

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
FEBRUARY 12, 2020**

Subcommittee Members Present: Bart Crandell, Zhen Wu, Michael Blackwell

Subcommittee Members Absent: none

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Jonathan Lightfoot

**1. MINUTES**

The Subcommittee approved the minutes from the January 29, 2020 regular meeting.

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

**A. Minor Cultural Heritage Permit 19-035, 1844 N. El Camino Real, Beach Hut Deli Façade Remodel (Lightfoot)**

A request to remodel the façade of an existing commercial building at 1844 North El Camino Real within the MU1-A-CB-CZ zone.

Associate Planner Jonathan Lightfoot summarized the staff report, provided an overview of the architectural modifications since the applicant's acquisition of a new architect for the project, and expressed staff support for the current proposal. Architect Bill Peters was also present and available for questions. Mr. Peters discussed the design constraints over renovating an existing building and stated a preference for keeping the propane tank above ground.

Chair Crandell opened the public comment section of the item.

Larry Culbertson representing the San Clemente Historical Society expressed his support of the project with staff's recommendations. Mr. Culbertson recognized the building is not historic but it would be located in the future North Beach Historic District, and, as such, stated it is imperative the building look good due to its gateway location.

Chair Crandell 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:

- Supported the overall project and recognized the current proposal is a significant improvement over the last building design reviewed by the Subcommittee.
- Requested clarification on intent of staff recommendation #2. Associate Planner Lightfoot clarified that it is the City's preference to locate bike racks on private property, but that the applicant may also request an Encroachment Permit.
- Expressed concern over the proposed roofing materials because it is not period appropriate and would deviate from the clay tile material required in the Architectural Overlay. Recommended adding real tiles along the roof edge and areas where roof is more exposed. Also recommended researching composite fiberglass roof materials that are very lightweight and better replicate the shape of barrel tile roofs.
- Alternatively, suggested referring to examples at the Casino and Miramar Theater where a façade or shed roof is an accent feature and hides simpler flat or low pitch elements that use non-standard materials such as shingles or rolled asphalt.
- Recommended simplifying the El Camino Real (ECR) elevation because it appears crowded with multiple windows, arches, and the wall sign. Suggested replacing some or all windows beyond the arches with trellises and reducing the size of the sign or changing the sign style. Stated that false windows should appear functional and be of the same style as other windows on the building.
- Requested a cross section through the ECR elevation.
- Stated that columns at the covered entry should be more substantial so they appear to be able to hold the new structure's weight.
- Directed staff to review the driveway up-and-around and location of adjacent parking stalls with Engineering.
- Directed staff to work with the applicant and City's landscape consultant to refine the details of the landscape palette. Recommended reflecting the landscape planting along the new ECR pedestrian and bike path that incorporates boulders and various drought tolerant plants.
- Directed staff to review the three trees proposed along the rear property line, sizes of shrubs, plant species, and opportunities to incorporate loitering deterrents (i.e., decorative rocks and agave).
- Suggested adding uplighting or downlighting to enhance landscaping and design features, specifically on the ECR Elevation.
- Supported the proposed faux chimney but suggested incorporating a decorative chimney cap as is common with SCR buildings in San Clemente.
- Recommended channeling kitchen exhaust through the faux chimney if possible.
- Requested additional details on the windows, trellis, and finishes, noting that elements like wainscots and paint colors should be identified.
- Recommended providing maximum possible inset on windows and potentially incorporating a pot shelf below the windows on the primary elevation to add visual depth.
- Requested additional details on what rooftop equipment would be needed and how it would be screened.

The Subcommittee generally agreed with staff's recommendations, provided additional input, and recommended the project return as an old business item to

DRSC to review project details (i.e., landscape palette, materials, etc.) and responses to the other recommendations as noted in the minutes.

**3. NEW BUSINESS**

Chair Crandell suggested having Subcommittee Member Blackwell serve as the Subcommittee's Rotating Member when the Beach Hut Deli Façade Remodel project returns to DRSC.

**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 26, 2020 at 4:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

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Bart Crandell, Chair

Attest:

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Stephanie Roxas, Senior Planner