



## Design Review Subcommittee (DRSC)

Meeting Date: March 27, 2024

**PLANNER:** Jonathan Lightfoot, City Planner

**SUBJECT:** **Miramar Event Center and Restaurants: Applicant Initiated Modifications to Bowling Alley / Food Hall Elevations (PHP 24-123)**, Request for amendment to Cultural Heritage Permit (CHP) 16-376, Miramar Event Center and Restaurants, to modify the roof plans and associated placement of mechanical units on the barrel roof of the historic bowling alley building. The entitlements were approved by the Planning Commission on June 7, 2017 via resolution PC 17-017 The building is addressed as 150 W. Avenida Pico.

### **BACKGROUND:**

The Planning Commission approved the entitlements for the Miramar Event Center and Food Hall Rehabilitation on June 7, 2017. A related parking waiver incentive agreement was subsequently approved by the City Council. The Coastal Commission preliminarily approved the plan in December of 2017. The property was sold in December of 2019, and the new owners (Fortuitous Partners) obtained the Coastal Development Permit in May, 2020. The project is currently under construction. This amendment request is related to the roof and mechanical plans for the former bowling alley building, approved for use as a food hall.

### *Why is DRSC Review Required?*

Condition of approval number 60 from the entitlements discusses the process for considering design alterations:

*Prior to issuance of certificate of occupancy, the project shall be develop in conformance with the site plan, floor plans, elevations, details, and any other applicable submittals approved by the Planning Commission on June 7, 2017, subject to the Conditions of Approval.*

*Any deviation from the approved site plan, floor plans, elevations, details, or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator.*

Staff desires to move the project forward as expediently as possible. In lieu of returning to an agenda hearing, staff seeks the input of the DRSC on the proposed modifications. Staff would like for the DRSC to provide any design recommendations that will assist the applicant and staff in moving the project forward to administrative approval.

**PROJECT DESCRIPTION:**

The applicant wishes to revise the mechanical plans, which in turn alter the equipment on the roof plans. In 2020, the DRSC recommended that roof vents be oriented towards the alley between the Miramar property and the Casino property. However, the project team requests reconsideration of this item. They have identified that routing all ventilation towards the alley results in a cluttered interior roof space, impacting the view and spatial relationships of the historic trusses and the barrel roof. They proposed reduced size vents, painted to match the roofing material, on the northeastern elevation (facing El Camino Real) as an alternative that reduces the amount of interior ducting.

**RECOMMENDATIONS:**

Staff generally supports the request. The City typically focuses preservation efforts of residential historic properties on the exterior. However, with public or semi-public facilities, such as this commercial building, the interior spaces also have significance. Staff believes that the improvement to the interior design is more significant than the reduced visual quality of adding rooftop vents that are visible from El Camino Real.

Staff required a 3<sup>rd</sup> party historic architectural evaluation, however. GPA Consulting is preparing a memo to evaluate the project under the Secretary of the Interior's (SOI) Standards for Rehabilitation projects. That memo will be available for review at the DRSC meeting on March 27<sup>th</sup>.

**CONCLUSION**

Staff seeks DRSC consideration of the proposed modifications and the SOI memo. Staff recommends the project proceed to City Planner approval following appropriate incorporation of the design recommendations.

***Attachments<sup>1</sup>:***

1. Applicant narrative for amendment request
2. Modified mechanical plan renderings

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<sup>1</sup> The SOI memo was not available to attach at the time of publication. Hard copies will be available at the DRSC meeting on March 27, 2024 and available to the public upon request.

