

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
June 24, 2020**

Subcommittee Members Present: Bart Crandell, Zhen Wu, Jim Ruehlin (All Subcommittee members participated in meeting via teleconference)

Subcommittee Members Absent: none

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Katie Crockett, Assistant Planner David Carrillo, Community Development Technician Kyle Webber (Staff participated in meeting via teleconference)

1. MINUTES

The Subcommittee approved the minutes from the June 10, 2020 regular meeting with changes.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Cultural Heritage Permit 20-017, Giobbi Residence, 318 W. Avenida Gaviota (2nd Review)

A request to construct a second story addition to an existing single-family residence directly adjacent to one historical property and a second historical property across the street. Subject property is not in the Architectural Overlay. This item was previously reviewed by DRSC on May 13, 2020.

Community Development Technician Kyle Webber summarized the staff report and attachments. Iain Buchan and Brad Morton, applicants for the project, made brief comments and were available to answer questions.

Chair Crandell opened the public comment section of the item. Community Development Technician Kyle Webber stated that one written public comment was received from Julia Darden-Lentz supporting the project. Staff also received several verbal comments expressing concern over proposed trees at the rear of the building that could potentially impact the neighboring property's view of the coastline.

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

- Requested the applicant to reach out to those that expressed concern over the proposed trees, and suggested modifying the landscape pallet to mitigate potential issues and address neighbors' concerns.
- Commended the applicant's project revisions, especially increasing the front yard landscaping to comply with the 50% minimum permeable requirement.
- Supported the project as presented without additional modifications.

The Subcommittee provided input and recommended the project move forward to the Planning Commission for consideration.

B. Amendment to Conditional Use Permit 19-405 / Minor Cultural Heritage Permit 19-411 / Minor Exception Permit 20-138, La Galette Conditional Use Permit Amendment and Façade Remodel, 612 Avenida Victoria (2nd Review)

A request to amend La Galette's CUP to expand the alcohol service area onto adjacent vacant suites and remodel the Victoria-facing, first-level façade of a commercial suites located at 612 Avenida Victoria A-E. This item was previously reviewed by DRSC on June 10, 2020.

Assistant Planner David Carrillo summarized the staff report and attachments. Applicant John McKinley, the Applicant's Representative Mark McGuire, and the Applicant's Consultant Henry Lenny were available to answer questions. The applicants provided additional information on how the project design evolved over the past few weeks to address prior DRSC comments and how the proposal integrates additional Spanish Colonial Revival (SCR) style elements.

Chair Crandell opened the public comment section of the item. Assistant Planner David Carrillo stated a public comment was received from Larry Culbertson of the San Clemente Historical Society and the comment was read into the record. 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 applicant's project revisions and sensitivity to the Architectural Overlay's design standards.
- Recognized that the Pier Bowl contains a combination of architectural styles, and discussed the challenge of incorporating SCR-style design elements on a non-SCR building.
- Agreed with staff's recommendation to use a darker color for the sills between openings.
- Supported the overall design concept but requested more details on the material and color of sills which provide contrast against the Ole Hanson pavers.
- Expressed concern over the interior height of the sectional doors when open due to interior ceiling equipment.

The Subcommittee agreed with staff's recommendations, provided additional input, and recommended the project move forward to the Planning Commission for consideration.

C. Conditional Use Permit 19-246, Site Plan Permit 19-347, Architectural Permit 19-348, Discretionary Sign Permit 19-349, Pico Plaza In-N-Out, 115 Via Pico Plaza

A request to construct and operate a one-story drive-thru fast food restaurant with outdoor dining area for In-N-Out, including demolition of the existing tow-story bank building and two-story office building. The project is located within the West Pico Corridor Specific Plan (WPCSP) in the Community Commercial zone.

Associate Planner Katie Crockett summarized the staff report and attachments. Staff read into the record a letter of support from consulting architect Henry Lenny and the applicant, Jim Lockington, made brief comments and was available to answer questions.

Chair Crandell opened the public comment section of the item. Associate Planner Katie Crockett noted that no public comment had been received. 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:

- Stated that they overall supported the project, with some additional refinements on the site plan and architecture.
- Requested the applicant reconsider on-site circulation, including additional pavement markings, signage, and modifications to the driveways so that one is enter-only and one is exit-only.
- Recommended working with the City to consider the possibility of shortening the median on Via Pico Plaza so that if the northwest driveway allows exits, vehicles could make a left-hand turn onto Via Pico Plaza.
- Recommended modifications to distinguish the towers, rather than appearing identical in appearance. Recommended modifying the height, design, or both to create a primary tower and secondary tower.
- Commented that the main elevation could be improved by aligning the walls and window spacing on each side of the main tower rotunda.
- Commented that consistency with the Design Guidelines could be improved if the signage on the towers were redesigned so that it better fits with the architectural design as opposed to the flat rectangular cutouts for signage proposed in the round towers.
- Recommended that additional parking lot landscape be incorporated, including additional shade trees for parking lot areas and drive-through queue.
- Suggested that white accent lighting on the building may be more appropriate for Gateway areas than the proposed red LED cove lighting.

- Recommended that all signage (including any accent lighting) include a dimmer so that the sign lighting intensity can be reduced if necessary.
- Suggested that the combination of the wall signs, monument sign, and center identification sign in close proximity may be excessive.
- Stated that the crossed palm tree detail on the building should be included in the sign program and total sign area calculations.
- Stated that the arches around the windows should better correspond to the size and shape of the windows. Alternatively, it was suggested to add a shallow colonnade or arcade along the front elevation.
- Consider modifying the menu sign to achieve a design more consistent with SCR architecture.

The Subcommittee agreed with staff's recommendations, provided additional input, and recommended the project return to Design Review Subcommittee prior to moving forward to the Planning Commission for consideration.

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, July 29, 2020 at 4:00 p.m., by teleconference only and available to the public via live stream from the City's YouTube channel.

Respectfully submitted,



Bart Crandell, Chair

Attest:



Stephanie Roxas, Senior Planner