



Design Review Subcommittee (DRSC)

Meeting Date: July 25, 2018

PLANNER: Veronica Morones, Assistant Planner *MMB*

SUBJECT: **Conditional Use Permit 17-322 and Minor Cultural Heritage Permit 17-420, La Colombiana Expansion,** a request to consider 1) expansion of the existing restaurant use to include full alcohol service indoors and outdoors, 2) an expansion of the outdoor dining area, and 3) minor exterior modifications.

BACKGROUND:

Project Description

On May 23rd, 2018, the Design Review Subcommittee (DRSC) reviewed the proposed project and provided recommendations to improve project consistency with the City's Design Guidelines. The minutes and report from the meeting are provided as Attachments 2 and 3, respectively. The project has been modified to address DRSC comments as summarized in the Analysis section below.

Why is DRSC Review Required?

A Minor Cultural Heritage Permit is required because the project includes exterior modifications to a non-residential structure located within the Architectural Overlay. MCHPs require DRSC review if: 1) the City Planner refers an item at their discretion per Zoning Ordinance Section 17.12.025(B); or 2) if the City Planner determines a proposal does not meet required findings. The City Planner referred this item to DRSC because the site is located in the Architectural Overlay.

ANALYSIS:

In response to the DRSC's comments during the initial review of the proposed project, the applicant modified several façade details that bring the project closer to Spanish Colonial Revival style as required in the Architectural Overlay Zone. The elevations in Figures 1 and 2 demonstrate the changes from the previous elevation to the current proposed elevation. Additional recommendations made at the initial DRSC hearing and the applicant's responses are summarized in Table 1, and under Attachment 4.

Figure 1: Prior Front Building Façade
(El Camino Frontage)

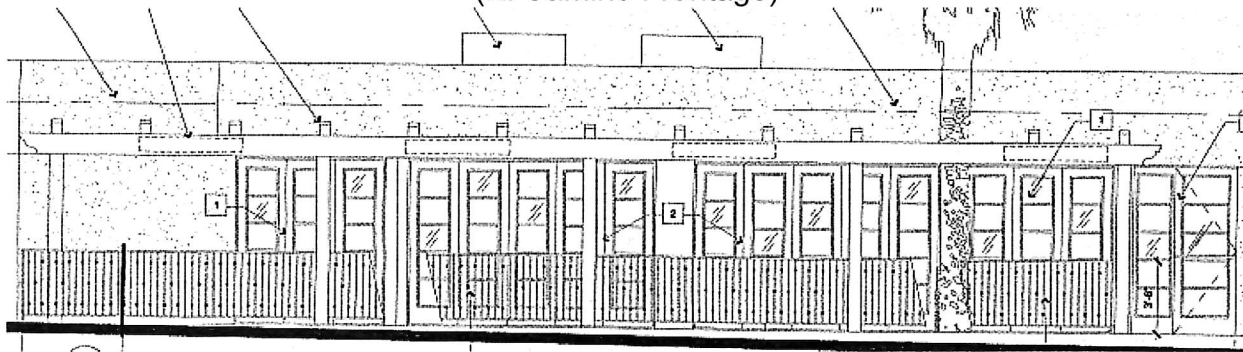


Figure 2: Proposed Front Building Façade
(El Camino Frontage)

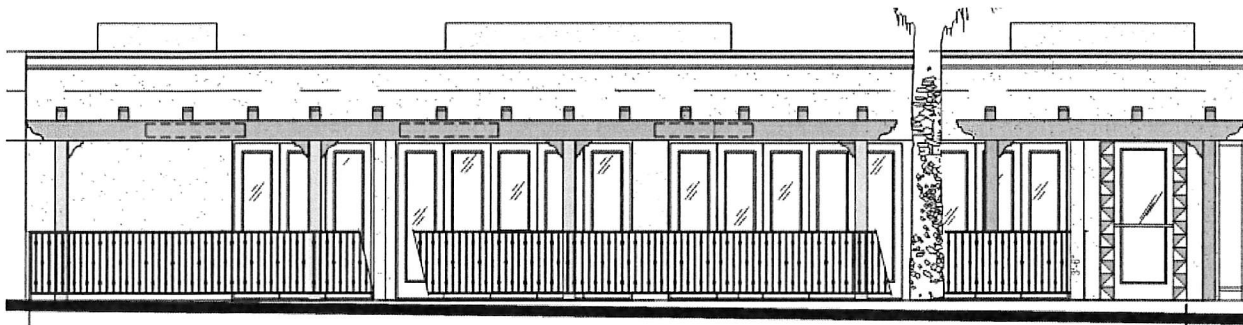


Table 1 – DRSC Recommendations

DRSC Recommendation	Applicant Response
1. Provide more façade improvements that bring the structure closer to Spanish Colonial Revival style.	Partially addressed. The applicant addressed specific DRSC comments, which are detailed below. Some of the general changes made to the structure are partial in nature, as the applicant states there are budget constraints that make a full front and rear façade remodel infeasible at this time-please see Attachment 4.
2. Make the proposed plans consistent between sheets, and provide appropriate dimensions where needed.	Addressed. The landscape sheet has been revised with the appropriate floor plan and dimensions were added to the floor plan's outdoor dining area.
3. Remove the eyebrow façade element from the building.	Partially addressed. The applicant removed the eyebrow element from the front façade only. The applicant states that due to budget constraints, the existing eyebrow will remain on the rear (alley-facing) façade.

DRSC Recommendation	Applicant Response
4. Provide a detail element around the top of building, where the roofline and block wall meet.	Addressed. A cornice detail is proposed on the front elevation of the building. The applicant states that due to budget constraints, the cornice detail is not proposed around the entirety of the building.
5. Add more beams to the outdoor dining trellis, of the right proportion and size.	Addressed. Additional beams were added to the trellis structure, along with corbel detailing at the trellis joints. The beam sizes proposed are detailed on Sheet A3.0, under call-out numbers 8, 9, and 10.
6. Provide information on the material and color of the roof mounted equipment screening.	Addressed. The roof mounted equipment screen is proposed as a wood-framed, white stucco wall, per the response to comments provided by the applicant, under Attachment 4.
7. Provide a side elevation or building section for the proposed exterior modifications.	Addressed. An east-facing side elevation of the building is now depicted on Sheet A4.0. The side elevation does not show the proposed planter box shown on the floor plan sheet.
8. Provide specification on the heaters proposed as a part of the exterior modifications.	Partially addressed. The applicant provided a brochure (Attachment 6) of the proposed heaters for the outdoor dining area; however, the brochure does not include dimensions.
9. Provide additional information regarding the rear (alley-facing) façade improvements proposed, specifically with regard to landscaping.	Partially addressed. The revised plans include the rear elevation; however, they are inconsistent with the revised landscape plans, which show planter pots at the rear of the building. No substantial exterior changes are proposed on the rear facade.
10. Provide landscaping comments from the conceptual landscape review by Summers Murphy & Partners.	Addressed. Please see Attachment 7 for preliminary landscape comments from first review, and subsequent email comment from Pat Murphy regarding the revised landscape plan. The revised landscape plan incorporates some plant changes and the addition of potted plants to the rear facade.
11. Consider the roof visibility from the adjacent bluff properties and appropriate screening needed.	Not addressed. The revised plans do not show specific changes to the proposed roof mounted equipment screening that would fully screen it from bluff top properties.

DRSC Recommendation	Applicant Response
12. Suggestion to review the designs and exterior modifications done at Nick's San Clemente, El Ranchito, and HH Cotton's.	Addressed. The applicant reviewed the exterior facades of the suggested businesses and considered these examples in the design of the project.
13. Provide a narrative as to how potential sound impacts and hours of operation would be conducted by the applicant, should future amplified sound be requested for the restaurant.	Not addressed. The applicant did not submit a narrative addressing any potential impacts and mitigations to the surrounding properties should the business amend its CUP for live entertainment in the future. Staff will work with the applicant to address these concerns.