## Transmittal

Date: 2024-03-01  
Project Number: 190515  
Project Name: Miramar Event Center – Food Hall / Proposed Modified Mechanical Design

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To:

Audrey R. Von Ahrens, Senior Architectural Historian

GPA Consulting

[audrey@gpaconsulting-us.com](mailto:audrey@gpaconsulting-us.com)

Please find attached documents listed below:

### 1 Set, Full Size Sheets:

**R-1: Interior Rendering Views 1**

**R-2: Interior Rendering Views 2**

**R-3: Interior Rendering Views 3**

**R-4: Interior Rendering Views 4**

**R-5: Exterior Rendering Views 1**

**R-6: Exterior Rendering Views 2**

**R-7: Exterior Rendering Views 3**

**R-8: Exterior Rendering Views 4**

**Food Hall – First Level – Floor Plan**

**Food Hall – First Level – Proposed Mechanical Layout**

**Food Hall – First Level – Proposed Roof Plan, Mechanical**

### Proposed Revised Mechanical Design Narrative:

Audrey R. Von Ahrens,

Thank you very much for your time reviewing our requested modifications to the previously approved roof top mechanical design of the Food Hall at the Miramar Theater Event Center. We believe that our proposed revisions will better preserve the history of the former Bowling Alley and result in greater appreciation of the historic structural elements.

We believe that the former Bowling Alley will be largely experienced and appreciated from the interior where the exposed historic wood bow trusses can be seen. For this reason, I'd like to direct you to the first four pages of the attached PDF which show the interior renderings.

As you can see, the currently approved mechanical design routes all of the kiosk's kitchen ductwork from the North line of kiosks across the center walkway to the South which greatly blocks the views of the historical bow trusses. Not only does this present a safety concern as the kitchens grease exhaust ducts carry upwards of 600-degree hot gasses across the pedestrian path, this also prevent visitors from experiencing the historic roof as it was when it functioned as a bowling alley. While the grease ducts routing this way passes building code, we do not feel that it is wise. Routing the ducts in this manner also results in additional venting and clean outs along these ducts, so that the Bow trusses are even further blocked.

We appreciate the thought and reasoning presented during the Design Review Process that sought to route all mechanical to the South side of the barrel roof so that it cannot be seen from N. El Camino Real. However, we feel this placed the historical preservation emphasis on the exterior where it is briefly experienced by passersby, often at high rates of speed in their cars, rather than on the interior where it will be more intimately experienced.

In addition, multiple other factors have arisen during construction concerning the mechanical design that we were not aware of previously. We would be happy to go into more detail regarding these factors if you wish, but simply put the required size of the mechanical gear, coupled with newly learned required clearances from the combustible wood roof structure, means that routing of all twenty-three ducts up through the South side of the roof isn't practical. Please see the Proposed Mechanical Layout, Proposed Mechanical Roof Plan, and Food Hall Floor Plan on pages nine through eleven of the attached.

We have spent over a month working on the mechanical routing in the 3d model and coordinating with our Mechanical Engineer, Equipment Representatives, Mechanical Contractor, and General Contractor team. During this process we have worked to minimize the size and shape of the roof top elements, and are able to reduce the roof top elements on the north side of the roof to 14" round and 18" round vents that form a compact "candy cane" shape. We will paint these roof top elements the same red color as the roof so that the soft lines of these rounded ducts further blend in with the roof. Please see the exterior rendering views that depict these roof top elements on pages four through eight of the attached.

We believe that these elements would only be noticed by a small percent of passersby. In comparison with the alternative of blocking out the view of the historic bow trusses from the interior, we feel this exterior concession is by far the better choice for preserving the historical nature of this building.

Thank you again for your time and consideration.

