



## Design Review Subcommittee (DRSC)

Meeting Date: January 23, 2019

**PLANNER:** Amy Stonich, AICP, Contract Planner 

**SUBJECT:** **Amendment to Minor Cultural Heritage Permit (MCHP) 18-354, 218 Avenida Del Mar, Brussels Bistro**, a request to allow minor modifications to the outdoor patio area, previously approved by the Planning Commission.

### **BACKGROUND:**

On August 15, 2018, the Design Review Subcommittee (DRSC) reviewed and forwarded the application to Planning Commission with recommendations. The DRSC meeting minutes are provided as Attachment 2 for reference. On September 19, 2018, the Planning Commission approved Conditional Use Permit (CUP) 18-353, Minor Cultural Heritage Permit (MCHP) 18-354, and Amendment to Minor Conditional Use Permit (MCUP) 06-285, Brussels Bistro, to allow façade changes and the sale of alcoholic beverages, and to amend MCUP 06-285 (AM MCUP 18-548) to modify the current hours of operation.

Following the commencement of tenant improvement construction, the applicant modified the design of the front wrought iron railing with hanging planters to a solid wall with planters at ground level and stucco over the exposed brick on the interior walls of the patio. The proposed solid wall is currently under construction. The applicant is requesting an amendment to MCHP 18-354 to permit the requested changes. The purpose of this DRSC review is to provide staff with input on the proposed design changes to ensure conformity with the approved plans and Design Guidelines.

### *Why is DRSC Review Required?*

The applicant is requesting minor changes to the approved applications in accordance with Zoning Ordinance Section 17.12.180. The proposed changes are insignificant in nature, and, therefore, may be approved administratively by the City Planner. Per Section 17.12.025.B of the Zoning Ordinance, the City Planner may refer projects to the Design Review Subcommittee for design-related input. The Subcommittee's recommendations will be forwarded to the City Planner for administrative action.

### **PROJECT DESCRIPTION**

Following project approval and permit issuance, the applicant provided to staff an alternative design of the front wrought iron railing and the interior patio wall brick. The applicant is requesting this design change to provide privacy and create an improved

aesthetic barrier between the street sidewalk and the outdoor dining area. The design using a wrought-iron railing is replaced with a solid wall three-feet in height. The wall would be finished in white stucco to match the existing façade. Terra cotta planters, as approved previously by DRSC and PC, are proposed to be situated on the ground in the small setback area in front of the seating wall. Bench seating for dining would be provided on the interior side of the wall to replace the individual chair seating. The exterior wall on the interior of the patio area has also been finished in matching white stucco for consistency in appearance. Figures 1 and 2 below illustrate a side-by-side comparison of the approved and proposed front building elevations.

**Figure 1 – Approved Façade**



**Figure 2 – Proposed Façade with Solid Wall**



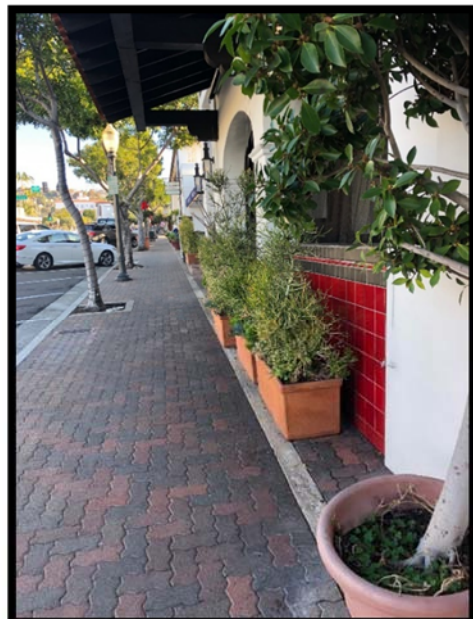
**ANALYSIS:**

Should the modifications be approved, a white stucco coat finish would be added in the final phase. The restaurant is anticipated to open January 31, 2019. Figure 3 illustrates the proposed seating wall currently under construction and interior of the exterior patio with stucco finish. Figure 4, below, shows similar solid walls and planters of neighboring restaurants located on Del Mar Avenue.

**Figure 3 – Brussels Bistro Façade with Solid Wall**



**Figure 4 - Neighboring Restaurants with Solid Wall and Planters**



The minor modification from wrought iron railing to a solid stucco seating wall is consistent with the City's Design Guidelines and goals for the Architectural Overlay District. Design Guideline II.C.2, Basic Principles of Spanish Colonial Revival Architecture, states: "*Whitewashed stucco walls give the buildings a luminous quality that enhances their relationship to exterior spaces. The walls, combined with luxuriant plantings, radiate a friendly feeling.*" Further, Design Guideline II.C.3.d. states: "*The following materials are encouraged: Building or garden walls: white, off-white or light earth tone cement plaster/stucco finishes.*" The proposed modification complies with both guidelines. The proposed seating wall integrates planter boxes, which is consistent with neighboring restaurants on Del Mar Avenue (see Figure 4).

The exterior wall on the interior of the patio area provides a consistent finish in matching white stucco. This finish is consistent with the City's Henry Lenny Architectural Design Guidelines, which states: "*Brick was considered a low-class building material and traditionally would be hidden behind stucco, and on lower class buildings, with whitewash.*"(Attachment 4)

Overall, the proposed modifications, including the white stucco finish and placement of the terra cotta planters as proposed, are consistent with the City's Design Guidelines and are compatible with the character of the Downtown area.