Additionally, the applicant made the following changes to the project plans:

1. Removal of dividing lites from the proposed front façade doors;
2. Addition of decorative tile around the entry doorway;
3. Divided the outdoor dining trellis into two separate structures;
4. Increased thickness of front entry wall to 12-inches;
5. Removal of the unpermitted trash enclosure, and enlarging the existing trash enclosure at the rear of the property. Elevations are not provided for the trash enclosure.

While the proposed modifications incorporate some Spanish Colonial Revival elements and style, the applicant ultimately proposes a partial façade improvement of the building. A majority of the changes proposed are to the front façade, with little improvement proposed to the rear and sides of the building, all of which are visible either from El Camino Real or from the back alley. The City Design Guidelines states that “all building elevations will be evaluated in City reviews,” and it encourages the “rear and side façade to be compatible with the principle facades of the building.” Staff would prefer to see the proposed modifications incorporate comprehensive changes to the aspects of the building that are inconsistent with Spanish Colonial Revival style, such as full removal of the eyebrow element, and the application of smooth white stucco to the entire building.

RECOMMENDATIONS:

The applicant revised the project design and addressed the majority of DRSC's comments. However, the proposed remodel is only partial in scope and does not fully address the primary elements that the City would like to see addressed during an exterior façade remodel in the Architectural Overlay zone. The proposed façade improvements should aim to incorporate changes to the entirety of the building, where applicable, to ensure a cohesive aesthetic for a multi-tenant building.

To improve the project's consistency with the City Design Guidelines, which include requiring façade improvements to be consistently applied to all building elevations, staff recommends the following project modifications:

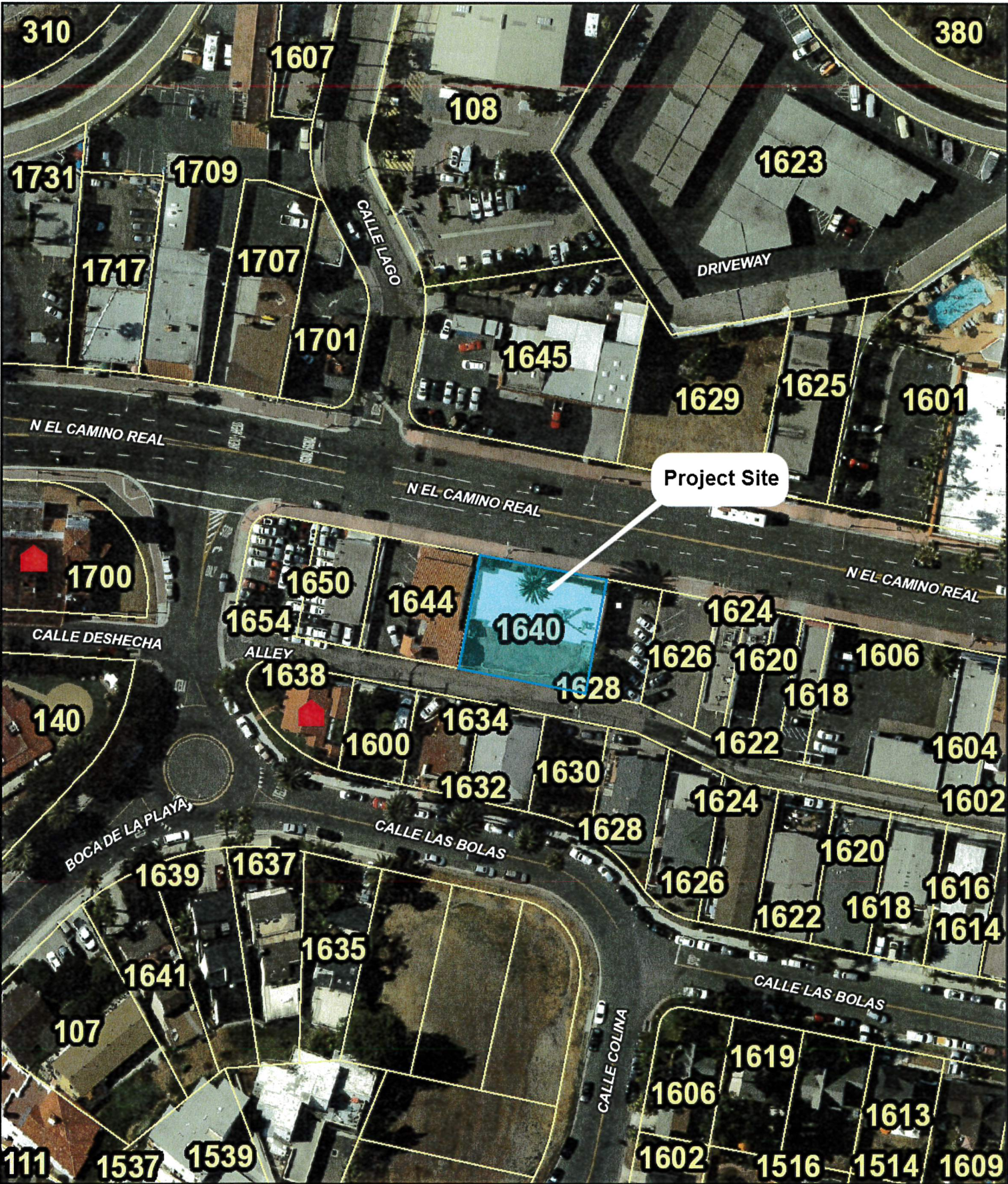
- The full removal of the eyebrow element would drastically improve the aesthetic of the building, and remove an element that detracts from SCR style. Additionally, the entire building should be painted to be consistent in color palette and finish. Staff is considering conditions of approval to remove the eyebrow from the building fully, however, the applicant stated they do not want to remove the entire eyebrow element due to cost and due to the property owner's hesitancy to remove the eyebrow element. For reference, other project specific conditions of approval could entail restriping of the parking lot area and a consistent painting of the entire building.
- Staff also recommends the applicant provide elevations of the proposed trash enclosure, detailing materials, color, and dimensions. The trash enclosure should be improved consistent with the required SCR style, and be complimentary to the primary building in materials and color. Since the trash enclosure is visible from the alley, the addition of landscaping to the trash enclosure walls is preferable. The applicant seeks to refrain from the use of wall vines on the rear of the structure and primary building, as he feels it could create a habitat for rodents. Typically, climbing vines are encouraged for trash enclosures, however staff recommends medium height plants to accommodate the applicant's concerns, such as Podocarpus Maki, Kangaroo Paw, or Feather Reed Grass (see Attachment 8).

CONCLUSION

Staff seeks DRSC concurrence with the above recommendations and seeks any additional input. DRSC comments on the project's design will aid in providing both the applicant and staff direction for the project design, and whether the revisions made to the project in response to DRSC comments are sufficient so that the application may continue to Planning Commission.

Attachments:

1. Location Map
2. Staff Report from May 23, 2018 DRSC Meeting
3. Minutes from May 23, 2018 DRSC Meeting
4. Response to DRSC comments provided by applicant
5. LaCantina Folding Door specs – provided by applicant
6. Calcana Patio Heater specs – provided by applicant
7. Response to preliminary landscape review and follow up email
8. Suggested plant types
Plans – under separate cover



City of San Clemente

Project: CUP 17-322 & MCHP 17-420

Address: 1640 N. El Camino Real





Design Review Subcommittee (DRSC)

Meeting Date: May 23, 2018

PLANNER: Veronica Morones, Assistant Planner

SUBJECT: **Conditional Use Permit 17-322 and Minor Cultural Heritage Permit 17-420, La Colombiana Expansion,** a request to consider 1) expansion of the existing restaurant use to include full alcohol service indoors and outdoors, 2) an expansion of the outdoor dining area, and 3) minor exterior modifications.

