure be located on the property in accordance with the California Building Code.

**B. Cultural Heritage Permit 16-376, Miramar Events Center (Pechous)**

A request to rehabilitate and adaptively reuse the 8,200 square foot historic Miramar Theater into a performance and event center. This includes demolition

of the non-contributing portion of the building and replacing it with a new structure that will contain bathrooms for the performance and event center. The request includes rehabilitating and adaptively reusing the 5,200 square foot historic bowling alley with a 1,043 square foot addition into a culinary specialty restaurant structure. The improvement will include a 3,400 square foot outdoor eating area. The Conditional Use Permit request asks for 82 parking waiver spaces with a preservation agreement, a permit for live entertainment with amplified sound, and the sale of onsite consumption of a full range of alcohol.

Jim Pechous, City Planner summarized the staff analysis and recommendations. The project Architect, Daniel Conrardy, reviewed the project and some of their responses to the Staff recommendation. Overall both the staff and the Design Review Subcommittee supported the adaptive reuse and architectural design. Following the review the Design Review Subcommittee made the following recommendations:

#### Site Plan

- For the hardscape area, all utilitarian areas should use scored concrete and the courtyards and pedestrian areas Ole Hanson paver tiles should be used.
- Relocate the patio area next to the theater addition east so it has a direct connection to the box office area of the theater.
- Add more landscaping in the restaurant patio area to soften but also allow flexibility on how the space can be used.
- Replace the 6 foot high wall in front of the entryway next to the Theater entrance with a wrought iron fence so the character defining features of the building can be seen from the public right-of-way. It is ok to retain the wall along the south side of the courtyard to provide a buffer from the residential area.
- DRSC was in favor of keeping the wall around the restaurant patio to help buffer the patio area generated from activity on El Camino Real.

#### Elevations

##### Miramar West Elevation

- The architect provided a revision that aligned the two segmented arches to align with the buttresses on the Miramar, the architect will further

refinement to the design of the segmented arches to be consistent with the Henry Lenny Design Guidelines.

- Provide a cornice band on the addition rather than a barrel tile cap.
- The architect showed examples of traditional Spanish tiles for use on the exterior on the building, the monument sign and fountains. DRSC was in support of this design concept.

#### Bowling Alley West Elevation

- The architect redesigned the arch entry to a more Spanish design which the DRSC supported
- The architect simplified the design of the tower element which two DRSC members supported, the other thought the tower competed with the historic theater tower and the smaller tower on the bowling alley front façade.
- The architect removed the wood trellis on the wall.

#### Miramar East Elevation

- The DRSC was in support of the proposed blade sign on the tower, suggest it be made to not exceed 64 feet and favored historic design.
- Favored the restoration of the elevation to its original design.
- In favor of enclosing the entrance with wood windows and doors.
- Agreed not to bring back the painted eagle or the paint along the cornice because this was not original it was added later.

#### Bowling Alley West Elevation

- Applicant agreed that the monument sign would use appropriate decorative tiles for the monument sign
- DRSC supported the redesign of the arch entryway with a wrought iron gate.
- The applicant will look into adding back a light similar to the historic light over the entry.
- DRSC supported the skylight with a coating to reduce glair at night.
- Architect indicated he has removed the wood eyebrows over the windows and is replacing with traditional awnings
- The Architect will meet with staff to explore an alternative to the proposed ramp in front to see if that is an alternative design that allows retention of the original steps. If there is no better alternative then the Architect agreed to replace the wall with a wrought iron handrail similar to what is shown in the rendering at the meeting.

Miramar and Alley South Elevation

- Architect agreed the Miramar portion of this elevation will be restored to its original design
- The Architect will redesign the widow openings to a vertical orientation.
- The Architect will work with staff to reduce the visual appearance of roof mounted equipment to the degree possible.

Additional DRSC comments

- The DRSC requested the Architect address the comments above and submit for one more review by the DRSC.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held November 23, 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,

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Zhen Wu, Vice Chair

Attest:

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Cliff Jones, Associate Planner