

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
MAY 10, 2023**

Subcommittee Members Present: Chair M. Steven Camp, Committee Member Cameron Cosgrove, Alternate Scott McKhann (for Bart Crandell)

Subcommittee Members Absent: None

Staff Present: Adam Atamian, Deputy Community Development Director, Assistant Planner David Carrillo

1. MINUTES

A. Review and file minutes of the Design Review Subcommittee meeting of March 29, 2023

B. Review and file minutes of the Design Review Subcommittee meeting of April 12, 2023

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Minor Architectural Permit 23-081, Carl's Jr. Façade Remodel, 3929 South El Camino Real (Carrillo)

A request to allow a façade remodel, consisting of new exterior paint, decorative materials, parapet walls, and drive-through modifications at Carl's Jr. located at 3929 South El Camino Real, within the "Surf Zone".

Assistant Planner David Carrillo summarized the staff report.

Chair Camp opened the item for public comments. There was no one present to speak on this item.

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

- Expressed a desire for the property owner to cohesively improve the building's architecture.
- Re-emphasized that the subject property is in a prominent location.
- Suggested the red wainscot be removed.
- Suggested the mesh grid, used for advertisement signs, be relocated to the rear where it is less visible from the public right-of-way.
- Supported the proposed monochromatic color palette.
- Expressed a darker fascia trim would provide contrast.

- Suggested the property owner consider adding a mural on the property which symbolizes San Clemente’s surf culture.
- Suggested the property owner consider “beachy” vertical landscaping throughout the property.
- Suggested the LED trim band be removed from the parapet wall, and only remain under the eaves.
- Suggested all parapet walls remain the same height.
- Suggested the parapet wall cap remain the same color as the parapet wall.
- Supported staff’s recommendations outlined in the staff report, including the recommendation to replace the existing “S” tile roof with a material more compatible with the overall proposed design of the building, such as metal or asphalt shingles.
- Suggested the applicant consider the color of sign letters and background wall to ensure contrast between signs and the building is provided.

The Subcommittee strongly suggested the project return for a second design review, prior to a Zoning Administrator hearing, due to the multitude of comments and the project’s prominent location within a gateway.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourned to the May 24, 2023 DRSC meeting at 3:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,

M. Steven Camp, Subcommittee Member

Attest:

Adam Atamian, Deputy Community Development Director

DRAFT