BACKGROUND:

The project site is 6,098 square-feet with a 3,075 square-foot multi-tenant building located at 1640 N. El Camino Real. The site is located in the Mixed Use 1 Zone and Architectural, Central Business, and Coastal Zone Overlays (MU1-A-CB-CZ). The site was originally developed in 1975. The existing restaurant tenant space is 949 square-feet with a 171 square-foot enclosed outdoor patio. Existing exterior conditions for the north and south facing facades are shown in Figures 1a and 1b.

The site is surrounded by commercial properties to the west, east, and north, and residential properties to the south. An alley separates the site from the residential properties and allows access to existing, on-site parking spaces. City records show the site was approved with 10 parking spaces.

The existing restaurant, La Colombiana, is currently subject to multiple code compliance infractions, including citations for unpermitted amplified sound, signage, and restaurant seating exceeding what was permitted by the City.

Figure 1a: Existing Building Conditions
North Elevations – area of expansion in red



There have been previous discretionary applications for La Colombiana. In 2014, a Minor Conditional Use Permit (MCUP 14-019) was approved allowing the restaurant to serve beer and wine for indoor and outdoor consumption. MCUP 14-019 allowed four indoor

seats and four outdoor seats for the restaurant. In 2016, a Conditional Use Permit (CUP 16-443) requesting full alcohol service and live entertainment was withdrawn.

Figure 1b: Existing Building Conditions
South Elevations



Why is DRSC Review Required?

A Minor Cultural Heritage Permit (MCHP) is required to allow exterior modifications to a commercial site in the Architectural Overlay, per Zoning Ordinance Table 17.16.100(B). MCHPs require DRSC review if: 1) the City Planner refers an item at their discretion per Zoning Ordinance Section 17.12.025(B); or 2) if the City Planner determines a proposal does not meet required findings. The City Planner referred this item to the DRSC because the site is located in the Architectural Overlay.

PROJECT DESCRIPTION

The applicant proposes to expand the restaurant use into the adjacent tenant space. The internal expansion would result in an additional 1,008 square feet of restaurant space, for a total of 1,957 square feet of indoor area. Additionally, an expansion to the outdoor dining area by 221 square feet is proposed, for a total of 392 square feet of outdoor dining area. The proposed project includes 35 indoor seats and 29 outdoor seats, for a total of 64 restaurant seats.

Additionally, the applicant proposes the indoor and outdoor service of a full range of alcoholic beverages. The hours of operation are proposed to extend later into the evening by one hour, from 8:00 a.m. to 11:00 p.m. Alcoholic beverages would be served between the hours of 8:00 a.m. and 11:00 p.m. inside the restaurant, and 8:00 a.m. and 10:00 p.m. within the outdoor dining area.

The applicant proposes exterior modifications, including the expansion of the existing outdoor dining area with new trellis and wrought-iron railing, outdoor heaters for the

outdoor dining area, wood framed folding doors on the north façade, roof mounted equipment and screening, and landscaping.

ANALYSIS:

Development Standards

The proposed exterior changes meet required development standards with the exception of parking. Under the current proposed seat count, insufficient parking is available on-site to meet the City’s parking requirements. The proposed restaurant expansion would require three (3) additional parking spaces, and therefore does not currently meet the development standards required for the proposed project. In order for staff support of the project, the proposal must meet all development standards.

Design Guidelines Consistency

The project is located in the Architectural Overlay with an intent to “require new and renovated buildings within the Overlay district be designed to reflect the City’s Spanish Colonial Revival heritage in accordance with the urban design element and design guidelines.” Zoning Code Section 17.56.020.D.2 acknowledges “In cases where only minor modifications are proposed, the goals shall be...to improve the architectural quality of the building...and to include Spanish Colonial Revival elements, where practical.” The building does not have to be fully converted to Spanish Colonial Revival (SCR) style; however, minor modifications should improve the building’s architecture utilizing SCR elements.

The applicant proposes to incorporate SCR elements into the building, including the wood trellis over the outdoor dining area, wrought-iron railing, and wood material for the proposed folding doors. Table 1 below is an analysis of the project’s consistency with these goals and related Design Guidelines.

Table 1 – Relevant Design Guidelines

Design Guideline	Project Consistency
<p><i>Design Guidelines II.C.2. Basic Principles of ‘Spanish Colonial Revival’ Architecture.</i> Building and site design should follow basic principles of Spanish Colonial Revival (SCR) architecture</p>	<p>Partially consistent. The project incorporates a majority of SCR elements, such as white stucco, wrought-iron railing, and wood divided lites and mullions for the proposed folding doors. Design changes are suggested in the areas discussed further in the table.</p>

Design Guideline	Project Consistency
<p><i>Design Guidelines II.C.3.a.</i> Outdoor Spaces. Incorporate defined outdoor spaces into the building and site designs of all new development in the city.</p>	<p>Consistent. The proposed outdoor dining space incorporates outdoor areas and offers covering in the form of a wood trellis with vined landscape elements.</p>
<p><i>Design Guidelines II.C.3.c.</i> Proportion and Scale. Create a visual balance in the relation between dimensions of buildings and their parts.</p>	<p>Partially consistent. The proposed trellis adds visual interest to the pedestrian facing façade. The stepping back of the front building wall to allow for more outdoor dining space adds depth, creating visual interest in an otherwise flat façade. Staff has concerns regarding the folding doors in the event they are all open, which would impact the visual balance of the structure.</p>
<p><i>Design Guidelines II.C.3.d.</i> Building Materials, Color, and Texture. White, off white, or earth tone cement plaster/stucco finishes are encouraged along with whitewashed brick or adobe; windows should be wood framed or non-corrosive metal finish; awnings are encouraged; dark and reflective glass are discouraged.</p>	<p>Consistent. White stucco is proposed to continue across the eyebrow overhang on the front façade, which is currently a rust color. The proposed folding doors are wood framed with true wood divided lites.</p>
<p><i>Design Guidelines II.C.3.e.</i> Signage: Signs should be integrated with the design concept of the building and site.</p>	<p>Unknown. The existing signage shown in Figure 1 is the subject of an active code compliance case. The sign is not permitted under any planning related sign permit.</p>
<p><i>Design Guidelines II.F: Building Equipment and Services.</i> “Locate and design building equipment to minimize visual impact on public streets and neighboring properties.</p>	<p>Partially consistent. The proposed new roof mounted equipment is screened from view by materials made of wood painted to match the existing structure. External wall mounted heaters are proposed on the inside of the trellis structure to shield them from view of the public right-of-way, however the site has current code violations related to existing heaters. If the heaters proposed on plans are the same as those shown in Attachment 3, staff has concerns regarding the potential massing impacts from the heaters.</p>

General Plan Consistency

Table 2 shows the project's consistency with General Plan policies that should be considered for architectural, site, and other design review issues:

Table 2 – Relevant General Plan Policies

Policy	Project Consistency
<p><i>Land Use – Land Use Plan Primary Goals #2.</i> Provide for the revitalization, adaptive re-use, and improvement of deteriorates neighborhoods, historic buildings and districts.</p>	<p>Consistent. The project would improve a structure aesthetically by incorporating additional SCR design elements, aiding in the overall improvement of the North Beach area.</p>
<p><i>Economic Development – 4.02. North Beach.</i> Require initiatives, investments, and development approvals of the areas as a mixed-use entertainment and recreation district that emphasizes the pedestrian experience and preserves and enhances its key assets.</p>	<p>Consistent. The project maintains the restaurant use while providing an expansion of services to patrons, including an expanded outdoor dining area. These expanded services are pedestrian serving uses which will add to the pedestrian and visitor serving experience of the area.</p>
<p><i>Economic Development – 4.04. El Camino Real.</i> Require initiatives, investments, and development approvals of the area as a mixed-use, multi-modal corridor with historic resources and different commercial nodes that primarily serve the needs of San Clemente residents and businesses.</p>	<p>Consistent. The project provides a full service dining experience that complements the surrounding land uses and provides for a commercial-pedestrian oriented area.</p>

