

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
FEBRUARY 10, 2021**

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

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

1. MINUTES

The Subcommittee approved the minutes from the January 27, 2021 regular meeting with changes to Item 2-A.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Minor Architectural Permit 20-220, SC Ranch Market Remodel, 101 W. El Portal (Carrillo)

A request to consider a storage addition and exterior improvements to an existing 5,300 square-foot commercial building and site located in the NC1.2 (AH-CZ) Zone at 101 West El Portal.

Assistant Planner David Carrillo summarized the staff report. The applicant team, comprised of Tom O Donnell, Peter Haddad, and Don Krall, were also present and available to answer questions.

Subcommittee Member Blackwell arrived during the discussion of this item.

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

- Supports the remodel of the primary building.
- Expressed concerns with the material and design of the proposed gazebo in the new outdoor display area due to incompatibility with the primary building.
- Suggested reducing the amount of corrugated metal on and around the proposed gazebo.
- Suggested redesigning the gazebo for an open and unenclosed appearance to reduce bulkiness in the subject area.
- Asked the applicant to consider relocating the north point of vehicle egress/ingress for improved connectivity and pedestrian safety between the proposed outdoor display area and the primary building.

- Discussed additional ways to provide additional interest at rear elevation, including cutouts on back wall along alley at parking level with landscape. Applicant indicated that that would make the drive aisle ramp narrower, which engineering will not allow. Recommended enhancing rear elevation with more definition at the back of the chimney, such as cantilevering out to create offsets.
- Commented that shared parking is desirable here.

The Subcommittee recommended if their concerns and comments are addressed in the applicant's resubmittal and no significant design changes occur, that the project move forward to Planning Commission.

The applicant expressed a desire to address the Subcommittee's concerns and incorporate their suggestions in order to advance the application forward to Planning Commission.

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, February 24, 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