

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
MARCH 23, 2022**

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

Subcommittee Members Absent: None

Staff Present: Deputy Community Development Director Adam Atamian, Senior Planner Sara Toma, Associate Planner II Christopher Wright, Assistant Planner David Carrillo and Contract Planner Nancy Mith

1. MINUTES

The Subcommittee approved the minutes from the February 23, 2022 regular meeting with a minor change.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Minor Architectural Permit 21-228, 309 Commercial Façade Improvements (Mith)

A request to alter the exterior of an industrial building for property located at 309 Calle De Los Molinos in the I2 (Light Industrial) Area of the West Pico Corridor Specific Plan.

Contract Planner Nancy Mith 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:

The Subcommittee was supportive of Staffs recommendations for additional landscaping on Calle De Los Molinos and Rincon Court.

The applicant presented an option to maintain the palm trees on Rincon Court and postpone the sidewalk improvements to a later date; this option was not previously discussed with Staff. The Subcommittee deferred the determination to Staff and recommended that Planning Staff coordinate with the Public Works Division to determine the best solution for the sidewalk and palm trees on Rincon Court. The Subcommittee is in favor of Staff addressing any issues according to the City's Codes.

B. Cultural Heritage Permit 22-008, Casa Rosa Triplex 100 / 130 Avenida Rosa (Carrillo)

A request to consider a new, two-story triplex on vacant property located within the Architectural Overlay District.

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 that 26 feet is adequate back-up space between the garages and east property line wall.
- Asked staff to confirm if flanking walls are allowed to exceed six feet in height prior to a Planning Commission hearing.
- Commended the architect for the project's design.
- Recommended the access easement be defined in the easement agreement.
- Expressed that some corbel sets are visually heavy, and recommended reducing the size of corbels accordingly to improve scale.
- Requested the rafter tails be equally spaced throughout the building.
- Suggested the applicant consider further simplifying building elevations.

The Subcommittee provided minor comments for the applicant to consider, and supported forwarding the project to the Planning Commission for review and approval with confirmation on the allowable height for flanking walls.

3. NEW BUSINESS

A. Los Molinos Design Guidelines and Standards (Wright)

A request for input on updates to design guidelines and standards for Los Molinos as a General Plan Implementation Measure and the City project underway to update the West Pico Corridor Specific Plan.

Associate Planner II Christopher Wright summarized the staff report.

Chair Crandell opened the item for public comments.

Steve Powell, representative of a property owner in Los Molinos, supported staff's proposed approach for a vision statement. Los Molinos is eclectic and new projects should add to the area's heritage as a district for arts and crafts, surf businesses, etc. The City should stay away from design guidelines and standards that are too specific. This would not fit this area, likely resulting in less varied eclectic design and options for owners over time. He suggested a more flexible approach like the vision statement

and consider adding photograph examples with notes that highlight how built examples of projects reflect the vision statement in practice.

Jonas Dyer, representative of a property owner in Los Molinos, concurred with Mr. Powell's comments. This work effort and proposed direction on the design guidelines is welcome. He has interest in participating in the process. The design guidelines should provide opportunities for interesting details, art, and materials that fit the area's character as a special industrial district.

Gary Giacomini, owner of Rincon Truck Center and representative of Los Molinos Business Group, stated he and other Los Molinos business have had several meetings with staff. The business association is generally supportive of staff's approach and direction for the Los Molinos design guidelines and appreciate staff's effort to listen and include their input. The business group will continue to work with staff. Los Molinos is an area that is attracting investment, has high occupancy, and is successful. The Los Molinos guidelines should allow for varied materials and eclectic design that fit within the area's industrial character. This means the area isn't the same as other parts of San Clemente. It has its own character. The businesses want high quality projects but not big changes. This project should be limited to carrying out the General Plan that the City and public spent much effort on to complete. Mr. Giacomini offered to meet with Planning Commissioners and invite them to the Los Molinos Business Group meetings.

Jared Bybee, another Los Molinos business owner and an adjacent resident, spoke in favor of the City's effort, providing similar comments as Mr. Giacomini. Additionally, Mr. Bybee encouraged more flexible standards for murals. Los Molinos is an eclectic area with arts and crafts businesses and a wide range of options for business types. The design guidelines should reflect this. Murals are a good option to support this character.

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

- The Subcommittee was supportive of staff's approach for the vision statement and issues discussed in the staff report. Some refinements were recommended:
 - Landscape is encouraged that accents and is well integrated into the architectural composition of a site.
 - Vertical landscaping is a good option for softening walls and adding landscaping especially when there is limited space for planters.
 - Supported public comments that recommended the addition of photographs and notes that highlight examples of architecture, landscape, and site design that reflect the vision statement for Los Molinos. Perhaps examples can be incorporated in the plan, and there can be reference to a separate exhibit for additional examples that the City can supplement over time.
 - For ornamentation, encourage architectural details that add interest and are purposeful... to contribute and highlight the area's heritage..." Industrial architecture does not mean simple structures. Los Molinos is eclectic. Details

- are more driven by function and then form with more of a focus on varied natural materials and textures. Strike the word "minimized."
- o Emphasize varied materials and textures are desirable.
- Add a sentence in the design guidelines to clarify how landscaping standards are applied to remodel projects versus new development. For remodels, ideally projects can meet landscaping standards but it may not be practical or feasible based on a site conditions. In these instances, projects should improve the site into closer compliance with standards where there are reasonable opportunities to add planting that benefit a project.
- The Subcommittee stated this project is ongoing with public meetings to be scheduled soon. The public should contact the project manager, Christopher Wright, to provide comments.

B. Establish the Meeting Time for Regular Meetings of the Design Review Subcommittee (Atamian)

Staff recommends that the Design Review Subcommittee determine that regular meetings shall be held on the second and fourth Wednesday of each month at 3:00 p.m. at the Community Development Department and adopt a resolution to establish the meeting time and location of all Regular Meetings of the Design Review Subcommittee.

Deputy Community Development Director Adam Atamian summarized the request to move the Design Review Subcommittee (DRSC) meeting from current meeting time of 6 p.m. to new meeting time of 3 p.m.

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

The Design Review Subcommittee (DRSC) adopted a Resolution to move the DRSC meeting time to 3 p.m. PST.

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, April 13, 2022 at 3:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,


Bart Crandell, Chair

Attest: 
Adam Atamian, Deputy Community Development Director