Policy	Project Consistency
<p><i>Urban Design - 5.01. Outdoor Spaces.</i> For multi-family residential, mixed use and commercial development, we require integration of outdoor spaces into the architectural and site designs by encouraging the use of courtyards, patios, paseos, plazas, gardens, covered walkways, rooftop terraces, verandas and other outdoor spaces enclosed by architectural or landscape elements, and encourage the same for other types of development.</p>	<p>Consistent. The project proposes an expansion to the outdoor seating area, which includes a wood trellis cover with landscape buffers on each side of the outdoor dining area. Vines are proposed as accent landscaping to further soften and add greenery to the expanded space.</p>

RECOMMENDATIONS:

Staff provided the applicant with preliminary comments regarding elements of SCR style that could be improved upon during division reviews. The recommendations below are aimed at bringing the project further in line with Design Guidelines and development standards.

1. Abate all code compliance violations related to the project, such as the illegal sign. Staff recommends the applicant submit for an Administrative Sign Permit and meet the required development standards for signage in the Architectural Overlay, per Section 17.88 of the Zoning Ordinance.
2. Provide additional details and information on plans showing how the space heaters are shielded from view from the public right-of-way and are proportionate to the scale of the trellis beams. Provide sufficient information to show how the gas lines leading to the heaters will be shielded.
3. Remove a set of the folding doors from the façade in order to allocate more white stucco wall between each set of doors to improve the ratio of wall-to-openings for the structure. As proposed, staff has concerns that when all doors are open the façade will appear unevenly distributed, which will adversely impact the massing of the structure.
4. Ensure that all windows and doors have recessed profiles. Windows and doors should have traditional wall opening recesses of 8” for windows and 12” for doors. Steel doors and aluminum windows are acceptable provided their finish and detailing is consistent with a wood door/window.

5. Provide a plant that is more colorful than the proposed Japanese Boxwood, but still under 24 inches in height.
6. Either eliminate seating to ensure required parking is met or provide for alternative parking through the use of an off-site parking agreement.
7. Remove the trash enclosure located in the tenth parking stall, per original approvals, in order to provide more on-site parking. Staff does not have records permitting the trash enclosure.

CONCLUSION

Staff seeks DRSC concurrence with the above recommendations and any additional input. DRSC comments on the project's design will help ensure a project of the highest quality. Staff also requests that the Subcommittee determine if it wishes to review the revisions made to the project in response to DRSC comments.

Attachments:

1. Location Map
2. Site photographs
3. Code compliance photograph of external heaters
Plans – under separate cover

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,

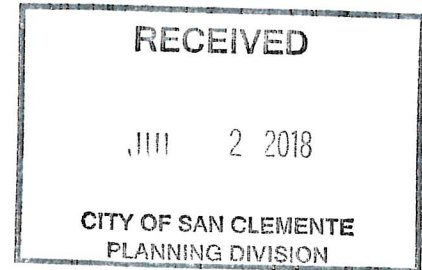


Response to Comments Associated with DRSC Review 5-23-18

Date: June 26, 2018

Project: CUP 17-322 & MCHP 17-420, La Columbiana, 1640 N. El Camino Real

To: Ms. Veronica Morones Assistant Planner The City of San Clemente



Dear Ms. Morones,

Please find 5 sets of revised plans which are in response to our recent meeting. We have revised these plans as follows;

- 1.) Dimensions have been added to the floor plan, refer to sheet A2.0.
2.) Eyebrow roof has been removed from the front elevation, refer to exterior elevations sheet A3.0. Due to budget constraints, the eyebrow will remain at the rear of the building.
3.) In keeping with the Spanish Colonial Revival design, a proposed cornice detail at the Front Elevation of the building has been added. Due to budget constraints, the cornice will not be installed at the entire perimeter of the building.
4.) Additional beams have been added to the outdoor dining trellis.
5.) Landscape plan background has been updated to match architectural.
6.) Additional Spanish Colonial Revival detailing proposed at the front facade: Corbels have been added to the outdoor dining trellis posts. The entry wall has been revised to 12" thick and the sidelight window has been removed. A decorative tile border is proposed surrounding the entry door.
7.) Roof mounted equipment is proposed to be screened with a white stucco wall, refer to exterior elevations sheet A3.0.
8.) Outdoor dining trellis beams will terminate on a ledger board mounted on the face of the exterior wall of the building. The ledger board is necessary to attach the trellis to the block wall. Trellis beam size is indicated on the keynotes, sheet A3.0.
9.) Left and Rear Elevations have been added, refer to sheet A3.0.

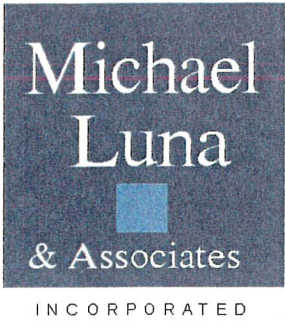
1531 North El Camino Real Suite A San Clemente, California 92672

(949) 493-5200

Fax: (949) 493-5248

email:

LunaArchitects.Aol.com



10). The proposed heaters will be mounted on the inside face of the outdoor dining trellis beam, specifications are enclosed.

11). The applicant has reviewed Nick's, El Ranchito and HH Cotton's for reference of the folding/sliding doors and open facades.

11). Landscaping has been added to the alley, refer to landscape plan.

12). Regarding roof visibility from the adjacent properties, Roof mounted equipment is proposed to be screened with a white stucco wall, refer to exterior elevations sheet A3.0.

1.) We have removed any applications/references to amplified sound.

14). A color/material sample board is enclosed.

15). Proposed bi-fold and multi-slide doors are wood, paint color: Sherwin Williams SW6803 Danube. Brochure enclosed. Divided lights have been removed from the doors, per applicants request, due to budget constraints.

16). Due to budget constraints, the front elevation (only) will be smooth stucco finish. The existing block will remain with new painted finish to match white stucco at the side and rear exterior elevations.

17). The trash enclosure will be removed from parking space (1) to provide an additional parking space. The (permitted) existing trash enclosure will be enlarged.

Please use these sets of plans for the distribution to The DRSC.

Thank you for your assistance with regard to this project.

Respectfully Submitted,

Michael Luna, A.I.A., Architect

(949) 493-5200

Fax: (949) 493-5248

email:

LunaArchitects.Aol.com



FOLDING

THE **LacANTINA FOLDING** SYSTEM IS WHAT WE ARE RENOWNED TO HAVE PERFECTED. AS A PIONEER IN **FOLDING DOOR** SYSTEMS **LacANTINA** SETS THE STANDARD FOR STYLE, FUNCTION AND PERFORMANCE. USING THE HIGHEST QUALITY ROLLING HARDWARE AND ROBUST PANEL AND FRAME DESIGNS, OUR SYSTEMS PROVIDE SMOOTH AND EFFORTLESS OPERATION UNMATCHED BY OTHER LARGE OPENING DOOR SYSTEMS. WITH THE ABILITY TO SPAN ANY SIZE OPENING, MULTIPLE CONFIGURATIONS AND OPTIONS TO MEET THE DEMANDS OF ANY PROJECT, A **LacANTINA FOLDING** SYSTEM IS THE PERFECT CHOICE.

