

CITY OF SAN CLEMENTE

JOINT CITY COUNCIL/PLANNING COMMISSION/COMMUNITY DESIGN COMMISSION MINUTES

AUGUST 28, 1991

A Joint City Council/Planning Commission/Community Design Commission meeting was called to order at 7:05 p.m. in the Ole Hanson Room of the Community Center, located at 100 North Seville, San Clemente, California.

CITY COUNCIL
MEMBERS PRESENT

ANDERSON, BENEDICT, HAGGARD, LORCH,
MAYOR DIEHL

CITY COUNCIL
MEMBERS ABSENT

NONE

PLANNING COMMISSION
MEMBERS PRESENT

REVIE, TENGDIN

PLANNING COMMISSION
MEMBERS ABSENT

HAMILTON, KEY, CHAIRPERSON BURLESON

COMMUNITY DESIGN
COMMISSION MEMBERS
PRESENT

MERTENS, OLIVER, CHAIRPERSON DOHERTY

COMMUNITY DESIGN
COMMISSION MEMBERS
ABSENT

FEUTZ, HEIL-BRICE

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Design Guidelines - Review of Draft Document Dated July 1991

Senior Planner O'Hara reviewed the purpose of the Design Guidelines and the review/adoption process; advised that comments concerning the draft document can either be submitted to her in writing or expressed orally at the Public Hearings. The Design Guidelines draft, dated July 1991, is on file in the City Clerk's Department.

Wes Landen, Chairperson of the Urban Design Advisory Committee, summarized the efforts of the Committee in developing the Design Guidelines; reviewed the Committee's composition, focusing on the diversity of the members; noted the Design Guidelines represent a consensus of the Committee.

Gerald Gast, Gast, Hillmer & Associates, noted the City does not currently have clear guidelines to apprise developers of desired design features; reviewed the general principles of the Design Guidelines, focusing on site planning, architecture, scale and landscaping; explained the document only references signage insofar as encouraging that signage design be integrated with the architecture of the structure; recommended that signage be addressed by a special task force, with participation by the Chamber of Commerce and business community; stressed the need for a strong consensus among decision makers to ensure that the Design Guidelines are useful; reviewed slides and illustrations which demonstrated desired and undesirable design elements; stressed the importance of pedestrian-oriented projects.

In answer to Council inquiry, Staff advised that actual photographs can be included in the Design Guidelines if desired, although the cost of producing the document will increase; noted that an archive of desirable projects is available.

Phil DeProtine spoke in support of including actual photographs in the Design Guidelines, as opposed to illustrations; urged that palm trees be de-emphasized, especially in parking lots; spoke in support of addressing creative night lighting and signage in the document.

David Light, Architect, 208 Princesa, voiced concern that developers have been required to adhere to Spanish architecture in non-historic districts.

Jill West questioned who would conduct discretionary design review; commented that knowledgeable and qualified people should undertake this function.

Gary Wiggle opined the Design Guidelines is an excellent document, but is not strict enough; voiced concern that the document is too discretionary; opined the issue of stucco should be addressed in detail; suggested that the following paragraph, which is currently contained on Page 63 of the Design Guidelines, should be moved to the beginning of the document: "Excessive use of architectural elements or ornament can detract from the overall appearance of a building. The beauty of San Clemente's original architecture can be attributed to the satisfying proportions and scale of the buildings, plantings and spaces around them." Mr. Wiggle further commented that the Design Guidelines should be modified to include more "Do's" and "Don'ts" and opined that in some cases the words "should" and "shall" are inappropriately reversed; opined that incentives should be established to encourage developers to provide amenities, such as setbacks, courtyards, etc.; opined that service stations should be specifically addressed.

Frank Montesinos voiced concern that the document does not address balance and symmetry; spoke in support of buildings that are elegant in design and do not include excessive ornamentation; spoke in support of including theme towers on projects; voiced concern that discretionary review lends itself to numerous interpretations.

Jamie Lewis spoke in support of the Design Guidelines; concurred with the existence of a discretionary review board; volunteered time and film to provide visuals to aid developers.

Kathy Brocklehurst, 304 Avenida Monterey, relayed that security in design should be considered.

Marilyn Coduti spoke in support of a Cultural Heritage Board to protect historic structures; suggested that a strict requirement should be imposed to mandate that historic structures that are demolished be replaced with a structure that is consistent with the architecture of the original Spanish structure.

Mayor Diehl reviewed the tentative Public Hearing schedule for the Design Guidelines as follows:

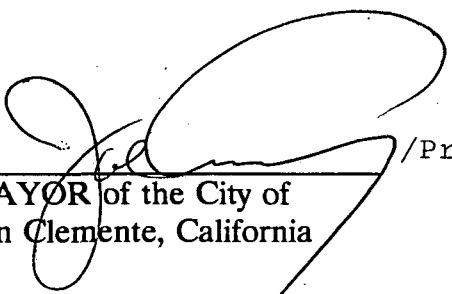
- September 10, 1991 - Community Design Commission Public Hearing
- October 1, 1991 - Planning Commission Public Hearing
- October 23, 1991 - City Council Public Hearing.

Adjournment of Community Design Commission

MOTION BY COMMISSIONER MERTENS, SECOND BY CHAIRPERSON DOHERTY, CARRIED 3-0, to adjourn at 9:05 p.m. to an Adjourned Regular Meeting to be held on September 3, 1991 at 6:00 p.m. in the Community Development Department Conference Room, located at 910 Calle Negocio, San Clemente.

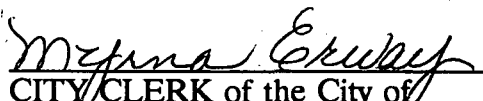
Adjournment of City Council

MOTION BY COUNCILMEMBER BENEDICT, SECOND BY MAYOR PRO TEM ANDERSON, CARRIED 5-0, to adjourn at 9:05 p.m. to September 4, 1991 at 6:30 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente.



MAYOR of the City of
San Clemente, California

/Pro Tem



CITY CLERK of the City of
San Clemente, California

NOTICE OF ADJOURNMENT
EXCERPT FROM THE MINUTES OF THE
CITY COUNCIL
MEETING OF AUGUST 28, 1991

A joint meeting of the City Council/Commissions/Committees was held in the Community Center, located at 100 N. Seville, San Clemente, California on August 28, 1991.

ROLL CALL: PRESENT: ANDERSON, BENEDICT, HAGGARD, LORCH,
MAYOR DIEHL

ABSENT: NONE

ADJOURNMENT

Council adjourned to September 4, 1991 at 6:30 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente.


MYRNA ERWAY
CITY CLERK

CITY OF SAN CLEMENTE
AFFIDAVIT OF POSTING ORDER
OF ADJOURNMENT OF MEETING

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS.
CITY OF SAN CLEMENTE)

I, MYRNA ERWAY, declare as follows:

That I am the City Clerk of the City of San Clemente; that at an Adjourned Regular City Council meeting held on August 28, 1991 said meeting was adjourned to the time and place specified in the ORDER OF ADJOURNMENT attached hereto; and that on August 29, 1991 at the hour of 9:30 a.m. a copy of said order was posted at a conspicuous place near the door at which said meeting was held.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on August 29, 1991 at San Clemente, California.


MYRNA ERWAY
City Clerk