

**CITY OF SAN CLEMENTE  
MINUTES OF THE MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
February 14, 2018**

Subcommittee Members Present: Bart Crandell, Zhen Wu, Michael Blackwell

Staff Present: City Planner, Amber Gregg; Associate Planner, Chris Wright;  
Contract Planner, Amy Stonich

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of January 24, 2018, were approved.

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

**CUP 17-129/SPP 17-130/AP 17-131, 610 Camino De Los Mares, America's Tires (Wright)**

A request to consider: 1) the development of vehicle parts and installation facility, with the demolition of a vacant commercial building, 2) a master sign program, and 3) site improvements in a commercial center located at 610-628 Camino De Los Mares.

Associate Planner Chris Wright summarized the staff report.

The Design Review Subcommittee discussed the project, and made the following comments either individually or as a group:

- Supported most of the recommended changes in the staff report focused on simplifying the building and monument sign by removing details that detract from, rather than add to, the project's consistency with design guidelines for Spanish Colonial Revival architecture. The design should be less ornate than what is seen in the proposed plans.
- The sign program should address signage in the commercial center, not just on the proposed Amercia's Tire facility, and supported staff efforts to coordinate with the owner of the center on their plans for signage.
- The architecture, materials, and details of the project should be considered in a larger context of the commercial center, given the owner has plans to improve the area in phases. Generally, the design needs to be considered with regard to how it fits into the center today and can be carried over into other areas of the center over time.
- Called for improving the trash enclosure by using higher quality gates and hardware, thicker wood members, adding stucco mass on columns, and

planting landscaping such as vines, at the rear to screen the structure from the freeway off-ramp and City gateway. The Subcommittee also requested staff to verify whether the trash enclosure meets disabled access requirements.

- Trellis details throughout the project should have thicker wood members.
- On the west (rear) façade, the Subcommittee supported keeping the arched element, rather than remove it as recommended in the staff report (no. 17). A vine trellis should be added to the inside the archway, along with the trellises recommended in the staff report on both sides of the building. The height of trellis features should be consistent with the top height of the pergola on the north elevation.
- On the north elevation, the trellis beams should be extended to cantilever past the support columns, rather than terminate above them.
- The truck route seems tight so staff was directed to double check with engineering on the compliance of the site plan with engineering standards.

The Subcommittee directed staff to schedule the project for a follow-up meeting and requested the applicant to provide:

- Materials board.
- Photograph examples of steel being used as faux wood.

**CUP 17-338/SPP 17-339/AP 17-340/LLA 17-402, 501 Ave Vaquero, Shorecliffs Senior Housing** (Stonich)

The application proposes a lot line adjustment, demolition of an existing clubhouse, construction of a 150-unit 4-story senior rental apartment complex and a new clubhouse at 501 Avenida Vaquero.

Contract Planner Amy Stonich summarized the staff report.

The Design Review Subcommittee discussed the project, and made the following comments either individually or as a group:

- Supported recommendations from staff that the applicant should (1) submit preliminary landscape plans, (2) include elevations of the clubhouse, (3) provide strong architectural entry features including pavers, landscaping and building articulation at the east end, (4) Revise carports so they are less of a focal point and include solar panels where proposed, (5) include a request for a Master Sign Program for all uses, (6) include a CUP for alcohol sales, and (7) Provide measurements of private open space for individual units.
- Directed staff to coordinate with the applicant to prepare an exhibit showing the General Plan Amendment and the proposal to insure that the proposal is consistent with the General Plan.

- Requested photo simulations from the freeway and neighboring properties to show what can or cannot be seen from these views.
- Encouraged revision of the roof elements and overall design to be more consistent with the vision of the General Plan “Spanish Village by the Sea”. The applicant was referred to similar developments with Spanish architecture.
- Suggested that the clubhouse design should provide continuity between the senior apartments and the residential neighborhood. The design and layout should consider a cart wash and revise internal access through the restaurant to the pro-shop.

The Subcommittee directed staff to continue working with the applicant with revisions to the architectural design. The applicant will need to return to DRSC following the environmental assessment process and the incorporation of design modifications.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, February 28, 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,

  
Bart Crandell, Chair

Attest:

  
Amber Gregg, City Planner