RECEIVED

JUN 20 2018

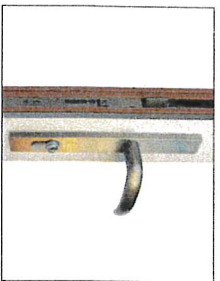
CITY OF SAN CLEMENTE
PLANNING DIVISION

LacANTINA FOLDING DOOR SYSTEMS ARE AVAILABLE IN ALUMINUM, ALUMINUM THERMALLY CONTROLLED, ALUMINUM WOOD, CONTEMPORARY CLAD, WOOD, VINYL AND IMPACT RATED.

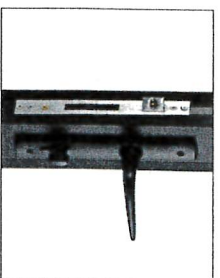
- CLEAN CONTEMPORARY DESIGNS THAT MAXIMIZE GLASS AND LIGHT
- TOP HUNG FOR EASE OF OPERATION AND LONGER LIFESPAN
- HIGH QUALITY EXTRUDED ALUMINUM AND ENGINEERED WOOD FOR STRENGTH & PERFORMANCE
- SILL OPTIONS THAT SUIT WEATHER EXPOSURE OR FLUSH FLOOR TRANSITIONS FROM INSIDE TO OUTSIDE
- STAINLESS AND BRONZE HARDWARE PACKAGES
- CONCEALED MULTI-POINT LOCKING SYSTEM FOR EASE OF OPERATION AND SECURITY
- HIGH WEIGHT RATED PRECISION ROLLING HARDWARE
- UNLIMITED CONFIGURATIONS UP TO 65' WIDE
- INSWING OR OUTSWING FLEXIBILITY
- UNIQUE DESIGN APPLICATIONS SUCH AS ZERO POST CORNERS AND COMBINATION DOOR AND WINDOW SYSTEMS
- IMPACT RATED SYSTEM PROVIDES ULTIMATE PERFORMANCE IN HIGH VELOCITY HURRICANE ZONE (HVHZ) AND WIND-BORNE DEBRIS AREAS
- SIMULATED DIVIDED LITE OPTIONS
- RANGE OF COMMERCIAL OPTIONS INCLUDING PANIC HARDWARE, ADA THRESHOLDS AND 10" BOTTOM RAILS
- DAILY USE DOOR OPTION FOR EASY ACCESS
- WIDE RANGE OF GLAZING OPTIONS FOR IMPROVED THERMAL PERFORMANCE, SAFETY PROTECTION AND PRIVACY
- INTEGRATED SCREEN SYSTEMS FOR YEAR ROUND COMFORT AND PROTECTION AGAINST THE ELEMENTS

LACANTINA FOLDING SYSTEMS UTILIZE ARCHITECTURAL GRADE MATERIALS AND PRECISION BEARINGS OFFERING LONG LASTING DURABILITY AND EFFORTLESS OPERATION. **LACANTINA** HANDLE HARDWARE IS OFFERED IN A RANGE OF STYLES AND FINISHES WITH THE ABILITY TO MATCH CUSTOM HARDWARE TO EXISTING PACKAGES.

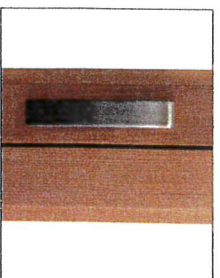
HARDWARE



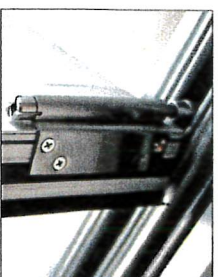
MULTI-POINT HANDLE
STAINLESS



MULTI-POINT HANDLE
BRONZE



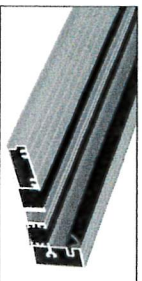
FOLDING DOOR LEVER



TOP ROLLING CARRIER

SILL OPTIONS THAT SUIT WEATHER EXPOSURE OR FLUSH FLOOR TRANSITIONS FROM INSIDE TO OUTSIDE.

SILL CONSIDERATIONS



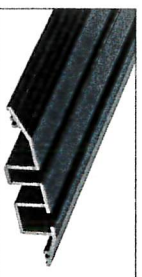
WEATHER RESISTANT SILL



WEATHER RESISTANT
RAISED SILL



FLUSH GUIDE SILL



RAMP SILL

SIZING

WE SPECIALIZE IN CUSTOM MADE SYSTEMS WHICH ARE AVAILABLE UP TO 65" WIDE AND 10' TALL WITH A MAXIMUM PANEL WIDTH OF 39". FOR SHORTER LEAD TIMES AND ADDITIONAL SAVINGS, OUR FOLDING SYSTEMS ARE ALSO AVAILABLE IN MOST POPULAR SIZES AND OPENINGS. **LACANTINA'S** POPULAR STANDARD SIZES ARE 7' AND 8' TALL AND 9', 12', 15' AND 18' WIDE.

CONFIGURATIONS

LACANTINA'S FOLDING SYSTEMS OFFER A RANGE OF CONFIGURATIONS UP TO 20 PANELS, 10 IN EACH DIRECTION, INCLUDING A 90° ZERO POST SYSTEM. BELOW ARE A SAMPLE OF POPULAR CONFIGURATION OPTIONS.

2 PANELS



3 PANELS



4 PANELS



5 PANELS



6 PANELS



2L OR 2R

3L OR 3R

2L/1R OR 1L/2R

3L/1R OR 1L/3R

2L/2R

4L OR 4R

5 PANELS



5L OR 5R

4L/1R OR 1L/4R

3L/2R OR 2L/3R

6 PANELS



3L/3R

5L/1R OR 1L/5R

6L OR 6R

FOLDING OPTIONS

LaCANTINA FOLDING SYSTEMS MATERIAL COMPARISON

MATERIAL						
STYLE	ALUMINUM	ALUMINUM THERMALLY CONTROLLED	ALUMINUM WOOD	CONTEMPORARY CLAD	WOOD	VINYL
PRICING	CONTEMPORARY	CONTEMPORARY	TRADITIONAL	CONTEMPORARY TO TRADITIONAL	TRADITIONAL TO CONTEMPORARY	CONTEMPORARY TO TRADITIONAL
PANEL CONSTRUCTION	ALUMINUM	ALUMINUM WITH THERMALLY EFFICIENT CORE	ALUMINUM WITH SOLID WOOD ON THE INTERIOR	ENGINEERED WOOD CORE WITH EXTERIOR ALUMINUM	ENGINEERED WOOD CORE	VINYL
U-VALUE LOW-E 366 ARGON*8	.48	.38	.39	.31	.33	.34
U-VALUE .32 OR LESS GLAZING OPTION	NO	YES	YES	YES	YES	YES
ENERGY EFFICIENCY	GOOD	BETTER	BETTER	BEST	BEST	BEST
PANEL THICKNESS	1 3/4"	2 1/4"	2 1/4"	2 1/4"	1 3/4"	1 3/4"
STOCK FINISHES	CLEAR ANODIZED BRONZE ANODIZED WHITE PAINT	CLEAR ANODIZED BRONZE ANODIZED WHITE PAINT (SPUT FINISH FOR INTERIOR & EXTERIOR AVAILABLE)	WHITE PAINT BRONZE PAINT	CLEAR ANODIZED BRONZE ANODIZED WHITE PAINT BRONZE PAINT	N/A	WHITE VINYL TAN VINYL
STILE & RAIL PROFILE	2 3/4"	2 15/16"	3 5/8"	2 15/16"	3 5/8"	2 15/16"
ADDITIONAL BOTTOM RAIL OPTIONS	10" ADA	-	-	7 1/2", 10" ADA	7 1/2", 10" ADA	-
SIMULATED DIVIDING LITES (SDLs)	1" CONTEMPORARY	1" CONTEMPORARY	1" CONTEMPORARY OR TRADITIONAL	1" CONTEMPORARY OR TRADITIONAL	1" TRADITIONAL	-
IN-STOCK WOOD	-	-	VG FIR OR SAPELE MAHOGANY	VG FIR OR SAPELE MAHOGANY	VG FIR OR SAPELE MAHOGANY	-
FOLDING PANEL LOCKING	CONCEALED MULTI-POINT	CONCEALED MULTI-POINT	CONCEALED MULTI-POINT	CONCEALED MULTI-POINT	SURFACE MOUNTED LOCKING	CONCEALED MULTI-POINT

* PERFORMANCE RESULTS BASED ON OUTSWING WEATHER RESISTANT SILL



LACANTINA'S NEW CLASS OF MULTI SLIDE COMBINES THE PREFERRED FEATURES OF SYMMETRY, STRENGTH AND PERFORMANCE OF A LIFT SLIDE DOOR SYSTEM AND THE FUNCTIONALITY AND VALUE OF A MULTI SLIDE. OUR **NEW CLASS** OF SLIDING DOOR PROVIDES OPTIMAL AESTHETICS, PERFORMANCE AND VALUE.