Sincerely,

The Miramar Event Center Team



1 FOOD HALL INTERIOR VIEW 1 - CURRENTLY APPROVED MECHANICAL DESIGN (BLOCKS VIEW OF HISTORICAL BOW TRUSSES)



2 FOOD HALL INTERIOR VIEW 1 - PROPOSED MECHANICAL DESIGN (PRESERVES VIEW OF HISTORICAL BOW TRUSSES)

Project Status

No.	Description	Date

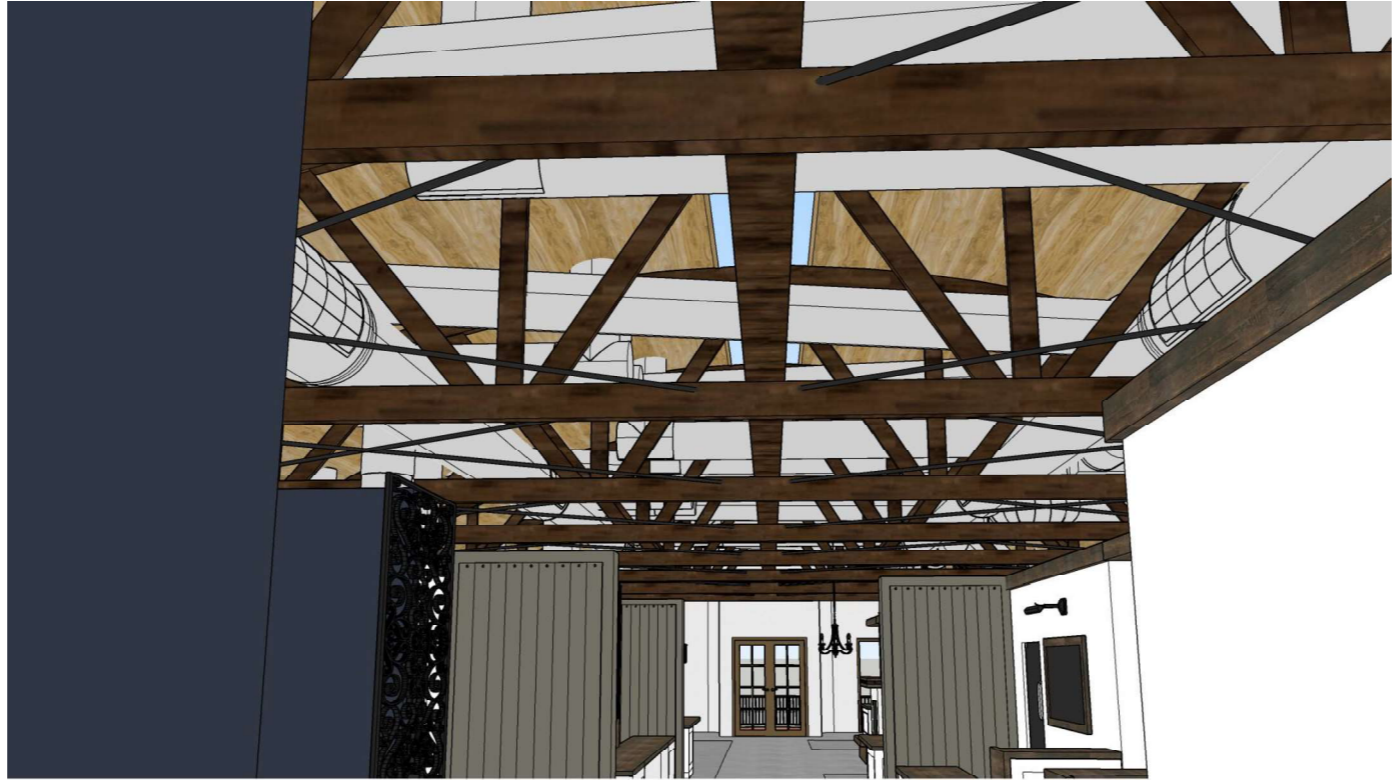
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CALL 2/29/2024

