

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
JUNE 29, 2022**

Subcommittee Members Present: Bart Crandell and M. Steven Camp

Subcommittee Members Absent: Scott McKhann

Staff Present: Deputy Community Development Director Adam Atamian, Senior Planner Sara Toma, Economic Development Officer Jonathan Lightfoot

1. MINUTES

The Subcommittee approved the minutes from the June 15, 2022 regular meeting with no changes.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

**A. Master Project 21-322, Calvada Mixed Use Project, 1430 S. El Camino Real
(Lightfoot)**

A request to develop a mixed use building at 1430 S. El Camino Real, which is within the Mixed Use 3.2 Zone and the Architectural and Affordable Housing Overlays. A portion of the property is within the Coastal Zone. The proposed project includes 10 apartment units totaling 16,864 square feet of interior space, with 25 corresponding parking stalls; and 6,681 square feet of retail/office space with 24 corresponding parking stalls.

Economic Development Officer Jonathan Lightfoot summarized the staff report.

Chair Crandell opened the item for public comments.

Chair Crandell asked for responses from the applicant, architect Hannibal Petrossi, to the staff recommendations outlined in the agenda report. Mr. Petrossi made the following comments:

- Noted that he could make changes to the front elevation to:
 - Reduce the “mirrored” appearance of replicated features.
 - Reconfigure the roofing to better balance with the three distinct segments of the front elevation.
 - Include additional outdoor space (loggia, gated entry, etc) that could be used for outdoor dining.
 - Emphasize the primary entry.
- Noted that he could make changes to the rear elevation to:
 - Simplify the design and remove plant on elements (e.g. quatrefoils, plant-on window surrounds).

- Noted that the preliminary signs shown on the elevations had proportion issues (e.g. filling narrow band above an arch in too tight of a space). The Master Sign Program should blend with the architecture.

The Subcommittee concluded that the project did incorporate Spanish Colonial Details and in general was a good start. However, a more sensitive, subtle, and artistic approach in applying the SCR Guidelines would be helpful in capturing the true SCR character required by the General Plan and Design Guidelines. They recommended that the applicant work with staff on incorporating design alternatives and indicated that they supported reviewing working drawings, such as hand sketches as opposed to detailed full renderings. Staff noted that the second review with DRSC would include consideration of a master sign program submittal.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

A. **2022-2023 Parklet Dining Exception Request – Solar String Lights** (Lightfoot)

A request to consider solar string lighting for added illumination at outdoor dining parklets.

Economic Development Officer Jonathan Lightfoot summarized the staff report.

Chair Crandell opened the item for public comments.

The DRSC requested clarification on their authority over parklet lighting. Staff noted that Ordinance 1727 prescribed some fixed standards, such as a requirement that lighting be solar powered. These requirements are not within their purview. The design guidelines provide additional standards; however, requests can be made that deviate from those standards. Those “exceptions” require DRSC consideration per 17.28.206.d.5: “Exceptions to the standards listed herein shall require a review by the Design Review Subcommittee, which shall provide a recommendation to the Community Development Director or Deputy Director. The Community Development Director shall make a final determination, appealable to the Planning Commission per the City’s standard Appeals process.”

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

- The committee members noted that the Planning Commission preferred to avoid overhead elements.

- They were concerned about visual clutter, especially in the historic downtown context of Avenida Del Mar.
- They noted that there could be cumulative impact of glare and night sky visibility with exposed bulbs.
- They noted that the DRSC and Planning Commission were supportive of string lighting that wrapped the inner edge of parklet railings. They reiterated support for this use.

The Subcommittee recommended that the Deputy Director not approve a deviation to allow overhead string lighting.

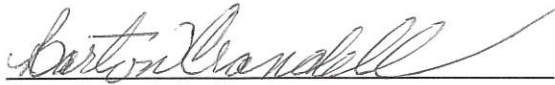
5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourned to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, July 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