MULTI SLIDE

OUR PANEL DESIGN, ENGINEERED TO THE DEMANDS OF A FOLDING SYSTEM, ADAPT PERFECTLY TO A MORE ROBUST AND UNMATCHED SLIDING DOOR. WITH THE SAME CLEAN MINIMAL DESIGNS AS OUR FOLDING SYSTEMS, OUR MATCHING NARROW STILES AND LOW PROFILE RAILS MEAN SYMMETRY AND STYLE ARE NEVER COMPROMISED. OUR **MULTI SLIDE IS A PERFECT MATCH** TO OUR FOLDING AND SWING DOORS FOR THE **COMPLETE DOOR PACKAGE**.

LACANTINA MULTI SLIDE SYSTEMS ARE AVAILABLE IN ALUMINUM, ALUMINUM THERMALLY CONTROLLED, ALUMINUM WOOD AND CONTEMPORARY CLAD.

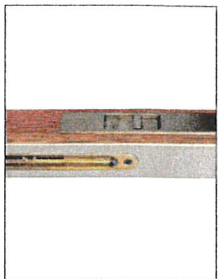
- OVERSIZED DOOR PANELS PROVIDING MORE GLASS AND LIGHT
- INLINE PANELS SLIDE AWAY EFFORTLESSLY WITHOUT INTERRUPTION INTO LIVING AREAS
- MULTIPLE CONFIGURATIONS AVAILABLE INCLUDING POCKETING AND ZERO POST CORNER CONFIGURATIONS
- AAMA CERTIFIED ROLLING HARDWARE TO HANDLE EXTREME PANEL WEIGHTS
- EXTRUDED COMPOSITE ACETAL WHEELS FOR QUIET OPERATION
- SELF-DRAINING WEATHER RESISTANT SILL WITH INTERIOR STOP HEIGHT OPTIONS TO PROVIDE PROTECTION AGAINST WEATHER

FEATURES

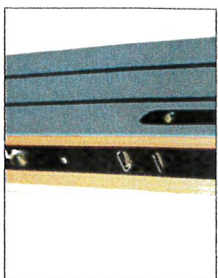
- FLUSH AND COMMERCIAL SILL OPTIONS
- ADVANCED SEAL SYSTEM PROVIDES ULTIMATE WEATHER PROTECTION WITHOUT COMPROMISING EASE OF OPERATION
- UNIQUE INTERLOCKING TRACK DESIGN FOR ADDED STRENGTH AND STRUCTURAL INTEGRITY
- WIDE RANGE OF GLAZING OPTIONS FOR IMPROVED THERMAL PERFORMANCE, SAFETY PROTECTION AND PRIVACY
- INTEGRATED SCREEN SYSTEMS FOR YEAR ROUND COMFORT AND PROTECTION AGAINST THE ELEMENTS

LACANTINA SLIDING SYSTEMS UTILIZE ARCHITECTURAL GRADE MATERIALS AND AAMA CERTIFIED LOW PROFILE WHEELS FOR INCREASED DURABILITY AND SMOOTHER PERFORMANCE. **LACANTINA'S** MINIMAL ONE PIECE HANDLE HARDWARE IS OFFERED IN A STAINLESS OR BRONZE FINISH.

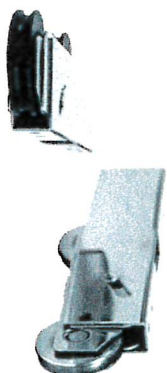
HARDWARE



LOCKING HARDWARE
STAINLESS



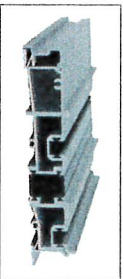
LOCKING HARDWARE
BRONZE



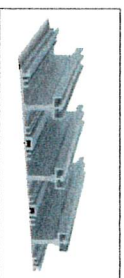
ROLLING HARDWARE
ACETAL OR STAINLESS STEEL

SILL OPTIONS THAT SUIT WEATHER EXPOSURE OR FLUSH FLOOR TRANSITIONS FROM INSIDE TO OUTSIDE.

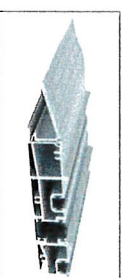
SILL CONSIDERATIONS



WEATHER RESISTANT SILL



FLUSH SILL



RAMP SILL

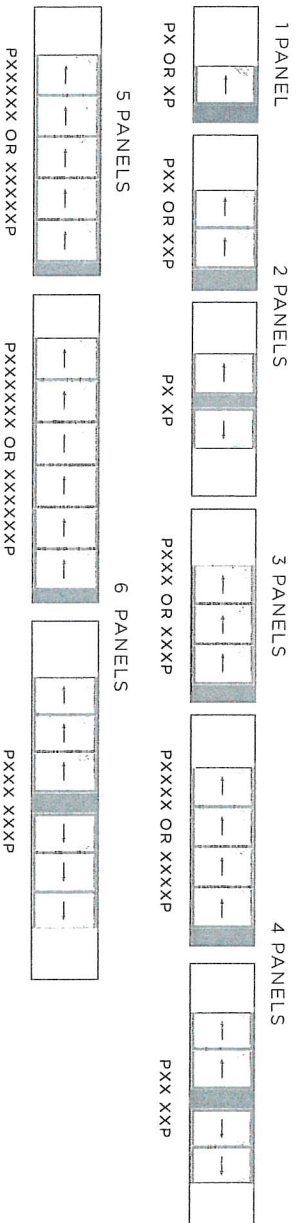
SIZING

OUR MULTI SLIDE SYSTEMS ARE CUSTOM MADE AND ARE AVAILABLE FOR SMALLER OPENINGS SUCH AS WINDOWS OR FOR EXPANSIVE OPENINGS UP TO 8' WIDE AND 12' TALL. INDIVIDUAL PANEL SIZES ARE BASED ON A MAXIMUM OF 60 SQ. FT. OF GLASS PER PANEL.

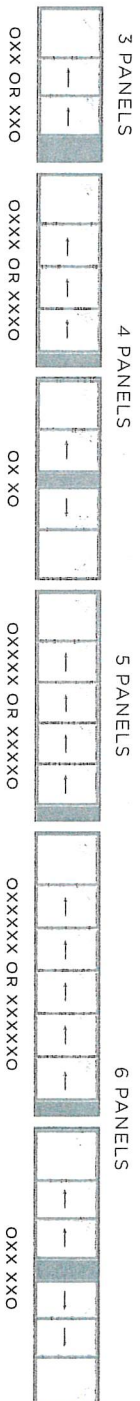
CONFIGURATIONS

LACANTINA'S MULTI SLIDE SYSTEMS OFFER A RANGE OF STACKING AND POCKETING CONFIGURATIONS AND ARE AVAILABLE UP TO 12 PANELS, 6 IN EACH DIRECTION. BELOW ARE A SAMPLE OF POPULAR CONFIGURATION OPTIONS.

