

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
APRIL 14, 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 (Staff participated in meeting via teleconference)

1. MINUTES

The Subcommittee approved the minutes from the March 24, 2021 regular meeting with no changes.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

None

3. NEW BUSINESS

None

4. OLD BUSINESS

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

Discussion of proposed changes to the courtyard wall design as required by Planning Commission condition of approval 4.20 for "Publik House," a multi-use facility comprised of a special events venue with valet parking services, café, and accessory church services.

Senior Planner Stephanie Roxas summarized the staff report. The applicant team was also present and available to answer questions. The applicant team was comprised of Architects Alura Aguilera and Anthony Aguilera, Owner's Representative Jim Holloway, and Tenants Eric Bowman and Boog Rose.

One public comment from Larry Culbertson was read into the meeting record.

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

- Requested clarification on the Subcommittee's purview and scope of this review. In response, staff clarified that the review is limited to the design of the courtyard gate/sliding door, and the Subcommittee cannot impose any additional project changes or conditions. Staff further clarified that the Subcommittee is the final decision making body in determining whether the plans are consistent with the intent of Condition of Approval 4.20.
- Overall supported the applicant's attempt to create a layered effect that adds a wrought iron treatment wrapped over the door.
- Expressed concern that the revisions do not sufficiently improve visibility into the courtyard. Suggested the applicant consider adding a wrought iron gate in front of the wood access door facing El Camino Real to provide more visibility into the courtyard.
- In response to the applicant's offer to add climbing landscape vines over the stucco walls, the Subcommittee indicated this would improve the wall's appearance.
- Stated the ornamental detail was too ornate and recommended removing some of the detailing on the wood doors.
- Recommended adding soft lighting to the wood sliding doors to soften its appearance at night.

By a 2-1 majority vote, the Subcommittee accepted the applicant's revisions and determined the proposal meets the intent of Condition 4.20 with the following changes:

1. Add climbing vines to the stucco walls as offered by the applicant; and
2. Remove some of the detailing from the wood doors, but permitted the applicant to retain some of the decorative nails/clavos.

The applicant accepted the two changes noted above and will incorporate the revisions into the building permit plans that will be submitted to the City in the future, following Coastal Commission review.

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

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