

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
September 9, 2020**

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

Subcommittee Members Absent: none

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Katie Crockett, Senior Planner Jennifer Savage (Staff participated in meeting via teleconference)

1. MINUTES

The Subcommittee approved the minutes from the August 12, 2020 regular meeting with a minor change.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Site Plan Permit 20-134 / Cultural Heritage Permit 20-135, 1409 S El Camino Real, Shoreline Dental (Crockett)

A request to demolish an existing single-story restaurant and build a two-story commercial building with approximately 6,000 square feet of gross floor area to house a dental office and a general office suite.

Associate Planner Katie Crockett summarized the staff report and attachments. Staff also read a letter from Larry Culbertson of the San Clemente Historical Society recommending reconsidering the building's historical status.

Applicant, Cory Ritzau, made a brief statement about the project.

Chair Crandell opened 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 the City's Historic Consultant should review the applicant-provided Historic Structures Report.
- Expressed interest in additional education regarding the Googie style of architecture.
- Requested clarification on the easement for parking on the site.

- Requested renderings or line of sight study from I-5 and/or other properties inland of the freeway. It was also noted that when these items were previously required of projects it was to determine the allowable height, whereas line of sight has already been considered in the development standards. Additionally since the top of the building is a foot below the level of the freeway, this may not be necessary.
- Suggested staff provide a list of other recent similar projects in gateway areas, such as Pico Starbucks, North Beach Bike Shop, Valero, future In-N-Out.
- Requested a roof plan, as well as cross section to ensure roof equipment is not visible from the freeway.
- Suggested modification to retaining wall in parking lot to allow for some landscape screening. Additionally, show the wall finish.
- Recommended reconsidering the use of Quercus Ilex so close to the public sidewalk and in such close proximity to each other due to the size of the mature canopy.
- Noted that all plan sheets did not match. Requested they be updated to be consistent and that the elevations/renderings show correct finished grade and better represent the planned landscape.
- Recommended overall refinement and simplification of the design to align with SCR design standards, including removal of the glass railing, ensuring rafter tails are correctly spaced, utilization of vertical windows, and window insets.
- Refine arcade design, including aligning windows with arches, continuing the arcade around the corner, and reconsidering the rafter tails at the arcade given the potential for nuisances related to birds.

The Subcommittee concurred with staff, made additional recommendations, and requested the project be brought back to DRSC for review prior to scheduling for Planning Commission.

B. Conditional Use Permit 20-243 / Minor Cultural Heritage Permit 20-244, 1531 N. El Camino Real, Publik House Event Center (Roxas)

A request to adapt the historic San Clemente Art Supply building into a multi-use building comprised of a 150-seat special events venue, café, and office.

Senior Planner Stephanie Roxas summarized the staff report and attachments.

The applicant team also participated in the meeting via teleconference and answered questions from the Subcommittee. The applicant team was comprised of Architect Alura Aguilera, Owner's Representative Jim Holloway, Landscape Architect Scott Neiman, and Tenants Eric Ange Bowman and Boogie Rose.

Chair Crandell opened the public comment section of the item. One comment was received from Larry Culbertson of the San Clemente Historical Society citing concerns over the proposed wall height and design and proposed new building openings.

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

- Supported the overall use and commended the applicant team for the amount of work and careful detail that had gone into the project thus far.
- Expressed a desire to see the existing site landscaping refined through careful placement of trees and uplighting.
- Discussed various recommendations to improve the site landscaping, including replacing queen palms with date palms, reducing the number of date palms to open sight lines of the historic building, continuing trees along all frontages (including the alleyway), using landscape to better define property boundaries, and using Dark Skies compliant uplighting to make the property stand out at night.
- Expressed a desire to beautify the alleyway. Recommended adding public art and/or keeping a reveal around the roll up doors to be filled in to create a frame for mural or artwork.
- Expressed concerns over the proposed parking lot layout, vehicle circulation, and ingress/egress into alley.
- Stated proposed roof skylights should be flat on the exterior.
- Requested staff discuss with Engineering the possibility of placing overhead poles underground.
- Expressed concern over the proposed courtyard wall height and indicated the wall diminishes views of the west elevation. Stated the west elevation should be visible to the public and was concerned about internalizing views of the west elevation for private use only.
- Suggested adding more articulation along the large blank walls. In response, the applicant stated proposed landscaping will soften the walls.
- Recommended keeping pocket doors open anytime events center is not in use. In response, the applicant stated the pocket doors will only be closed during private events.
- Recommended exploring ways to open up views into the courtyard and remove visual barriers of the west elevation, such as pushing the wall back.
- Recommended preparing an additional rendering from the perspective of vehicles driving southbound to show what site looks like with doors open. Requested to see this exhibit before the Planning Commission hearing.

The Subcommittee provided recommendations and feedback, recommended the applicant to work with staff to resolve DRSC's concerns, and recommended moving the project design forward to the Planning Commission for consideration.

3. **NEW BUSINESS**

A. **Draft Signage for the North Beach Historic District** (Savage)

A request for feedback regarding sign options for contributing historic structures in the future North Beach Historic District.

Senior Planner Jennifer Savage summarized the staff report and attachments. Staff clarified this item only applies to plaques identifying the historic designation of the building. She further clarified that if the Subcommittee wishes to see additional wayfinding signs, staff would need to return to DRSC at a future date. Senior Planner Savage also provided an overview of the next steps in the establishment of the North Beach Historic District.

Chair Crandell opened the public comment section of the item. One comment was received from Larry Culbertson of the San Clemente Historical Society supporting the design of Option 2 and recommending the City to pursue individual National Register Listing for each of the contributing properties.

The Subcommittee unanimously supported Option 2 based on the National Register of Historic Places custom shape plaque. They felt the materials and overall design of Option 2 best represented the importance of the historic structures.

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, October 14, 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