POCKET OPTIONS



STACKING OPTIONS



LACANTINA MULTI SLIDE SYSTEMS MATERIAL COMPARISON

MATERIAL	 ALUMINUM	 ALUMINUM THERMALLY CONTROLLED	 ALUMINUM WOOD	 CONTEMPORARY CLAD
STYLE	CONTEMPORARY	CONTEMPORARY	TRADITIONAL	CONTEMPORARY TO TRADITIONAL
PRICING	LOWER COST \$	UPGRADE \$ FOR PERFORMANCE & FEATURES	UPGRADE \$ FOR PERFORMANCE & FEATURES	UPGRADE \$ FOR PERFORMANCE & FEATURES
PANEL CONSTRUCTION	ALUMINUM	ALUMINUM WITH THERMALLY EFFICIENT CORE	ALUMINUM WITH SOLID WOOD ON THE INTERIOR	ENGINEERED WOOD CORE WITH EXTERIOR ALUMINUM
U-VALUE LOW-E 366 ARGON*	.48	.42	.42	.34
U-VALUE .32 OR LESS GLAZING OPTION	NO	YES	YES	YES
ENERGY EFFICIENCY	GOOD	BETTER	BETTER	BEST
PANEL THICKNESS	1 3/4"	2 1/4"	2 1/4"	2 1/4"
STOCK FINISHES	CLEAR ANODIZED BRONZE ANODIZED WHITE PAINT	CLEAR ANODIZED BRONZE ANODIZED WHITE PAINT (SPLIT FINISH FOR INTERIOR & EXTERIOR AVAILABLE)	WHITE PAINT BRONZE PAINT	CLEAR ANODIZED BRONZE ANODIZED WHITE PAINT BRONZE PAINT
STILE & RAIL PROFILE	2 3/4"	2 15/16"	3 5/8"	2 15/16"
ADDITIONAL BOTTOM RAIL OPTIONS	10" ADA	-	-	7 1/2", 10" ADA
SIMULATED DIVIDING LITES (SDLs)	1" CONTEMPORARY	1" CONTEMPORARY	1" CONTEMPORARY OR TRADITIONAL	1" CONTEMPORARY OR TRADITIONAL
IN-STOCK WOOD	-	-	VG FIR OR SAPELE MAHOGANY	VG FIR OR SAPELE MAHOGANY
MULTI SLIDE PANEL LOCKING	CONCEALED MULTI-POINT	CONCEALED MULTI-POINT	CONCEALED MULTI-POINT	CONCEALED MULTI-POINT

* PERFORMANCE BASED ON WEATHER RESISTANT SILL WITH 2 5/16" INTERIOR LEG HEIGHT

CALCANA



Commercial & Residential Infrared Patio Heating Systems



SPECIFICATIONS
General Specifications

Rating (Input: Natural and L.P. Gas) 0-4500 ft. elevation.	
STANDARD SERIES	Length
Model	Min
PH-40A.....20,000.....40,000.....11.5"	Max
PH-50A.....25,000.....50,000.....16.5"	Min
PH-75A.....37,500.....75,000.....21.5"	Max
	Length
Model	Min
PH-40.....20,000.....40,000.....11.5"	Max
PH-50.....25,000.....50,000.....16.5"	Min
PH-75.....37,500.....75,000.....21.5"	Max

HIGH OUTPUT SERIES (patented)

Model	Min	Input (BTU/HR)	Max	Length
PH-100	20,000	40,000	11.5"	
PH-150	30,000	60,000	16.5"	
PH-200	40,000	80,000	21.5"	

Gas Pressure at Manifold: Natural Gas..... 3.5" W.C. L.P. Gas..... 10.5" W.C. Gas Connection Size..... 0.5" N.P.T.

Gas Inlet Pressure: Minimum 4.5" W.C. Maximum 14.0" W.C. L.P. 11.5" W.C. 14.0" W.C.

Electrical Rating: 120V, 60 Hz, 1 Amps 24 volt low voltage On/Off - Modulating control panel

Standard Equipment: Variable input temperature control panel, modulating gas burner, low noise combustion air blower, visual burner inspection sight glass, air proving safety switch, 3-try spark ignition control, 100% safety shut off valves, 4" heat treated aluminized radiant emitter, aluminum reflector, heat economizer baffles, stainless steel hangers and construction on High Output Series.

Optional Equipment: -Elbow kit / 180 degree U-Bend kit for PH-50 and PH-75
-Stainless Steel Radiant Emitter
-24 Volt Electrical Supply

CLEARANCE TO COMBUSTIBLES

LEAKAGELESS EDGE

OUTDOOR APPLICATIONS ONLY

6"

1.2"

DOWN

HORIZONTAL

Standard Reflector (inches)

Input	A	B	C	D
40	4	12	34	12
50	4	12	41	12
75	5	17	49	19
100	6	22	57	26
150	8	31	68	35
200	10	41	81	45

TILT

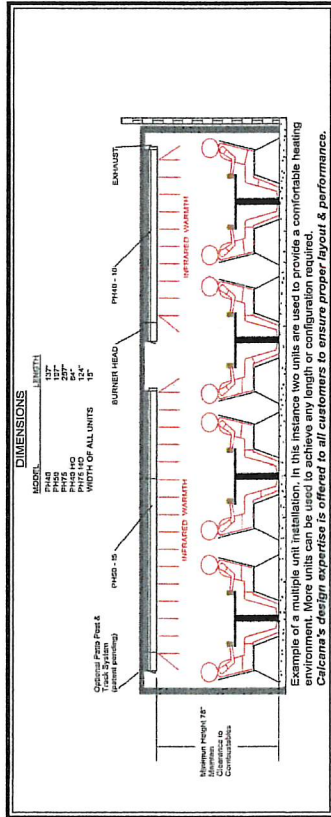
25° to 45° Tilt

Installation Type 2

Input	A	B	C	D
40	4	4	31	28
50	4	4	35	28
75	4	4	39	31
100	6	4	43	35
150	8	4	49	39
200	10	4	55	43

DESIGN CERTIFIED™

REGISTERED



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Calcana's design expertise is offered to all customers to ensure proper layout & performance.

Example of multiple units installed in this instance. We units are used to provide a comfortable heating environment. Models can be applied to a wide range of applications.

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Calcana USA Ltd.
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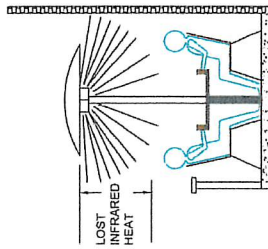
CANADA
Calcana Industries Ltd.
5507 - 6th St. S.E.
Calgary, Alberta, Canada, T2H 1L6
Tel: 403-777-0808 Fax: 403-777-0807

1-800-776-6729
Website: www.calcana.com
email: sales@calcana.com

Calcana Custom Patio Heating Solutions

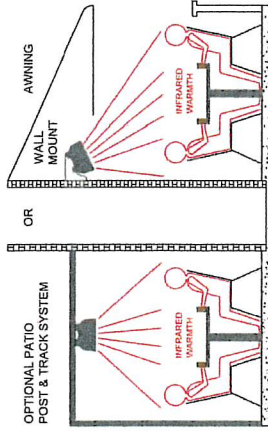
"MUSHROOM STYLE"

MORE FUEL
LESS HEAT



VS

MORE HEAT
LESS FUEL



"CALCANA INFRARED HEATWAVE"

Experience a Calcana Heatwave on your patio today!