INTERIOR RENDERINGS  
FOOD HALL  
MECHANICAL DESIGN

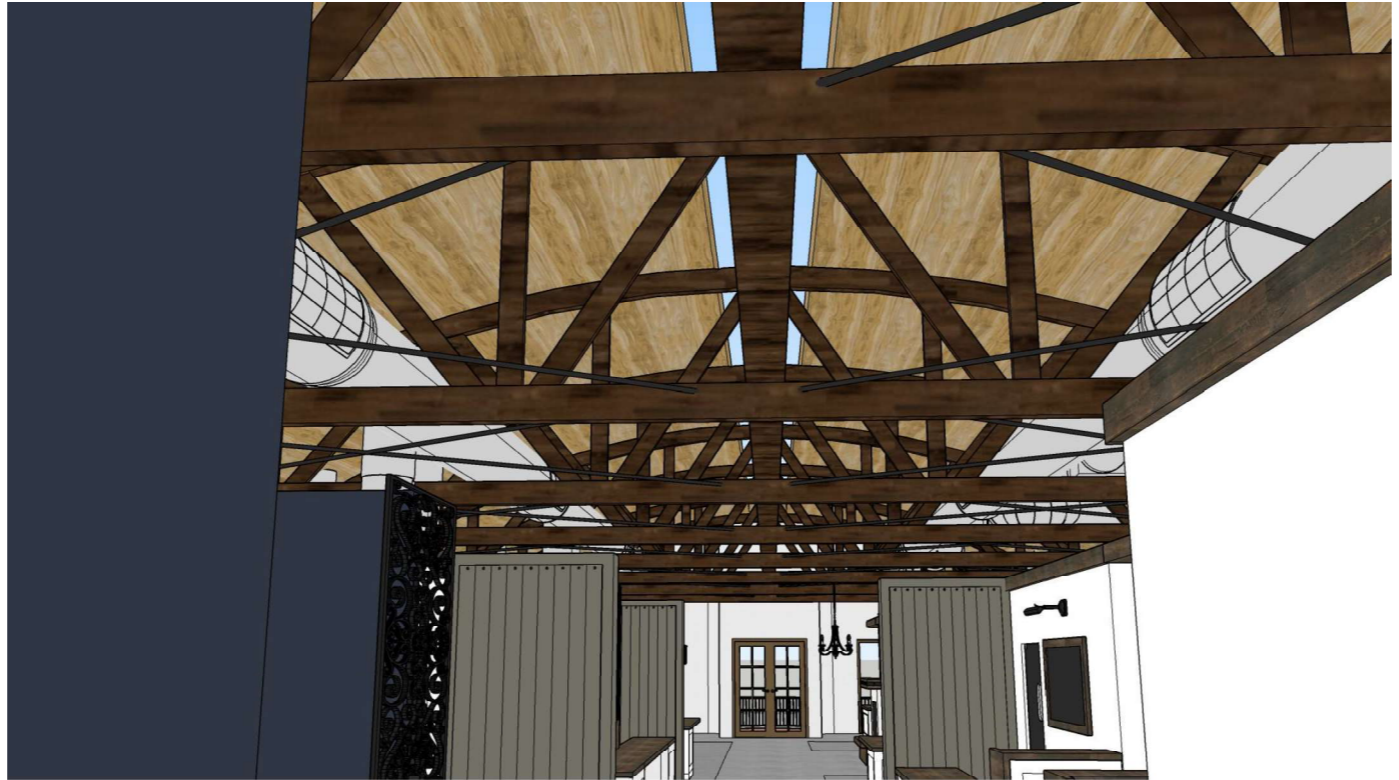
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1 FOOD HALL INTERIOR VIEW 2 - CURRENTLY APPROVED MECHANICAL DESIGN (BLOCKS VIEW OF HISTORICAL BOW TRUSSES)



2 FOOD HALL INTERIOR VIEW 2 - PROPOSED MECHANICAL DESIGN (PRESERVES VIEW OF HISTORICAL BOW TRUSSES)

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**INTERIOR RENDERINGS**  
**FOOD HALL**  
**MECHANICAL DESIGN**

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① FOOD HALL INTERIOR VIEW 3 - CURRENTLY APPROVED MECHANICAL DESIGN (BLOCKS VIEW OF HISTORICAL BOW TRUSSES)



② FOOD HALL INTERIOR VIEW 3 - PROPOSED MECHANICAL DESIGN (PRESERVES VIEW OF HISTORICAL BOW TRUSSES)

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**FOOD HALL**  
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1 FOOD HALL INTERIOR VIEW 4 - CURRENTLY APPROVED MECHANICAL DESIGN (BLOCKS VIEW OF HISTORICAL BOW TRUSSES)



