

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
FEBRUARY 26, 2020**

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

Subcommittee Members Absent: none

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

1. MINUTES

The Subcommittee approved the minutes from the February 12, 2020 regular meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Cultural Heritage Permit 19-130 / Variance 19-131, 1602 North El Camino Real Mixed Use, 1602 North El Camino Real (Crockett)

A request to consider a renovation and addition to an existing one-story commercial building, resulting in a first story commercial unit with a two-story residence above, including a variance to exceed maximum lot coverage at 1602 N. El Camino Real in the Mixed Use 2 zoning district and the Architectural, Visitor Serving Commercial District, and Coastal Zone overlays.

Associate Planner Katie Crockett summarized the staff report. The applicant's architect, Michael Maginn, summarized key talking points outlined in a letter dated February 25, 2020. He stated the proposed residential unit would be occupied by the property owner and does not agree with staff recommendation #2 to use tandem parking. He indicated the applicant/property owner agreed to comply with staff recommendation #1.

Chair Crandell opened the public comment section of the item.

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:

- Commended the project's overall architecture and supported the addition of a residential unit to create a mixed-use building. Recognized the design constraints due to the narrow lot width and expressed support for a variance request.

- Requested clarification from staff on Zoning Ordinance requirements for minimum number of covered parking spaces. Discussed the intent of the regulations since it does not address single residential units at mixed-use sites.
- Discussed potential options to reduce the proposed lot coverage and reduce the degree of nonconformity.
- Discussed options to increase the amount of landscaping provided, including pulling building away from front property line to incorporate street landscape, relocating the trash storage area, and/or adding permeable surface along the alley.
- Recommended the applicant incorporate usable open area at the ground level.
- Questioned whether a standpipe for the sprinkler system would be required and recommended it be shown on the plans.
- Expressed concern over the large unrelieved walls at the side building elevations and views from El Camino Real. Noted that if the front second-story balcony could be open on the sides per the Building Code, it would help to mitigate this issue.
- Provided specific design recommendations, including: changing wood columns at balconies to stucco material, adding recessed windows to create strong shadow lines, adding a wainscot along the bottom of the building to help minimize future maintenance, using a soffited eave, adding a horizontal lintel at the storefront, ensuring the garage door is not metal, and adding decorative light fixtures.
- Commented the project lacks pedestrian-oriented design and usable open space. Recommended removing the second residential entry on El Camino Real to give the retail space a full-width storefront.
- Recommended the rear entry to the residence to be visible from the alley to improve safety and showing the buildable envelope of the adjacent mixed-use property for illustrative purposes.

The Subcommittee generally agreed with staff's recommendations, provided additional input, and by a 2-1 vote recommended the project be forwarded to the Planning Commission for consideration.

B. Conditional Use Permit (CUP) 20-054, Minor Cultural Heritage Permit 19-447/ Minor Architectural Permit 19-448 / Conditional Use Permit 20-054, Los Molinos Beer Co. and Tasting Room, 151 Calle Del Los Molinos (Lightfoot)

A request to alter the exterior of an existing industrial building in conjunction with proposed tenant improvements to support a new Micro-brewery at 151 Calle Del Los Molinos within the Light Industrial area of the West Pico Corridor Specific Plan (WCSP). Use permits are required to allow for on-site sale and consumption of beer and to allow for parking requirements to be satisfied off-site.

Associate Planner Jonathan Lightfoot summarized the staff report. The applicant and owner, Shawn Haven, summarized changes made to the project in response to prior DRSC and staff comments. He indicated that the thickness of the concrete slab in the parking area would be prohibitive to adding pavers (staff recommendation #2) and that the patio is already intended to be permeable with artificial turf. Indicated a

willingness to add pavers at the rear parking stall area off of Calle Valle. Also indicated a willingness to install a green wall per staff's recommendation #1.

Chair Crandell opened the public comment section of the item.

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:

- Requested clarification on trash collection requirements and expressed concern over proposed trash storage location inside the building. Staff stated that three-yard bins are not required and use of smaller trash bins would require more frequent trash pick-ups.
- Commented that OC Health may not approve of the current location of the trash carts. Recommended relocating the carts or providing evidence that OC Health has approved of the plan prior to the required hearing.
- Commended the overall project design and supported the windmill concept as a landmark feature that pays homage to the identity of Los Molinos.
- Supported all staff recommendations and encouraged the applicant to explore opportunities to integrate additional landscaping and decorative hardscape to soften the large amount of concrete at the site.
- Asked the applicant about their rationale for changes from the original design that included a grain silo and a patio cover. Applicant commented that the grain silo was too large for the site and business operations and that the patio cover was replaced with a raised planter that also serves as bar top seating and better fits the desired aesthetic for the outdoor area.
- Discussed use of roll-up transparent garage door. Expressed concern with the lack of barrier separating allowed alcohol consumption areas from the parking lot, where consumption would not be allowed. Applicant stated that there are a variety of breweries in the County with a similar design; however, the Committee recommended that the door remain closed during customer-serving hours or that an improved barrier be provided.
- Recommended adding protective devices such as bollards between the parking stalls and the building walls.
- Inquired whether red curbing could be reduced along the Camino De Los Molinos frontage. The applicant commented that the red paint was likely installed by a former tenant and not by the City.
- Recommended a queen palm instead of the Nerium Oleander for the new street tree along Camino Del Los Molinos. Asked the applicant to provide another queen palm along Calle Valle if feasible.
- Supported the proposed off-site parking agreement with the City and stated it was preferable over the use of parking waivers.
- Directed staff to review with Engineering the proposed path of travel between off-site parking spaces and project site.

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.

3. **NEW BUSINESS**

A. **Amendment to Discretionary Sign Permit 01-066, Rip Curl Master Sign Program (Lightfoot)**

A request to modify a wall sign and add window signage to an existing Master Sign Program for the Rip Curl building at 3801 S. El Camino Real.

Associate Planner Jonathan Lightfoot summarized the staff report. The applicant, Emma Rausch, provided an overview of recent changes to their corporate branding and how it has updated their building exterior, interior, and signage as a result.

Chair Crandell opened the public comment section of the item.

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:

- Discussed various signage regulations related to window signs, murals, and display areas that are exempt from sign requirements.
- Recognized the importance of the business in San Clemente and expressed support for businesses that enhance the surf culture.
- Discussed the window displays at Surfer's Outlet in Downtown and whether there was prior City discussion on permitting images with no signage copy to cover the entire window storefront.
- Discussed the importance of continuity in the enforcement of signage standards. Indicated the City's desire to be consistent in enforcement and not impose additional restrictions not required for other similar businesses.

The Subcommittee agreed with staff recommendation #1 to reduce the diameter of the proposed logo sign. However, the Subcommittee did not reach a unanimous decision regarding staff recommendations #2 and #3 related to window signage. The Subcommittee requested staff to research how window clings (i.e., images with no sign copy) have been classified in the past and review whether the City has imposed signage regulations on this type of display.

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, March 11, 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