

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
MAY 25, 2022**

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

Subcommittee Members Absent: None

Staff Present: Assistant to the City Manager Jennifer Savage, Economic Development Officer Jonathan Lightfoot, Senior Planner Sara Toma

1. MINUTES

The Subcommittee approved the minutes from the April 27, 2022 regular meeting with no changes.

The Subcommittee approved the minutes from the May 11, 2022 regular meeting with a minor change.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Master Project 22-089, Senior Housing and Medical Office, 654 Camino de los Mares (Savage)

A request to demolish an existing medical building and surface parking; construct a mixed-use project with 250 for-rent senior residential units and a 7,500 square foot medical office; subdivide one lot into two lots; rezone the property from RMF1 to CC4; and change the General Plan designation from RMF to CC at 654 Camino de los Mares.

Assistant to the City Manager Jennifer Savage summarized the staff report.

The following individuals representing the applicant were present: Chris Williams, TCA Architects, Matt Morrell, TCA Architects, Blaine Share, C2 Collaborative, Ted Frattone, with Hunsacker and Associates, and Bob Kim, Project Manager.

Chair Crandell opened the item for public comments.

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

- Asked if there will be storage.
- Provide elevations/renderings for carports.

- Asked if the landscaping provides a pedestrian environment.
- Do not emulating the Villas' architecture.
- Consider the pedestrian environment more.
- Good idea to step back to four stories at the rear.
- This will have to surpass the Shorecliffs' massive building architecture.
- Going in the right direction.
- Since parking is visible from the street, consider security for the site, while maintaining ability to use outdoor spaces.
- Create an open space visually but not open to pedestrians.
- Step things back, even from the center courtyard.
- The revised covered patios are good, but tower element feels off.
- Add "textures" to elevations.
- Landscape can help soften to break up the mass.
- Reduce the width of the second building along the street.
- Consider the perception of height.
- Take into account the elevation design along the freeway; Outlets and Sprouts shopping center, as examples.
- Highlight view corridors down drive aisles as well.
- Look at equipment screening very carefully.
- Fiberglass windows okay, not wood.
- Clay roof tiles recommended.
- Carports, consider architecture visible from the street, or landscape vines growing on surfaces.
- Revisions are an improvement, trending in the right direction.

3. **NEW BUSINESS**

A. **2022-2023 Parklet Dining Exception Requests** (Lightfoot)

A review of applications for outdoor dining parklets that do not meet the standard site plan or design guidelines as established by City Council Ordinance 1727.

Economic Development Officer Jonathan Lightfoot noted that this item could be continued to a date uncertain as there were no new active requests that required an exception review by the DRSC.

4. **OLD BUSINESS**

None

5. **ORAL AND WRITTEN COMMUNICATION**

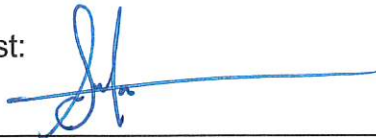
None

ADJOURNMENT

Adjourned to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, June 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: 
Sara Toma, Senior Planner