2 FOOD HALL INTERIOR VIEW 4 - PROPOSED MECHANICAL DESIGN (PRESERVES VIEW OF HISTORICAL BOW TRUSSES)

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SAN CLEMENTE, CA 92672

**Project Status**

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**INTERIOR RENDERINGS**  
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1 FOOD HALL EXTERIOR VIEWS FROM N. EL CAMINO REAL - PROPOSED MECHANICAL DESIGN (MINIMIZED ROOF TOP ELEMENTS ON NORTH SIDE; PAINTED TO MATCH ROOF AND BLEND IN)

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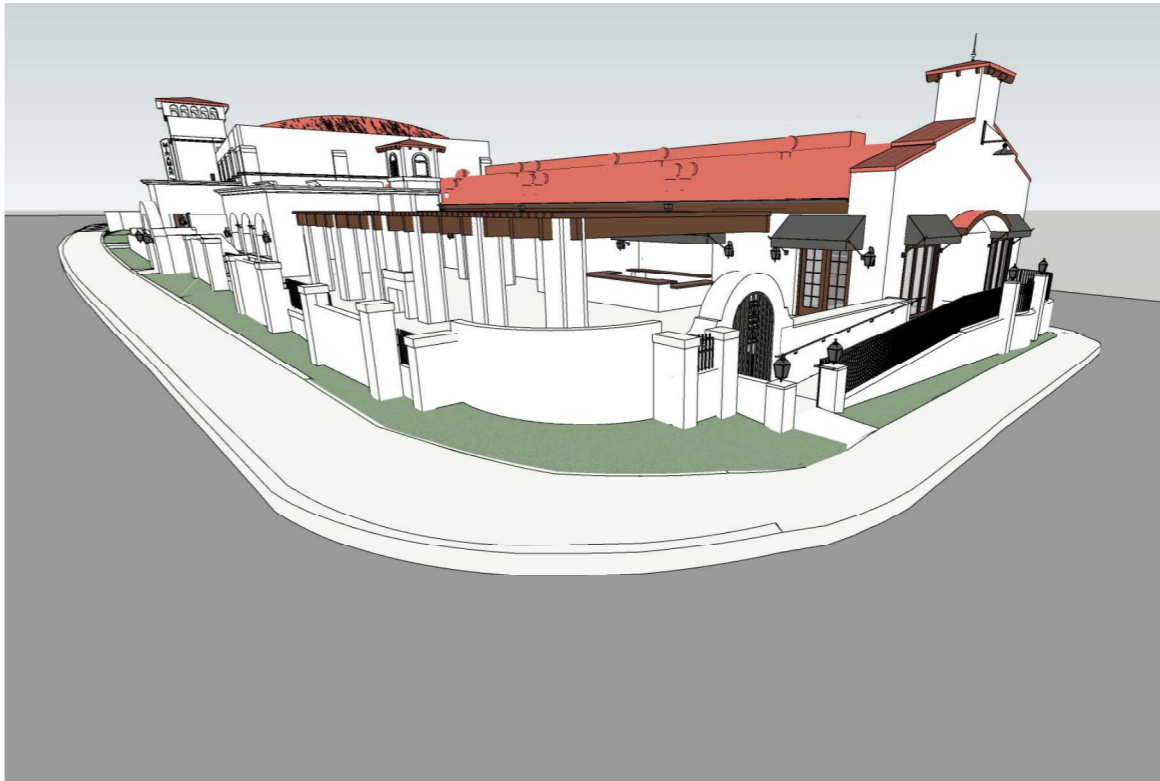
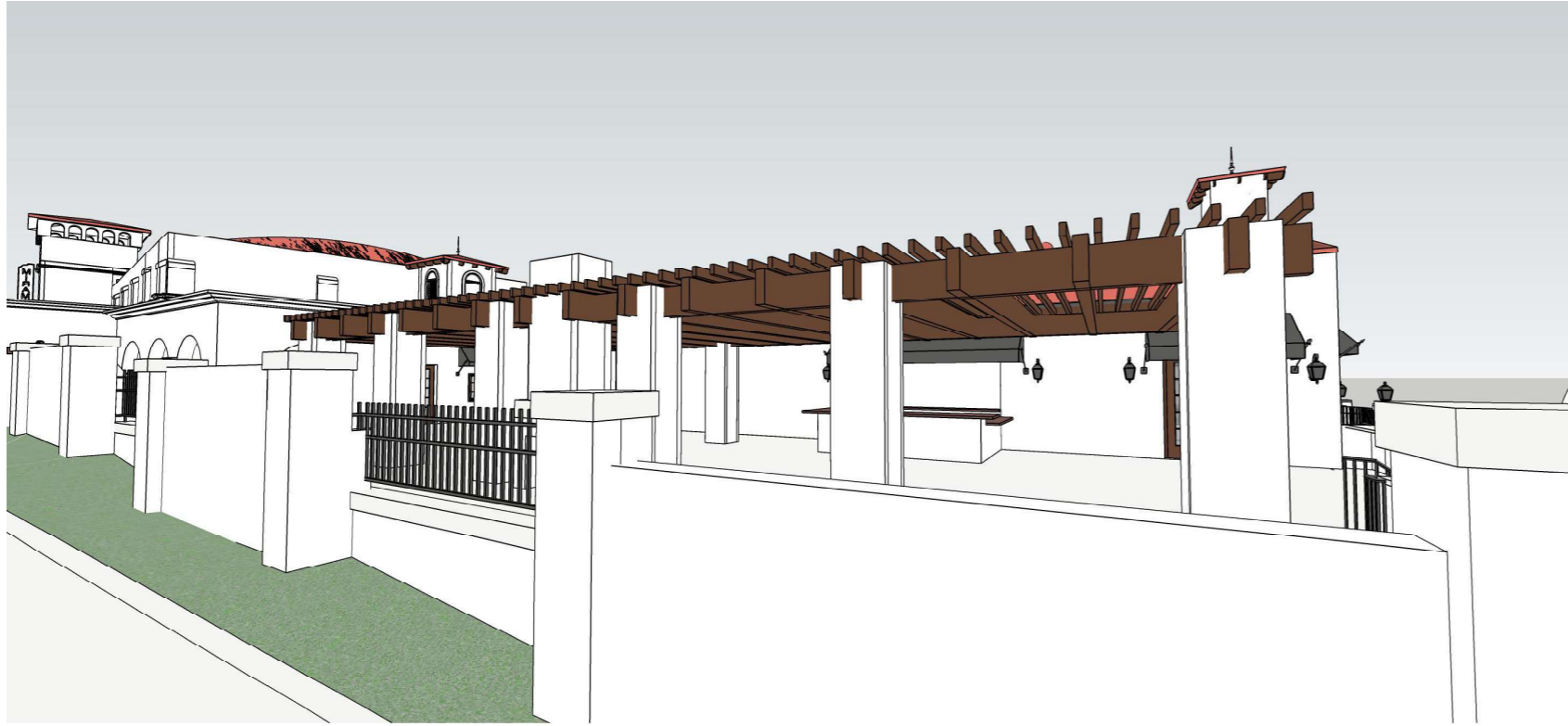
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1 FOOD HALL EXTERIOR VIEWS FROM N. EL CAMINO REAL - PROPOSED MECHANICAL DESIGN (MINIMIZED ROOF TOP ELEMENTS ON NORTH SIDE; PAINTED TO MATCH ROOF AND BLEND IN)

