

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
June 10, 2020**

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

Subcommittee Members Absent: none

Staff Present: Associate Planner Katie Crockett, Assistant Planner David Carrillo (Staff participated in meeting via teleconference)

1. MINUTES

The Subcommittee approved the minutes from the May 13 regular meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. 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 (Carrillo)

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.

Assistant Planner David Carrillo summarized the staff report and attachments. Mark McGuire, representative for the applicant, and John McKinley, property owner, made brief comments and were available to answer questions.

Chair Crandell opened the public comment section of the item. Assistant Planner Carrillo stated that no comments from the public were 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:

- Commended the overall concept of expanding a successful local restaurant and adding outdoor dining.
- Recommended the applicant look into different door options, such as panel doors, stacking doors, or nana wall systems with the goal of reducing the industrial feeling of the proposed roll-up doors. Indicated if stacking doors are used and would encroach into the right of way when opened, would support a small encroachment.

- Requested the applicant include clear color/material call-outs on plans and/or include a product brochure or cut-sheet.
- Recommended a wood or wood-look material as opposed to aluminum, consistent with other projects in pedestrian areas.
- Recommended lowering the height of the door and leaving a fixed transom above. Alternately, utilizing mullions to create the appearance of a fixed transom when the doors are closed.
- Requested that staff identify design guidelines that encourage emphasis on main entrances
- Recommended the applicant ensure functionality of lighting, HVAC, and other ceiling installations are not affected by the lifted door if a roll-up door is ultimately used.

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.

B. General Plan Amendment 19-468 / Site Plan Amendment 19-473 / Site Plan Permit Amendment 19-474, Lodge Rooftop Venue, 401 W Avenida Vista Hermosa (Crockett)

A request to increase the allowable height for the zone (General Plan Amendment and Specific Plan Amendment) to 62 feet (45 feet currently permitted) to allow for a rooftop bar/venue at the Lodge at San Clemente. An amendment to SPP 99-16 is required for modifications to the hotel height and architecture.

Associate Planner Katie Crockett summarized the staff report and attachments. Tom Awbrey and Kevin Terra, project architects, made brief comments and were available to answer questions.

Chair Crandell opened the public comment section of the item. Associate Planner Katie Crockett read written public comments 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:

- Supported the rooftop restaurant and bar feature in concept as an attractive amenity for residents and visitors.
- Strongly recommended the project be revised within existing allowable height limit. Options discussed included putting the rooftop restaurant and bar venue on a portion of the hotel fourth floor and extending guest rooms over the conference center portion of the building.
- Emphasized the importance of high quality Spanish Colonial Revival design in this gateway area, and commented that the building design for the addition is not of the quality that would be expected for a gateway.

- Recommended reconsidering rooftop landscaping, eliminating taller species that might further exceed height limits.
- Requested additional information brought back for the next DRSC review:
 - Grading plan to assess overall impact of development;
 - Complete roof plan;
 - Original building sections and proposed sections;
 - More detailed views analysis to include views from the Avenida Vista Hermosa off-ramp, both sides of the freeway (view from the freeway), and Faire Harbour community.
- Noted that freeway oriented signs related to the Hotel and Conference Center could be reconsidered with new development proposals.
- Expressed desire for the model of the proposed project be made available for viewing by the public.

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, June 24, 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:


Katie Crockett, Associate Planner