

**CITY OF SAN CLEMENTE  
MINUTES OF THE MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
December 13, 2017**

Subcommittee Members Present: Bart Crandell, Jim Ruehlin, and Zhen Wu

Staff Present: City Planner Amber Gregg; Community Development Technician Jonathan Lightfoot

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of November 29, 2017, were approved with the revision to add Zhen Wu to the list of Subcommittee Members as present for the meeting.

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

**Minor Cultural Heritage Permit 17-300, 102 Avenida Victoria Façade Improvements** (Lightfoot)

A request to consider façade improvements to a multi-tenant, single-story commercial building at 102 Avenida Victoria.

Community Development Technician Jonathan Lightfoot summarized the staff report.

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

- Plans should show dimensions of existing sidewalk, parking area, and walkway in front of stores.
- Moving the handicap spaces may result in space for landscaping, Applicant should confer with Building Department regarding handicapped stall requirements.
- If replacing storefront, a greater recess would be desirable.
- Wainscoting is not a traditional SCR element – but has been used in some projects.
- Landscaping at Pep Boys (1606 N El Camino Real) could be a benchmark for improvement on a site that is predominately hardscape.
- Discussed whether all three vehicle entrances were necessary and whether a 20' drive aisle with back-in parking could be an alternative parking lot design. Requested that the Applicant confer with the Engineering department.
- The railing on the southern edge of the parking lot is beneficial to prevent liability issues for the existing drop of grade on that edge.

The Subcommittee recommended:

- Applicant should explore options (like changes in parking lot striping) to allow for additional landscaping wherever possible.
- Increasing the massing at the existing posts would help add depth and move closer to SCR style.
- The recommended arches in the towers will not be required.
- The awnings should be split for visual breaks in the façade.
- The width/scale of the eyebrow canopy should be reduced.
- The recommendation for stamped concrete could cause drainage/ engineering issues if there is a material change encroaching into the alley.
- Control joints should be removed (or hidden from view).

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held January 10, 2018 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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Bart Crandell, Chair

Attest:

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Chris Wright, Associate Planner