

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
MAY 23, 2018**

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

Staff Present: Senior Planner Stephanie Roxas, Community Development Technician Jonathan Lightfoot, Community Development Technician David Carrillo, Assistant Planner Veronica Morones

1. MINUTES

The minutes of the Design Review Subcommittee meeting of May 9, 2018, were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Cultural Heritage Permit 17-292, 239 Avenida La Cuesta, Romney Residence (Lightfoot)

A request to consider a new two-story residence on a vacant lot in the Residential Low Zone and Special Residential Overlay (R-2). The lot sits between two existing residences which are on the City's Historic Structures List: 233 Avenida La Cuesta and 243 Avenida La Cuesta.

Community Development Technician Jonathan Lightfoot summarized the staff report.

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

- There is a four degree visual separation between the proposed project and the historic structure at 243 Avenida La Cuesta when viewed from the intersection at Patero del Oro because of the increased front and side setbacks. This provides visual relief and prevents a massing impact on the historic home.
- The existing story poles should be removed as they were representative of the former site plan.
- The drone survey provided valuable 3D insight and sufficiently addressed the committee's request for visual simulation of the project.
- The committee did state that all setback dimensions should be provided on the site plan.
- The committee is supportive of the project advancing to Planning Commission review.

Discretionary Sign Permit 17-399, 2400 S. El Camino Real, Shell Master Sign Program (Carrillo)

A request to consider a Master Sign Program for an existing service station located at 2400 South El Camino Real.

Community Development Technician David Carrillo summarized the staff report.

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

- Asked if design changes to a nonconforming sign would require applicants to bring signs into conformance.
- Stated the size of the monument sign is larger than the allowed size and therefore is nonconforming.
- Stated the plans and staff report should clearly note that the monument sign is legal nonconforming before the Planning Commission meeting.
- Stated LED lighting creates issues related to glare and brightness.
- Stated the applicant should provide true colors of LED pricing numbers on the plans. State requires diesel fuel prices to be in green.
- Suggested staff include information regarding State color requirements for pricing signs.
- Stated the applicant should also provide a vertical luminous intensity diagram.
- Suggested the City should discuss the maximum allowed illumination intensity for signs in the future.
- Directed staff to review International Sign Association recommendations for maximum lumen levels and hold a study session.
- Directed staff to explore ways to evaluate the intensity of illuminated signs.

Conditional Use Permit 17-322 / Minor Cultural Heritage Permit 17-420, 1640 N. El Camino Real, La Colombiana (Morones)

A request to consider full alcohol service at an existing restaurant, and exterior modifications to the building, including an expansion of the outdoor dining area. The site is located at 1640 N. El Camino Real in the Mixed Use 1 Zone and Architectural, Central Business, and Coastal Zone Overlay Districts (MU1-A-CB-CZ).

Assistant Planner Veronica Morones summarized the staff report.

The applicant, Harold Alzate and design representative, Sherri Braun were present and answered questions.

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

- Asked whether the applicant is the building owner.
- Stated parking and interior design are not under the DRSC purview, but exterior aesthetics are.
- Asked who the final review body will be for the proposed project.
- Asked for clarification regarding the code compliance issues, specifically with regard to occupancy.
- Asked for clarification regarding the number of allowed seats of the outdoor dining area the applicant receives without impacting parking.
- Stated the plans depict significant changes and do not show dimensions.
- Recommended the eyebrow element be removed from the building facade.
- Provide a detail element around the top where the roof line and block wall meet, such as a cornice.
- Suggested additional beams be added to the outdoor dining trellis, of appropriate proportion and size.
- Stated exit gates to the outdoor dining area may be needed.
- Clarified the proposed doors are bi-folding doors.
- Asked for clarification on how customers would enter the outdoor dining area.
- Stated their spouse works for La Cantina Door Company, and asked as to whether they need to recuse from the item.
- Stated there are discrepancies on floor plans, such as the background on the landscape plan showing differences than the previous pages of plans.
- Asked if a kitchen consultant is working with the applicant because the proposed floor plan could have issues with health department requirements based on proposed locations of kitchen doors.
- Stated more work should be done to the front of the façade to bring it closer to Spanish Colonial Revival style.
- Informed staff DRSC would like to see comments from the City's landscape architect at the next review.
- Asked whether staff thinks the sign should be a part of the review for DRSC.
- Suggested the trash enclosure shown in the parking area be maintained for the restaurant use instead of removal.
- Expressed support for the proposed sliding and bi-folding doors on the front façade and opening the use up to the street scene.
- Asked if the existing roof mounted equipment will be screened.
- Directed the applicant to provide clarification on what the material and color will be for the roof mounted screening.
- Stated the trellis design does not make sense structurally, as it collides with the eyebrow element on the front façade.
- Asked for clarification as to whether the two-foot wide landscape strip is in the public right-of-way.

- Asked for clarification as to why engineering requested a low growing plant in the public right-of-way.
- Stated a 24-inch plant should not impact line-of-sight and would not impact the outside dining area seating and tables with its growth.
- Directed the applicant to provide a side elevation or building section for the proposed exterior modifications.
- Directed the applicant to provide specifications on the heaters proposed.
- Suggested staff provide examples of staff recommendations.
- Suggested the applicant look at Nick's San Clemente, El Ranchito, and HH Cotton's with regard to folding and/or sliding doors and open facades.
- Directed the applicant to provide additional information regarding alley improvements, specifically with regard to landscaping being provided on the rear of the property, facing the alley.
- Asked whether the site meets required landscaping and suggested reconfiguring the parking area and adding landscaping.
- Consider the roof visibility from the adjacent bluff properties and appropriate screening.
- Suggested staff refer to Land Use policy which discusses development of border areas commercial and residential zones.
- Stated hours of operation and amplified sound could impact the adjacent residential properties and suggested having a narrative as to how the sound impacts and hours of operation would be handled by the applicant.
- Asked whether three tenant signs could apply for a Master Sign Program.
- Asked what the proposed paint and stucco are for the project.
- Stated the architectural overlay has traditionally been held to wood doors and windows.

The DRSC voted to review the project a second time at a future DRSC meeting.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, June 13, 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:

Stephanie Roxas, Senior Planner

DRAFT