

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
January 27, 2021**

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

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Katie Crockett and Economic Development Officer Jonathan Lightfoot (Staff participated in meeting via teleconference)

1. MINUTES

The Subcommittee approved the minutes from the December 23, 2020 regular meeting with no changes.

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.

The applicant team, consisting of Architects Jared Dudley and Niall Saunders; property owner, Cory Ritzau; and Mark Sirianni and Mark Mitre of CMM Engineering & Construction, were also present for questions. The applicant commented that they wished to keep the lattice arcade, but that the front of the building was simplified in response to DRSC's prior comments. They also noted that they believed the column detail at the tower brought needed detail because the tower may appear too plain without it.

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

- Noted that many of the prior DRSC recommendations had been incorporated, such as the windows aligned with the arcade, windows deeply set, and vertically oriented windows.
- Noted that they believed that grey concrete had been utilized for public sidewalks on other projects in the area.

- Stated that light fixtures shown on elevations should be coordinated with site electrical plan; and that the applicant should ensure that the lighting plan is coordinated with the landscape plan. Additionally, site lighting must be shielded to prevent light and glare from spillover onto rights of way or adjacent properties. Recommended vertical and horizontal light distribution exhibits be provided on plans.
- Stated that street trees (*Washingtonia Robusta*) should be added so they are spaced at 30 feet on center within the right of way.
- Stated that they preferred the simpler tower design without the column detail, but with the 24-inch radius corners and with the more ornate rater tail.
- Agreed with the applicant that the open lattice arcade can be left as shown.
- Recommended the curbs be pulled away from the arcade and retaining wall where they abut parking spaces to act as wheel-stops and to add additional landscape. Modifications are to be consistent with Engineering Parking Standards.
- Recommended a true wainscot on building exterior to justify the change in color. Control joints are not permitted to serve this purpose.
- Recommended eliminating the wood sill at the rear windows in favor of stucco with tile for durability and ease of maintenance.
- Recommended heavier wood or stucco corbels at second floor overhang on the side of the building.
- Directed staff to ensure the easement for parking would be permanent through a condition of approval.
- Directed staff to work with Caltrans to explore the potential of improving landscape abutting the subject property within the Caltrans easement.

The Subcommittee recommended the project move forward to the Planning Commission for consideration after incorporation of the recommended modifications.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

A. **Minor Amendment to Site Plan Permit 19-203, Plaza By the Sea, 610-628 Camino De Los Mares** (Lightfoot)

A request to modify the previously approved plan for the wall removal and drive aisle connection area between two existing commercial centers: Plaza by the Sea (610-628 Camino De Los Mares) and Ocean View Plaza (638 Camino De Los Mares). These properties are within the Community Commercial 4 Zone (CC4).

Economic Development Officer Jonathan Lightfoot summarized the staff report. The applicant, Kyle Godat of Brixmor, was also available for questions.

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

- Generally approved of the modifications as being in line with recommendations previously discussed by the DRSC and Planning Commission during the entitlement review and hearing.
- Recommended that the applicant’s engineer review the appropriate height and width of the speed cushions / speed tables that will serve as the pedestrian crosswalks across the new connecting drive aisle between Plaza by the Sea and Ocean View Plaza.
- Asked that staff verify accessibility details during the plan check process.
- Supported the relocation of the trash enclosure and the addition of murals to enhance the pedestrian environment in this “paseo” space.

The Subcommittee provided comments and recommended the project design be administratively approved as a minor amendment with insignificant modifications per the SCMC Section 17.12.180.

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, February 10, 2021 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