

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
JANUARY 26, 2022**

Subcommittee Members Present: Bart Crandell, M. Steven Camp and Scott McKhann

Staff Present: Senior Planner Stephanie Roxas, Recreation Manager Samantha Wylie and Assistant Planner David Carrillo

1. MINUTES

The Subcommittee approved the minutes from the January 12, 2022 regular meeting with no changes.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. End of Pier Concession Building Murals (S. Wylie)

Consideration of two murals on the east and west sides of the concession building located at the end of the San Clemente Municipal Pier proposed by PierPride Foundation.

This report review was tabled by staff.

B. Staff Waiver of a Minor Architectural Permit 21-278, SC Ranch Market Gazebo (Carrillo)

A request to consider a detached patio cover for use as an outdoor display area in conjunction with a market.

Assistant Planner David Carrillo summarized the staff report.

Chair Crandell opened the item for public comments. Staff stated no public comments were received.

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

- Agreed with staff's recommendations.
- Clarify if any signage or advertising is proposed on the patio cover. If signage is proposed, the design of the patio cover may have to change to accommodate compliant signage.
- Requested the applicant provide more detail on plans, including information on the roof, materials, orientation of patio cover in relation to the primary building, ADA compliance (including access to the patio cover), lighting, and landscaping.

- Requested clarification on the entry point to the patio cover and explanation of pedestrian flow between the patio cover and the market.
- Requested details on how the patio cover will be secured.
- Commended the use of grill work on the sides of the patio cover, and suggested the use of additional grill work to address security concerns.
- Reminded the applicant that no mechanical equipment shall be visible, per the Zoning Code.
- Recommended the use of swing-up awnings or storm shutter doors on openings to address security concerns, if additional grill work is not proposed.
- Recommended the use of wood throughout the patio cover for compatibility with the primary building.
- Requested a sketch or rendering of the proposed and revised patio cover addressing all comments.
- Requested the patio cover return to the Design Review Subcommittee for a second review prior to approval of the staff waiver.

The Subcommittee provided several comments on the design of the patio cover and determined insufficient details were provided for a thorough review. The subcommittee requested the staff waiver application return to the Design Review Subcommittee for a second review prior to staff approving the application.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourned to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, February 9, 2022 at 4:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,

Bart Crandell, Chair

Attest:

Stephanie Roxas, Senior Planner

DRAFT