

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
SEPTEMBER 15, 2021**

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

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

**1. MINUTES**

The Subcommittee members had corrections to the minutes from the August 25, 2021 regular meeting. The Subcommittee continued the minutes to the next regularly scheduled DRSC meeting on September 29, 2021 so that staff could correct the minutes.

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

**A. Cultural Heritage Permit 21-001 / Minor Encroachment Permit 21-173, 214 West Mariposa, Fox Duplex (Carrillo)**

A request to consider the construction of a two-story duplex building on a vacant lot, adjacent to property in the City's List of Designated Historic Resources.

Assistant Planner David Carrillo summarized the staff report. The applicant team responded to various questions from the Subcommittee and provided additional context behind their proposed design concepts.

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

- Asked the applicant to explain how landscaping comments were addressed.
- Asked the applicant to clarify the type of exterior wall materials proposed.
- Suggested that the steel lintel and moment frame on the far left of the front elevation can be better integrated into the stucco wall for a more simple design.
- Agreed that the applicant has addressed comments from the prior DRSC meeting and that the project has significantly improved.

The Subcommittee recommended forwarding the project to the Planning Commission for consideration.

**B. Discretionary Sign Permit 21-127, 140 Avenida Pico, Casino "Dance" Sign (Carrillo)**

A request to exceed the maximum allowed sign area of 25 square feet for a business within the Architectural Overlay District, and to install exposed neon lighting on a 25 square-foot aluminum channel letters sign on a historic resource, known as Casino San Clemente (Casino), located at 140 West Avenida Pico.

Assistant Planner David Carrillo summarized the staff report. The applicant team responded to various questions from the Subcommittee and provided additional context behind their proposed design concepts.

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

- Directed staff to identify appropriate hours of operation for the neon lighting, consistent with other uses in North Beach prior to Planning Commission review.
- Determined that the sign is not a roof-mounted sign, as it is attached to the cupola.
- Clarified that neon lighting may be reviewed and approved with a Discretionary Sign Permit.
- Expressed that ensuring the sign is consistent with the Secretary of the Interior's Standards is appropriate given the site's listing as a contributing property to the National North Beach Historic District, and as a local historic resource.
- Asked staff and the applicant to follow up and clarify if the color temperature is cool or warm.
- Clarified that the sign is an accurate historical representation of the property and building.
- Expressed support of the proposed size and neon lighting.
- Suggested the applicant consider using LED neon, while maintaining a historical appearance.
- Requested a sample of the proposed neon color temperature to be included in the Planning Commission report.
- Suggested that staff review the light intensity approved for the red lighting on the In-n-Out building.

The Subcommittee recommended forwarding the project to the Planning Commission for consideration.

**3. NEW BUSINESS**

Chair Crandell noted that all Planning Commissioners should have received the Commissioner Handbook and recommended that the Subcommittee members review it.

**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, September 29, 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:

  
Katie Crockett, Assistant Planner