

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
October 14, 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 Civil Engineer Chris Tanio, Deputy Public Works Director Ziad Mazboudi, and Economic Development Officer Jonathan Lightfoot (Staff participated in meeting via teleconference)

**1. MINUTES**

The Subcommittee approved the minutes from the September 9, 2020 regular meeting with no changes.

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

**A. Park Monument Sign Replacements**

A request from the Engineering Division to determine whether the proposed park monument sign exhibits are consistent with the City's Wayfinding Sign Program.

Associate Civil Engineer Chris Tanio summarized the staff report and attachments. An exhibit from the Master Wayfinding Sign Program was shared during the meeting. Deputy Public Works Director Ziad Mazboudi was also present to answer questions.

Chair Crandell opened the public comment section of the item. No public comments were received.

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

- Expressed a preference for seeing a consistent font style and lighting at City park monument signs to create a uniform appearance. Agreed with Public Works staff regarding the recommendation to standardize park signage.
- Suggested reviewing the monument signs at the Vista Hermosa Sports Park as a reference point. Staff stated the Vista Hermosa sign was used as a sample, and the proposed sign package provides different size options smaller than Vista Hermosa.

- Expressed concern that the sign package appears more contemporary in nature when compared to the City's Master Wayfinding Sign Program. In response, staff stated the sign package is still in a draft form and staff will incorporate any changes suggested by the Subcommittee.
- Stated the importance of holding City signs to the same architectural and design standards as private developments.
- Discussed the importance of creating a monument design that reflects the character of the City, and stated the design should be prominent enough to convey a sense of arrival.
- Preferred the use of bronze pin-mounted backlit letters and using same font type as the Wayfinding Program.
- Supported using a symmetrical sign, rather than the asymmetrical design from the Wayfinding Program.
- Offered various specific suggestions to improve the sign design, including removal of the brick frame, adding pilasters at both ends, adding flat red tiles on top, and adding a brick base.
- Discussed landscaping and lighting, and staff clarified that the scope of work approved by City Council was limited to the replacement of existing signs only. Staff also stated many parks do not have existing lighting, and any lighting and landscape improvements would need to be considered by City Council in future budget years.

The Subcommittee members agreed to email specific examples and input to Stephanie Roxas. Planning and Engineering staff will work on revising the sign package to incorporate DRSC comments. Due to the Subcommittee being a Brown Act Body, DRSC discussion of the park monument replacement signs must occur at a public meeting. Therefore, the revised exhibits will be presented to DRSC at a future meeting.

### 3. **NEW BUSINESS**

None

### 4. **OLD BUSINESS**

#### A. **Miramar Event Center and Restaurants: Applicant Initiated Modifications to Bowling Alley / Food Hall Elevations**

To review proposed modifications to the elevations facing N. El Camino Real and Avenida Pico. The architectural plans were previously approved via Cultural Heritage Permit (CHP) 16-376 and the site plans were reviewed under Site Plan Permit (SPP) 16-378. The entitlements were approved by the Planning Commission on June 7, 2017 via resolution PC 17-017. The building is addressed as 150 W. Avenida Pico.

Economic Development Officer Jonathan Lightfoot summarized the staff report and attachments.

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:

- Recognized that the proposed changes from the entitlement plans are due to functionality, but that there has also been a loss of design quality.
- Fifteen kiosks seems excessive and reduces the flexibility of the indoor space on days when the weather is not ideal for outdoor seating.
- Understands that the project has revenue needs and financial constraints.
- Indicated a preference for tile on the roof.
- Stated that tile would be inconsistent with the original roofing material and would therefore be inconsistent with Secretary of the Interior's Standards.
- Indicated a preference to improved the pedestrian experience along Deshecha, such as expanding the sidewalk width.
- Squeezing interior spaces causes the loss of some authentic elements or the use of fake elements, like faux windows or sidelights.
- Commented that the wrought iron planter element on the wall seems token and out of place or improperly sized.
- Recommended consistency with insets: bevel or square.
- Stated a preference to remove the faux sidelight on the north elevation entry in favor of a single, inset door.
- For the arches, recommended to lower the springpoint to match the original design and to bring back the capital.
- Commented that three arches could be returned to two, and that the faux window could be replaced with a skylight.
- The change in layout of the courtyard has changed the experience of that space. There is not a compelling reason for the removal of the outdoor fountain and fireplace.
- Questioned whether the site layout could be transposed to allow for the courtyard to face the ocean; staff responded that such a change would require a significant amendment of the Coastal Development permit, likely adding more than a year of additional processing time.
- Disliked the industrial look with 8-9 vents visible from El Camino Real.
- Commented that the bar (interior, south) could be switched to the north side to remove a vent; similarly, some units could share ducting to reduce the number of vents.
- Questioned whether vents could sit in wells; the project architect indicated that there would be impacts to the historic trusses (interior) with wells.
- Recommended that some vents be relocated to the flat roof of the addition area.
- Commented that the drawings are too incomplete for DRSC to make a complete recommendation at this time.
- Commented that the DRSC needs to see an interior elevation and a section to see the internal effect of the ducts and venting and how they interact with the arched trusses. A dimensioned floor plan and accurate roof plan with proper vent locations should also be provided.

- Commented that a justification letter should be provided that details why all the roof vents are needed, what regulations are precluding pass through serving counters.
- Commented that the drawings are too incomplete for DRSC to make a complete recommendation at this time.
- Noted that the fountain was removed from sheet ID101B and that plan sheets need to be internally consistent.

The Subcommittee members agreed to provide any hand drawn notes to staff, who would summarize and relay the information to the project team. The project team indicated they would prepare revisions to incorporate DRSC comments. Jonathan Lightfoot stated that he would work to move the project's shell building permit forward so long as the exterior framing elements (doors, windows, recesses) were consistent with design recommendations from the DRSC. The vents, a primary concern of the DRSC, will need to return to DRSC and to a Zoning Administrator hearing unless they can be modified to be consistent with the venting information indicated on page 24 of the entitlement plan set. The vents and any other unresolved detailing will need to be resolved through the appropriate process before the tenant improvement permit can be issued.

#### 5. ORAL AND WRITTEN COMMUNICATION

None

#### ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, October 28, 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