

These minutes will be considered for approval at the DRSC meeting of February 13, 2019.

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
JANUARY 23, 2019**

Subcommittee Members Present: Jim Ruehlin, Bart Crandell, Michael Blackwell

Staff Present: City Planner Gabriel J. Perez, Senior Planner Stephanie Roxas, Assistant Planner Veronica Morones, Assistant Planner David Carrillo, Assistant Planner Jonathan Lightfoot, Contract Planner Amy Stonich, Community Development Director Cecilia Gallardo-Daly

**1. MINUTES**

The Subcommittee approved the minutes from the December 12, 2018 meeting.

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

**Pre-Application 18-234, 115 Via Pico Plaza, In-N-Out** (Morones)

A request to demolish the existing two-story bank building and build a new drive-through restaurant with outdoor dining area. The project is located within the West Pico Corridor Specific Plan (WPCSP) in the Community Commercial area.

Assistant Planner Veronica Morones summarized the staff report. The applicant, Jim Lockington, was present and available for questions. The applicant provided background information and commented on staff recommendations related to the entry-only driveway, red LED bands, and use of multiple tower elements.

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

- Supported staff recommendations and encouraged the applicant to work with staff to revise the building architecture and design.
- Requested clarification from staff on prior site plan proposals reviewed by the Development Management Team.
- Discussed concerns related to traffic flow, vehicle stacking, and internal vehicle and pedestrian circulation.
- Expressed concern related to vehicle egress and creating a bottleneck situation near the driveway.
- Recommended incorporating hardscape elements to signify areas for pedestrian crossing.
- Recognized multiple constraints exist given the site's location at a busy street intersection, and recommended developing a site plan that prioritizes safety over other City design policies.

- Requested information from the applicant on drive-through operations and management of large production volumes.
- Recognized the applicant's desire to maintain building design elements recognized by customers, while balancing community interests to implement the City's Design Guidelines.
- Suggested the applicant look at tower elements at the Sprouts Center and Ole Hanson Beach Club.
- Stated freeway-oriented signage is not permitted, and recommended exploring wall and monument sign alternatives.

Subcommittee Member Blackwell arrived during staff's presentation.

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.

**Cultural Heritage Permit 17-407 / Tentative Parcel Map 17-406, 100 & 130 Avenida Rosa, Villa Home Fourplex** (Carrillo)

A request to consider the construction of two new duplexes, each on separate lots with reciprocal access, and a condominium subdivision for individual ownership of each unit.

Assistant Planner David Carrillo summarized the staff report. The applicant, Caleb Wong, provided background information and commented on staff recommendations 2 and 5.

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

- Generally supported all staff recommendations and encouraged the applicant to work with staff to revise the building architecture and design.
- Recommended redesigning the floor plans and/or building entries to open up to landscaping, versus the concrete driveway currently viewed from the entries.
- Recommended adding more landscaping near the rear of Units 3 and 4.
- Expressed concern over the proposed window recesses and stated the lower level windows have a pasted-on appearance.
- Directed staff to verify proposed floor plans comply with minimum bedroom sizes established by the Building Code.
- Recommended specific roof design changes that would provide some separation between the front and rear units and break up the roof plane.
- Encouraged the applicant to design the project to give the ground floor a greater sense of weight and substance relative to the second floor.

- Discussed lot coverage issues related to second floor and directed staff to research whether the second floor could be bumped out.
- Recommended the front elevations of each duplex differentiate from each other for individual character.

The Subcommittee concurred with staff's recommendations and provided additional input to the applicant and staff. The Subcommittee recommended staff use its discretion in determining whether the project be forwarded to the Planning Commission for review, or return to DRSC for review of revised plans.

**Minor Architectural Permit 18-250/ Discretionary Sign Permit 18-546, 610 - 628 Camino De Los Mares, Plaza by the Sea Façade Remodel and Master Sign Program** (Lightfoot)

A request to remodel the façades of three commercial buildings and establish a Master Sign Program for an existing commercial center at 610 - 628 Camino De Los Mares within a city Gateway.

Assistant Planner Jonathan Lightfoot summarized the staff report and subsequent memo addressed to the Subcommittee related to the withdrawal of the America's Tire project. The applicant, David Anderson, was present and available for questions.

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

- Concurred with staff that DRSC must review a comprehensive site plan, landscape plan, and Master Sign Program covering the entire center prior to the Planning Commission hearing.
- Discussed whether the Subcommittee can support a sign exception to allow the monument sign at Camino El Molino to exceed 6 feet in height, and requested additional safety information from Engineering staff.
- Requested clarification on existing monument sign dimensions, and stated the current proposal may open up visibility for drivers.
- Generally supported the proposed redesign of the existing panel monument sign at the eastern entrance to the plaza, but requested clarification on proposed colors.
- Concurred with staff's recommendation to utilize pin mounted lettering with either halo or external lighting.
- Expressed preference for adding stucco along rear elevations, but recognized that the change is cost prohibitive and may not have a significant visual impact to the freeway views.
- Supported the addition of a cornice and landscaping along the rear elevations. Stated trees could be planted in an existing unmaintained planter area at the edge of the property abutting the freeway off-ramp.

- Supported staff recommendation 10 and encouraged the applicant to review the service doors for the Starbuck's currently under construction. Recommended adding a sidewalk if feasible in conjunction with the proposed work to remove the wall separating the shopping center from Ocean View Plaza.
- Expressed aesthetic concerns over the service area behind Building A, and recommended reviewing the approved landscape plans and ensuring landscaping is maintained in a healthy, growing condition.
- Encouraged cleaning and painting the existing slumpstone walls.
- Stated the side elevation of Building B (Round Table Pizza) is more pedestrian-oriented and recommended reducing the size of the moulding frames and adding Spanish tiles.

The Subcommittee provided additional input and recommendations to the applicant and staff, and recommended that the applicant return to the DRSC for additional review.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

**Amendment to Minor Cultural Heritage Permit (MCHP) 18-354, 218 Avenida Del Mar, Brussels Bistro (Stonich)**

A request to allow minor modifications to the outdoor patio area, previously approved by the Planning Commission.

Contract Planner Amy Stonich summarized the staff report. The applicant, Nicolas Servais, provided background information on the requested changes.

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

- Supported the proposed design changes and expressed a preference for the proposal over the previously-approved elevations.
- Requested clarification from the applicant on the material of the terra cotta pots. Discussed past experiences with irrigating potted plants and provided the applicant with suggestions to maintain a clean outdoor dining area in the future.

The Subcommittee concurred with staff's recommendations and provided additional input to the applicant. The Subcommittee recommended its comments be forwarded to the City Planner for consideration with the amendment request.

**5. ORAL AND WRITTEN COMMUNICATION**

None

**ADJOURNMENT**

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