

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
OCTOBER 10, 2018**

Subcommittee Members Present: Jim Ruehlin, Michael Blackwell

Staff Present: Senior Planner Stephanie Roxas, Assistant Planner Veronica Morones, Assistant Planner Jonathan Lightfoot

1. MINUTES

A majority of the Subcommittee members were not present at the Design Review Subcommittee meeting of September 26, 2018. Consequently, the Subcommittee continued review of the minutes to the following meeting on October 24, 2018.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Preliminary Application 18-551, 151 Calle De Los Molinos, Los Molinos Brewery (Morones)

A preliminary application for exterior changes to an existing building and proposed brewery and tasting room use. The project is located within the West Pico Corridor Specific Plan in the light industrial area. A part of this review requests parking waivers for the limited on-site parking available.

Assistant Planner Veronica Morones summarized the staff report. The applicant, Jeremy Caulkins, and business owners, Jim Schneider and Shawn Haven were present for questions.

Senior Planner, Stephanie Roxas, clarified the scope of the Subcommittee's review and stated an upcoming Planning Commission Study Session on parking waivers was open to the public.

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

- Inquired as to whether brewing would occur concurrent with tasting room operations.
- Asked for clarification on restaurant uses and their parking requirement.
- Stated parking waivers have required findings that would need to be made as a part of the review process, which would in turn inform decision makers on whether the waivers may be supported.

- Stated the parking waivers would be a substantial request for relief, and the DRSC cannot give the applicant any inclination on whether they would be supported.
- Suggested the applicant look at the surrounding industrial uses, such as looking at their hours of operation, to determine if the surrounding businesses would be impacted by the parking waiver request.
- Stated parking needs to be reviewed with an entire project proposal, and cannot be looked at separately before review of a proposed project.
- Stated Planning Commission interpretations can be submitted for when an applicant is seeking direction and clarification about a part of the Zoning Ordinance.
- Suggested the applicant cater and enhance the pedestrian orientation of the project, and support other modes of transportation for the site, such as neighborhood electric vehicles (NEVs) and bicycles.
- Stated the landscaping proposed is minimal, and the amount of landscaping should be increased, such as on the outdoor trellis, building wall, and trash enclosure.
- Asked where the trash enclosure will be located.
- Supported the location of the grain silo being outdoors and a prominent focal point for the design. Suggested potentially elevating the silo. Supported the living wall proposed behind the silo, and suggested additional landscaping be added.
- Inquired about the material, and proposed changes to the roof line and expressed support for the metal roof.
- Stated the overall design of the building, signage, and site should be consistent.
- Asked about proposed signage for the site, and whether it would require discretionary review.
- Recommended the applicant review the Pep Boys for their living wall landscaping, and Happa J's for their landscaping and roofing.
- Expressed a concern for the plant growth located on the roof of the outdoor structure and how that could impact food consumption underneath by patrons.
- Asked how close the nearest residential uses are to the project site.
- Expressed support for adaptive reuse in the Los Molinos area.
- Expressed support of roll up doors on the building.

The Subcommittee concurred with staff's recommendations and provided additional input to the applicant and staff. Should the applicant choose to submit a formal discretionary application, the project will be reviewed by DRSC again in the future.

Minor Architectural Permit 18-250 /Discretionary Sign Permit 18-546, Plaza by the Sea (Lightfoot)

A request to remodel a façade and establish a Master Sign Program for an existing commercial center at 610-628 Camino De Los Mares within a City Gateway corridor.

Assistant Planner Jonathan Lightfoot summarized the staff report. The applicant team, including architect David Anderson of Nadel Studio One, Inc. and Andrew Gracey and Kyle Godat of Brixmoor Property Group, Inc., was present for questions. The applicant clarified one discrepancy between their plans and the staff report; the proposed project would not modify the stucco type. The applicant proposes to retain the existing tan colored, laced texture stucco, and to apply this finish to the new architectural elements that are proposed.

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

- Commented that a conversion from s-tile to two-piece clay barrel tiles would not be a necessary component of the current façade remodel; however, they recommended that staff include a condition requiring new roof materials should the center be re-roofed in the future.
- Concurred that the tower on building D should be modified to increase massing at the base. Expressed a preference that the arches still be pedestrian accessible. (Staff's recommendation for a hipped clay tile roof would be omitted if the S-tile on the primary buildings is to remain.) Also stated that not all proposed arches need to be full arches.
- Concurred that a decorative cornice feature would be appropriate on the Camino De Los Mares – facing elevation of building D.
- Recommended that the applicant conduct a side-by-side comparison of the laced tan vs. smooth white stucco on a less visible portion of the building.
- Concurred with staff that additional detailing should be incorporated onto the rear elevation that is freeway-oriented. The applicant stated that they could explore decorative foam moulding for cornices that would be appropriately sized for the freeway orientation.
- Stated that they would prefer that the insets under the arches (currently proposed as darker contrasting brown stucco) to be either white or tiled. Recommended the project be consistent with the America's Tire proposal.
- Requested that America's Tire plans and elevations be available for comparison at the next review.
- Based on the applicant's comment that the window area in the storefront system at Stater Brothers could not be reduced due to leasing contract restrictions, DRSC bypassed staff's seventh recommendation regarding a decorative inset window.

- Concurred that the cornice features should be painted to match stucco instead of the proposed darker brown contrasting color.
- Recommended submittal of additional elevations and details between buildings C and D where the applicant proposes to remove the existing block wall that currently separates Ocean View Plaza and Plaza by the Sea. Recommended this area be well-designed due to its visibility and the high volume of anticipated pedestrian and/or vehicular traffic. If possible, relocating the trash enclosure would be desirable.
- Indicated that updated site plans and landscape plans for the plaza should be reviewed by DRSC prior to Planning Commission review.
- Asked that staff confirm whether trellis features are generally required to be wrought iron instead of steel.
- Recommended that the medallions be altered in some way – either shape or inset.
- Concurred that limiting the sign options to the Type 3 signs (aluminum face, halo-lit) is preferred.
- Concurred that the proposal should include a LED-temperature preferably under 4000 degrees Kelvin.
- Recommended including the freeway-oriented and monument signs in the master sign program.
- Suggested that the freeway-oriented sign use a monochromatic color, such as the bronze of the Outlets.

The Subcommittee indicated that they would like to see the project return for an additional review to address their recommendations and requests for additional information.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, October 24, 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,

Jim Ruehlin, Chair

Attest:

Stephanie Roxas, Senior Planner