

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
DECEMBER 12, 2018**

Subcommittee Members Present: Jim Ruehlin, Bart Crandell, Jason Talley

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Katie Crockett, Assistant Planner Jonathan Lightfoot

**1. MINUTES**

The Subcommittee approved the minutes from the November 28, 2018 meeting.

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

**Discretionary Sign Permit 18-557, 1527 North El Camino Real, Shwack Cantina Freestanding Sign** (Webber/Lightfoot)

A request to add a third sign at the Schwack Cantina. This new sign puts the restaurant above the 25 square-feet of cumulative allowed signage by right per business within the Architectural Overlay.

Assistant Planner Jonathan Lightfoot summarized the staff report. The applicant, Max Fisher, provided background information behind the signage request and was available for questions.

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

- Requested clarification from the applicant on his ability to accommodate staff's recommendations.
- Recognized that financial concerns may affect the applicant's ability to modify the proposed design.
- Expressed concern over requesting design details that would be financially prohibitive.
- Expressed concern over permitting a signage exception when multiple signs would be oriented towards the same direction.
- Suggested removing existing wall sign to remove duplicative signage oriented towards northbound traffic.
- Requested clarification from staff regarding where signage may be located in relation to property lines and public right-of-way.
- Suggested removing a portion of railing and incorporating a solid wall to create a freestanding monument sign facing southbound traffic.

- Requested clarification from staff regarding City policies encouraging signs with a handcrafted appearance in the Architectural Overlay.
- Expressed concern that the thin aluminum plate with lettering may be inconsistent with the sign Design Guidelines.
- Suggested the applicant discuss with Engineering staff the feasibility of obtaining an administrative encroachment permit.
- Expressed concern that the current proposal more than doubles current sign area due to the fact that the proposal constitutes a pole sign and both sides of the sign face are counted. Encouraged the applicant to further consider a monument sign.
- Recommended the applicant redesign the project to utilize a monument design that improves the business' visibility, but does not create signage clutter and incorporates additional elements that are handcrafted in appearance.

The Subcommittee strongly encouraged the applicant to modify the project design and obtain additional DRSC input prior to the Planning Commission public hearing. However, the Subcommittee recommended the applicant use his discretion in determining whether to schedule a second DRSC review, or move the project forward for Planning Commission consideration.

**Minor Cultural Heritage Permit 18-573, 415 Avenida Granada, Casa Romantica Amphitheater Seating** (Lightfoot)

A request to install stadium seating onto the existing concrete amphitheater at the Casa Romantica Cultural Center and Gardens.

Assistant Planner Jonathan Lightfoot summarized the staff report. The applicant's representative, Gary Wiggle, provided an overview of the letter addressed to the Subcommittee dated December 10, 2018. Mr. Wiggle summarized the applicant's justification for the proposed materials and colors, and was available for questions.

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

- Recognized the applicant's need to use durable materials due to its outdoor location in close proximity to the ocean.
- Did not support the proposed green seating color, and suggested using an earth tone color such as flagstone brown that better blends in with the surroundings to reduce the project's visibility.
- Recommended the applicant explore other composite materials such as a composite resin that are durable but have a more natural appearance.
- Expressed concern over the project's design compatibility and preferred seating that complements the design of the existing terraced seats.

- Expressed a preference for the seat style used in Figure 1 of the staff report as opposed to the seating style used in the photo exhibit.
- Directed staff to discuss with GPA Consulting whether the project would negatively impact the historic resource's status or classification given the project's location and non-historic character of the amphitheater.
- Requested staff to include a larger rendering of the proposed seats in future reports to demonstrate the final proposed appearance of all terraced rows filled with seats.
- Requested clarification from staff regarding required findings and consistency with Secretary of Interior and City standards.
- Noted that the consultant report recommended wood or metal seating, but that the report also encouraged choosing a material that provides suitable longevity.
- Discussed the nature of the seating being fixed but removable and whether that would affect the City's evaluation of the project.
- Commented that there may be insufficient space available on site to store temporary seating.

Subcommittee Member Talley excused himself at the end of the item's discussion due to an excused scheduling conflict.

The Subcommittee directed staff to discuss its comments with this City's historic preservation consultant. The Subcommittee recommended staff use its discretion, depending on whether the project and/or GPA Consulting's report is revised, to determine whether to schedule a second DRSC review of the project, or proceed to a Zoning Administrator public hearing for consideration.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

**Conditional Use Permits 18-529 / 18-530 / 18-531 / 18-532 / 18-533 / 18-534 / 18-535 / 18-536 / 18-537 / 18-538 / 18-540 / 18-541 / 18-543, AT&T Small Cells in Right-of-Way** (Crockett)

Review of design alternatives for a request to construct 13 "small cells" on street lights and utility poles within the public right-of-way at 13 locations throughout the City, previously reviewed by the DRSC.

Associate Planner Katie Crockett summarized the staff report. The applicant team, Franklin Orozco, Rickard Soderberg, and Calvin Gough, was present for questions.

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

- Requested clarification from staff regarding the application's status and whether proposed locations have been reviewed by Engineering staff for potential line-of-sight issues regarding micro sites (due to the larger base).
- Requested clarification and discussed designs proposed at specific locations, especially as it relates to potential aesthetic impacts to nearby residential uses.
- Discussed the proposed Type 2 micro site facility at 260 W. Escalones (CUP 18-536). Requested clarification on the design from the applicant and recommended staff review above-ground poles in the neighborhood to determine an appropriate facility design.
- Discussed the merits of the tapered and non-tapered designs for Type 1 (concrete light pole) installations and recommended selecting a design based on the location and existing surrounding conditions (i.e., presence of and design of other poles in the vicinity).
- Discussed proposed designs for Type 2 (wood utility pole) installations and expressed preference for the antenna to be painted brown, removal of the extension arms, and mounting radios close to the pole.

The Subcommittee recommended the proposed facilities using the Type 1 and Type 2 installation designs proceed to a Planning Commission hearing for consideration after incorporation of DRSC recommendations. The Subcommittee did not reach a consensus on the proposed micro site design given the limited information available and recommended staff use its discretion to determine whether to schedule an additional DRSC review, or proceed to a Planning Commission hearing.

## 5. **ORAL AND WRITTEN COMMUNICATION**

None

## **ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, January 9, 2019 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

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Jim Ruehlin, Chair

Attest:

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Stephanie Roxas, Senior Planner

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