

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
JANUARY 29, 2020**

Subcommittee Members Present: Bart Crandell, Zhen Wu, Chris Kuczynski

Subcommittee Members Absent: none

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Jonathan Lightfoot, Recreation Manager Samantha Wylie

1. MINUTES

The Subcommittee approved the minutes from the December 11, 2019 regular meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Mural on Public Property, San Clemente Pier Restroom (S. Wylie)

A request to install a mural on the plumbing chase door of the public restroom building on the San Clemente Municipal Pier.

Recreation Manager Samantha Wylie summarized the staff report. Lori Donchak, representing Pier Pride, described the extensive review process of potential mural designs that included public involvement and review of submissions from 17 different artists for 23 different art concepts.

Chair Crandell opened and closed the public comment section of the item.

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

- Expressed support for the proposed artwork and restroom renovation project as a whole.
- Requested additional information on the timeline; staff stated the restroom rehabilitation project is anticipated to be complete by Memorial Day weekend and the proposed mural would be painted shortly thereafter.
- Recommended reaching out to Larry Culbertson from the Historical Society prior to the Beaches, Parks, and Recreation Commission meeting.
- Recommended reviewing exterior lighting at the restroom building to ensure the mural would be visible at nighttime.
- Discussed whether to incorporate text into the mural to signify San Clemente, and expressed a preference for incorporating "SC Pier" somewhere into the mural or restroom building.

The Subcommittee supported the proposed mural design and requested their recommendations be forwarded to the Beaches, Parks, and Recreation Commission and City Council.

B. **Site Plan Permit 19-203, Architectural Permit 19-204, and Conditional Use Permit 19-205, Plaza by the Sea Drive-Thru, 610 Camino De Los Mares**
(Lightfoot)

A request to demolish a freestanding commercial building and construct a new commercial drive-through building for two tenants in an existing commercial center at 610 - 628 Camino De Los Mares within a city Gateway and the Community Commercial 4 Zone (CC4). A dividing wall between Plaza by the Sea and neighboring Ocean View Plaza (638 Camino De Los Mares) is proposed to be removed to allow for shared access between the retail centers.

Associate Planner Jonathan Lightfoot summarized the staff report. The applicant and property owner, Kyle Godat representing Brixmor, was also present and available for questions. Associate Planner Lightfoot described each staff recommendation from the report and answered questions related to the recommended changes.

Chair Crandell opened and closed the public comment section of the item.

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

- Discussed parking lot circulation and recognized the constraints with anticipating drive-through queueing demands when the building tenant is unknown at the time.
- Recommended the applicant review the drive through entrance with Engineering to confirm that a car coming from the direction of Stater Brothers would be able to make a left hand turn into the drive through cleanly. If the current turning radius is not sufficient, recommended reducing the size of the landscape island that abuts the entry to increase the stacking length for cars queued in the drive through. Suggested having a "Plan B" should it become an issue in the future that would allow them to pick up a few extra stacking lengths.
- Discussed the truck turning plan on Sheet SP.3 and expressed concern over potential conflicts with vehicular circulation in the parking lot when a truck is making deliveries to Stater Brothers.
- Suggested adding decorative hardscape to the pedestrian connection between both commercial center properties. However, recommended that the drive aisle not use turf block, which would likely be difficult to maintain in a clean condition.
- Discussed menu board and directional signage for the future drive through restaurant and recommended using design elements that are compatible with building.
- Noted that required EVCS parking and related equipment should be shown on the site plan and integrated to minimize the visibility of the equipment.
- Regarding the proposed connection between Plaza by the Sea and Ocean View Plaza, one committee member stated a preference for a pedestrian only

connection so that enhanced paving and outdoor dining could be incorporated. Another member stated a preference for the vehicular access to remain because it would ease traffic circulation for both plazas and maintain existing parking that exists in that area. Both agreed that incorporating furniture items, such as benches or bike racks, would be an appropriate amenity.

- Requested that the applicant prepare a sample material board for the Planning Commission hearing that includes proposed tiles, examples of light fixtures, etc.
- Supported staff's recommendations from the staff report and added a comment that the rake of the roof should be modified. A typical treatment is to wrap tile over the rake and slake the stucco to encapsulate the tile.

The Subcommittee generally agreed with all staff recommendations, provided additional comments, and recommended moving the application forward to the Planning Commission for consideration with project modifications.

C. **Cultural Heritage Permit 18-177, Krupowicz Residence, 503 Elena Lane**
(Lightfoot)

A request to construct a first and second story addition to a single-family residence located at 503 Elena Lane in the RM-CZ Zoning District. The subject site abuts a historic resource at 505 Elena Lane.

Associate Planner Jonathan Lightfoot summarized the staff report. Designer Frank Mirjihangir and Property Owner Barry Krupowicz were also present and available for questions. The applicants provided additional background information on why the addition is being requested.

Chair Crandell opened and closed the public comment section of the item.

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

- Discussed sidewalk installation and whether it would be ADA compliant. Asked staff to confirm whether an up-and-around sidewalk around the driveway would be required by Engineering.
- Noted that the size of the office seems to be incorrectly indicated on the plans.
- Indicated the Subcommittee could not support allowing a minor exception to permit the addition with a substandard side yard setback abutting a historic property. Recommended revising the project to comply with 5-foot side yard setback.
- Noted that the indicated side setback (5 feet) does not match the elevations which show a continued wall plane at 4 feet.
- Expressed concern over the nonconforming landscape coverage, and discussed options to increase landscaping to reduce nonconformity. Recommended removing the existing stairs adjacent to the historic residence and converting it to a landscape area with low lying landscape.

- Indicated that the driveway could be reduced as low as 16' in width to provide additional room for landscaping. Additionally, turf block or Hollywood drives can increase landscape area.
- Noted that the landscape plan indicates the existing building footprint. It should be modified to indicate the proposed footprint.
- Expressed concern that the proposed building mass towers over the historic residence.
- Suggested reducing the height of the retaining planter box near the north side property line to remove that visual obstruction towards the historic property to the extent feasible.
- Recommended maintaining views of the historic residence from the Elena Lane/Avenida Victoria intersection. Suggested adding trees and/or more landscaping to soften the proposed building, but indicated that trees should be set back from the street to maintain the views to the historic residence.
- Agreed with staff's recommendation that the applicant needs to identify a distinct architectural style and stated that Spanish Colonial Revival (SCR) is not required.
- Stated the project lacks building articulation and suggested shifting top floor backwards to be further setback from lower floor.
- Commented that the current proposal has a 30-foot rear setback and that new construction could be sited at the rear which would reduce project costs and concerns about massing towards the front of the property.

The Subcommittee generally agreed with all staff recommendations, provided additional comments, and recommended the project return to the Subcommittee for a second architectural review prior to the Planning Commission hearing.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, February 12, 2020 at 4:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

Bart Crandell, Chair

Attest:

Stephanie Roxas, Senior Planner

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