DESIGN FEATURES INCLUDE:

SAFELY ENCLOSED FLAME:

The flame is protected from wind and is located inside the Low Intensity Infrared Emitter Tube. This tube captures heat energy contained in hot flue gases and turns the energy into comfortable HEAT waves.

LOW CLEARANCE TO COMBUSTIBLES:

Can be safely installed in locations with awnings.

SLIM, NARROW DIMENSIONS:

Easy to install in narrow, low overhead clearance locations; suitable for long, narrow street side patio locations.

OVERHEAD DESIGN:

No floor space is lost as units hang from existing trellis or other overhead structures. Units can also mount to walls at an angle.

VARIABLE INPUT BURNER:

Patent pending, variable input design provides the right level of heat output for each location.

FOUR LENGTHS TO CHOOSE FROM:

5, 10, 15 & 20 foot lengths are available. Multiple units can be grouped together to achieve any length required.

CERTIFIED FOR OUTDOOR & INDOOR APPLICATIONS:

Units are design certified to operate in outdoor environments, which include wind, rain, snow and temperatures as low as -40°. For indoor applications, the units can be safely vented through the wall or roof.

EASY-LIGHT IGNITION SYSTEM:

No pilot lights to ignite by hand, no valves to turn, no thermocouples to replace. By using a reliable, 3-Try, direct spark, electronic, 100% safety shut off, ignition system, units safely and consistently operate in all types of weather with the flick of a switch.

LOCAL OR REMOTE CONTROL:

Heaters can be operated remotely, or controls can be located on the units.

LOW MAINTENANCE:

No ceramic parts to break, or replace. No thermocouples to replace. Emitter tubes do not glow cherry red, therefore are not fatigued to the point of premature failure.

ECONOMICAL TO OPERATE:

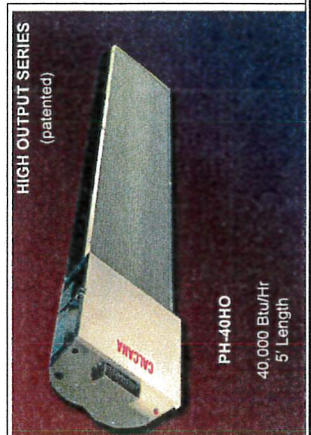
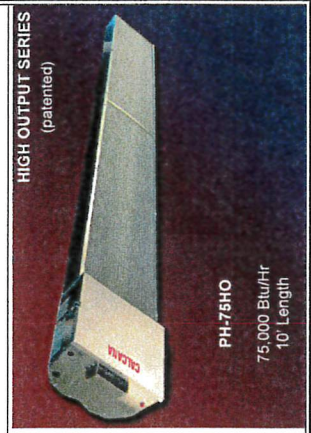
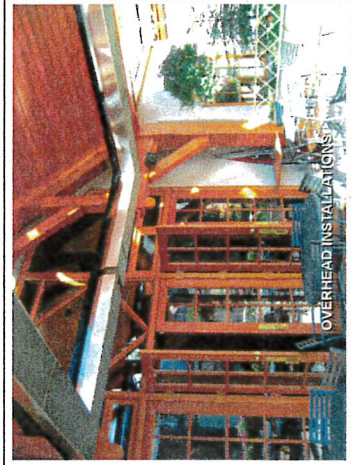
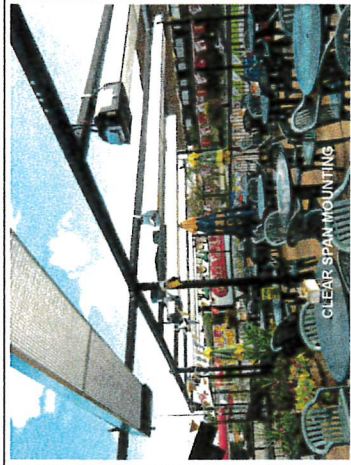
Highly efficient reflectors capture the radiant energy, and direct it to the patio area. Heats more area with less fuel than any other style of patio heater.

HEAVY DUTY CONSTRUCTION:

High quality materials & workmanship eliminates metal fatigue and reflector warp or separation. Stainless Steel options are available.

NATURAL GAS OR PROPANE:

Units available for use with either fuel.





ATTACHMENT 7



ENVIRONMENTAL DESIGN

DATE: April 30, 2018

PROJECT: La Columbiana Restaurant Expansion
1640 N. El Camino Real
San Clemente, CA

DEVELOPER/OWNER: Harold Alzate

LANDSCAPE ARCHITECT: Aaron Sevilla (949) 444-9468

CITY PLAN CHECK #: LAN 18-009

DMT PRELIMINARY LANDSCAPE SUBMITTAL REVIEW AND APPROVAL

After a DMT review of the La Columbiana Restaurant project, it appears the concept plan is approved. The following items should be addressed when preparing Construction Drawings; these include, but are not limited to the following:

1. With such a limited amount of planting area, consider a more colorful accent plant in lieu of the Buxus proposed.
2. Provide a site specific agronomic soils report with recommendations confirming proposed plant compatibility.
3. Provide 15-gallon size shrubs around any utility enclosure, trash enclosure and backflow preventer for screening.
4. Follow City of San Clemente landscape and irrigation submittal requirements.
5. Utilize trees and shrubs that possess drought tolerant qualities; drip irrigation and low precipitation systems are recommended.
6. Show all above and below ground utilities on final planting plans.
7. Note minimum field observation visits required by Landscape Architect on plan.

Please call Patrick Murphy at (949) 443-1446 x223 if there are any questions.

Morones, Veronica

From: Pat Murphy <pmurphy@smpinc.net>
Sent: Friday, June 22, 2018 1:44 PM
To: Morones, Veronica
Subject: RE: City of San Clemente - Quick Question

Hi Veronica and Happy Friday!
I just reviewed (and recalled the orig submittal)
This looks fine and not to worry about another DMT fee
This is approved
Have a great weekend!
Pat

Patrick CM Murphy

President/CEO



d 949.443.1446 x223

c 714.319.7762

pmurphy@smpinc.net

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949.443.1446 info@smpinc.net www.smpinc.net

SMP is pleased to announce that we have been honored with two silver awards from the 2018 NATIONAL ASSOCIATION OF HOME BUILDERS:



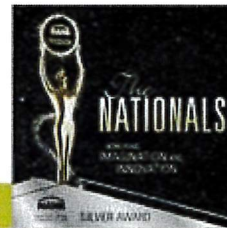
BEST OUTDOOR LIVING SPACE
IRON OAK IN ALAMO CREEK, CA - MONTEREY MODEL - TOLL BROTHERS



BEST LANDSCAPE DESIGN
GRANITE HEIGHTS IN LAS VEGAS, NV - TOLL BROTHERS



WE DESIGN FOR PEOPLE TO ENGAGE



From: Morones, Veronica [mailto:MoronesV@san-clemente.org]
Sent: Friday, June 22, 2018 12:03 PM
To: Pat Murphy <pmurphy@stpinc.net>
Subject: City of San Clemente - Quick Question

Good afternoon Pat,

Happy Friday Pat! I have a quick question on a project I am working for 1640 N. El Camino Real. It is a façade remodel on a commercial lot that has very little landscaping. Your team reviewed the initial set of landscape plans (which I unfortunately do not have digitally) and provided the attached comments letter. The applicant has resubmitted revised landscape plans (which are attached) and I am wondering if your team would like to see the plans again. If your team would like to review them again during the preliminary phase, I will notify the applicant and have them submit another \$200 fee for conceptual landscape review.

Thank you and have a wonderful weekend!

Veronica Morones



Veronica Morones
Assistant Planner
Community Development Department
Planning Division

ATTACHMENT 8

Suggested Plant Types for the proposed trash enclosure

1. Podocarpus Maki



2. Kangaroo Paw



3. Phormium tenax or Feather Reed Grass