### **RECOMMENDATION:**

Staff reviewed the applicant's request and recommends that the DRSC find the wall modification consistent with the City's Design Guidelines. The Subcommittee's comments will be forwarded to the City Planner for administrative action on the requested amendment to MCHP 18-354.

### ***Attachments:***

1. Location Map
2. DRSC Meeting Minutes of August 15, 2018
3. Plan renderings
4. Excerpt from City's Architectural Design Guidelines, *Brick and Stone Wainscot*



These minutes will be considered for approval at the DRSC meeting of August 29, 2018

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
AUGUST 15, 2018**

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

Staff Present: Senior Planner Stephanie Roxas, Assistant Planner Veronica Morones, Contract Planner Amy Stonich, Contract Planner Amy Vazquez, Interim City Planner Sheri Vander Dussen, Associate Planner Katie Crockett

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of July 25, 2018, were approved.

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

**Minor Architectural Permit 18-093/Minor Exception Permit 18-136, 1505 S. Ola Vista, Henneforth Residence** (Morones)

A request to consider allowing an 854 square foot addition to an existing nonconforming, single-family residence, with the continuation of a 3-foot 6-inch nonconforming side yard setback.

Assistant Planner Veronica Morones summarized the staff report. The applicant, Josh Snyder, stated the project had gone through iterations of design to meet the Minor Exception Permit standards, and was available to answer questions.

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

- Stated the air-conditioning unit shown on plans is located within the required setback and discussed decibel level and fire access concerns related to the air-conditioning unit.
- Stated the design appears to be consistent with the character of the neighborhood and overall improvement to the neighborhood.
- Asked for clarification on whether the garage door is proposed to be enlarged.

The Subcommittee supported the project and recommended the project be forwarded to the Zoning Administrator.

**Conditional Use Permit 18-353 / Minor Cultural Heritage Permit 18-354, 218 Avenida Del Mar, Brussels Bistro (Stonich)**

A request to consider façade changes and to amend MCUP 06-285 to modify the current hours of operation and allow a full line of alcoholic beverage sales.

Contract Planner, Amy Stonich, summarized the staff report. The applicant, Nicolas Servais, and architect, Bob Parr, were also present to respond to questions regarding the proposal.

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

- Expressed concern that the white brick with black was not consistent with the Spanish Colonial Revival (SCR) style.
- Encouraged the applicant to leave the brick unpainted.
- Noted that the black planters appear too contemporary in style.
- Directed staff to include information in the Planning Commission staff report on when the sliding doors will be opened/closed and discuss noise mitigation measures.
- Noted that staff can address the trash enclosure with conditions of approval.
- Requested details on the awning supports and to address rain runoff from awnings at the entry.
- Noted that the utility box planter should incorporate a consistent design with the new proposed planters.
- Requested that the proposed patio doors should be “less modern” and reflect the SCR style. Additional details of the type of patio doors should be included in the report including samples of the windows and doors.
- Noted that any revised changes to the outdoor patio’s exterior ceiling should be provided and should not be covered with contemporary style treatment.

The Subcommittee requested that the applicant work with staff to address the design suggestions as listed above. DRSC informed the applicant that they had the choice to move on to the Planning Commission or to bring revisions back to DRSC for additional review.

**Site Plan Permit 18-102 / Conditional Use Permit 18-103 / Architectural Permit 18-104 / Discretionary Sign Permit 18-296, 495 Avenida Vista Hermosa, Chick Fil A (Vazquez)**

A request to consider the construction of a restaurant with a drive-through located at 495 Avenida Vista, within the Regional Commercial Zoning District of the Marblehead Coastal Specific Plan.

Contract Planner, Amy Vazquez, summarized the staff report. The applicant, Jennifer Daw; the architect, Russell Hatfield; and consultant, Joel Phillips; were also present to respond to questions regarding the proposal.

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

- DRSC expressed appreciation to the applicant for implementing many of the changes requested at the June 13, 2018 meeting.
- Requested clarification on delivery location and activities.
- Expressed concern about the use of palette jacks and recommended a condition of approval restricting delivery hours.
- Asked about the number of outdoor dining tables and compliance with the zoning code regarding parking.
- Recommended that mature plants should be installed to shield the trash enclosure.
- Requested staff to ensure that the city's landscape consultant has reviewed the revised landscape plan prior to the Planning Commission hearing.
- Recommended that the trash enclosure be designed to look more like a building rather than a trash enclosure.
- Confirmed that the roof tiles would be installed in compliance with the City's design guidelines and consistent with the buildings at The Outlets at San Clemente.
- Stated that there was an error on a page of the sign plans indicating acrylic letters. Requested that the plan be modified to reflect metal letters.
- Requested staff to provide conditions of approval with regard to signs that are consistent with the Master Sign Program for The Outlets at San Clemente.
- Indicated that the design of the project is compatible and in scale with the future hotel.
- Recommended that all wood beams be substantial in nature.
- Requested staff to provide details on the colors and design of all freeway-oriented and interior signs along Avenida Vista Hermosa.
- Requested clarification on the line of sight exhibit of the entrance to the drive-through lane and the location of the menu board.
- Expressed concern with the turning radius of the drive-through with regard to accessibility for disabled vehicles. Requested that Traffic Engineering review the turning radius carefully and provide clarification in the Planning Commission staff report.



- Requested the sign contractor re-design the directional signs to be more traditional.
- Expressed concern about the landscaped planters near the outdoor dining.

The Subcommittee supported the project with minor design suggestions. DRSC recommended the project be forwarded to the Planning Commission after staff determines that the applicant has made some or all recommended modifications.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, August 29, 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,

  
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Jim Ruehl, Chair

Attest:

  
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Stephanie Roxas, Senior Planner