

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
AUGUST 11, 2021**

Subcommittee Members Present: Bart Crandell, M. Steven Camp and Scott McKhann (All Subcommittee members participated in meeting via teleconference)

Staff Present: Senior Planner Stephanie Roxas, Assistant Planner David Carrillo, and Economic Development Officer Jonathan Lightfoot (Staff participated in meeting via teleconference)

**1. MINUTES**

The Subcommittee approved the minutes from the July 28, 2021 regular meeting.

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

**A. Cultural Heritage Permit 21-054, 100 Avenida Rosa/APN: 058-091-15, Casa Rosa Duplex (Carrillo)**

A request to consider the construction of a two-story duplex building on a vacant lot located within the Architectural Overlay District.

Assistant Planner David Carrillo summarized the staff report. Renee Tarnow and Brian Opp, were also present and available to answer questions.

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

- Agreed with staff recommendations, and acknowledged that some recommendations may not be applicable after plans are revised.
- Asked staff to clarify where wood trellises are supported by staff. Staff clarified that the wood trellises are supported over the large front and rear balconies.
- Asked staff to provide context behind the recommendation to push the second level back at the front elevation. Staff explained that a cantilevered second story over the first level is not a representation of Spanish Colonial Revival architecture.
- Provided visual examples of Spanish Colonial Revival architecture and identified the style's character defining features for guidance to the applicant team.
- Suggested that the applicant team review the City and Henry Lenny Design Guidelines, and revise plans accordingly for consistency with applicable guidelines.
- Concurred with staff that the proposed building does not represent a true example of Spanish Colonial Revival architecture.

The Subcommittee advised staff to work with the applicant team in redesigning the building to improve consistency with design guidelines, and requested that the project return for a second design review.

### 3. **NEW BUSINESS**

None

### 4. **OLD BUSINESS**

#### A. **Amendment to Architectural Permit (AM AP) 21-183, 610 Camino De Los Mares; Handels Tenant Improvement Amendment** (Lightfoot)

A request for minor exterior building modifications to a new commercial building at 610 Camino De Los Mares. The tenant, Handels Ice Cream, requests modifications to their tenant space that modifies some elements of the prior-approved architecture.

Economic Development Officer Jonathan Lightfoot summarized the staff report. Travis Campbell, Marcus Weenig, and Keith Kesler, partners and owners of the Handels franchise, were also present and available to answer questions.

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

- Supported the floor plan change to allow for walk up service windows.
- Concurred with staff's recommendation to require a rounded awning within the arched openings, consistent with the Henry Lenny guidelines referenced in the staff report.
- Concurred with staff's recommendation to limit the awnings to solid, muted colors without stripes.
- Opined that temporary fixtures, such as umbrellas, could use stripes with company colors.
- Recommended that the brick elements within the arches be whitewashed. Alternatively, decorative tile could be used, which would balance with the tile surrounds at the neighboring tenant's entry.
- Expressed concerns about the spacing on the patio to allow for queueing and seating for customers.
- Supported an administrative modification, if the property owner is willing, to convert some adjacent parking into expanded patio space. Directed staff to confirm parking requirements and allocations at the plaza and supported an administrative, substantial conformance determination, for an expanded patio area if that change is feasible.
- Recommended that the tenant use the northern serving window, nearest the drive through lane, for pick up orders and not for customer queueing.

The Subcommittee supported the substantial conformance determination with the prior entitlements (PC 20-008). Staff will proceed with processing the Tenant Improvement building permits, incorporating the above design modifications.

5. **ORAL AND WRITTEN COMMUNICATION**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, August 25, 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,

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Bart Crandell, Chair

Attest:

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Stephanie Roxas, Senior Planner

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