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**EXTERIOR RENDERINGS  
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① FOOD HALL EXTERIOR VIEWS FROM E. AVENIDA PICO - PROPOSED MECHANICAL DESIGN (MINIMIZED ROOF TOP ELEMENTS ON NORTH SIDE; PAINTED TO MATCH ROOF AND BLEND IN)

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1 FOOD HALL EXTERIOR VIEWS FROM COURTYARD - PROPOSED MECHANICAL DESIGN (MINIMIZED ROOF TOP ELEMENTS ON NORTH SIDE; PAINTED TO MATCH ROOF AND BLEND IN)

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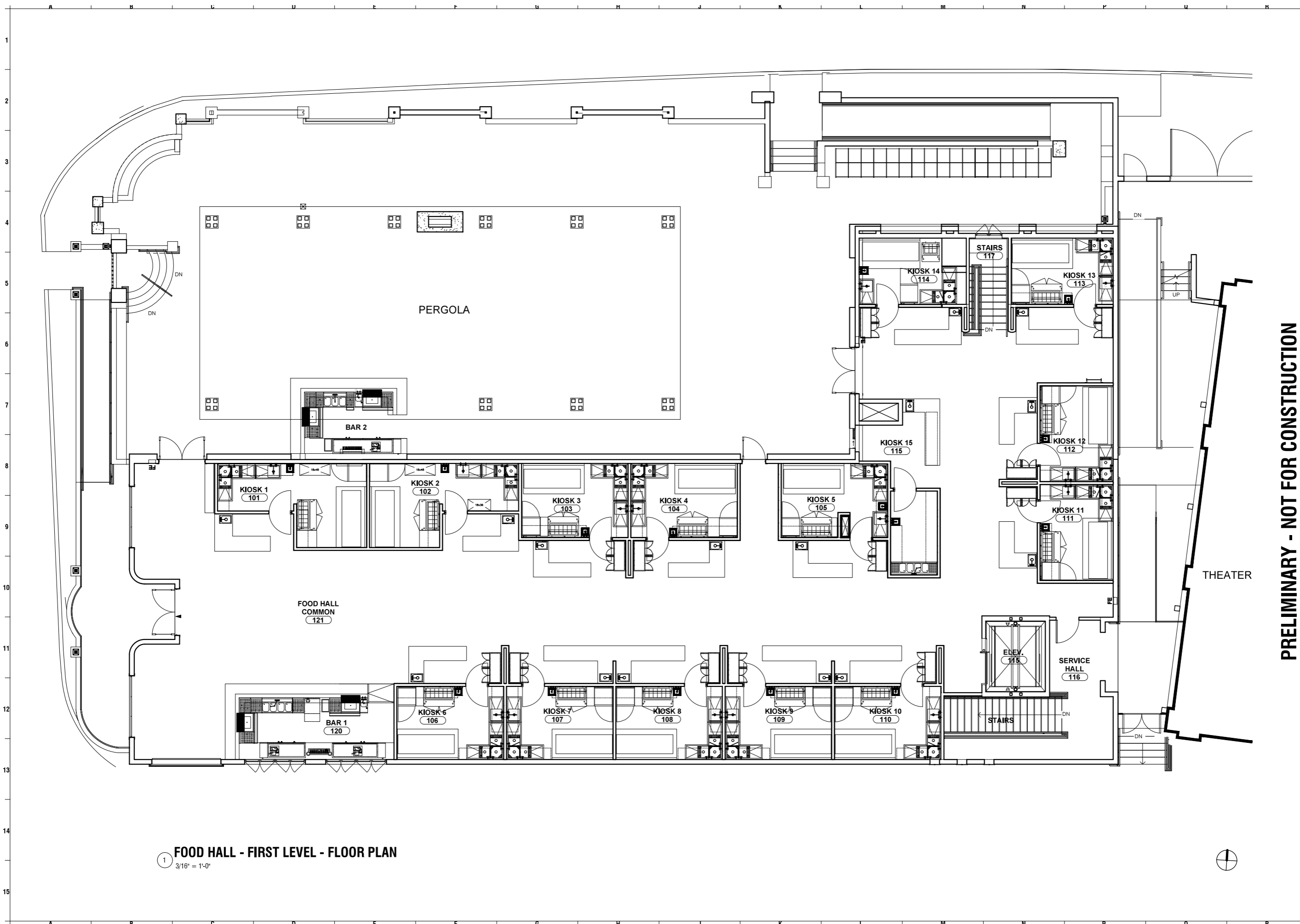
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**R-8**



1 FOOD HALL - FIRST LEVEL - FLOOR PLAN  
3/16" = 1'-0"

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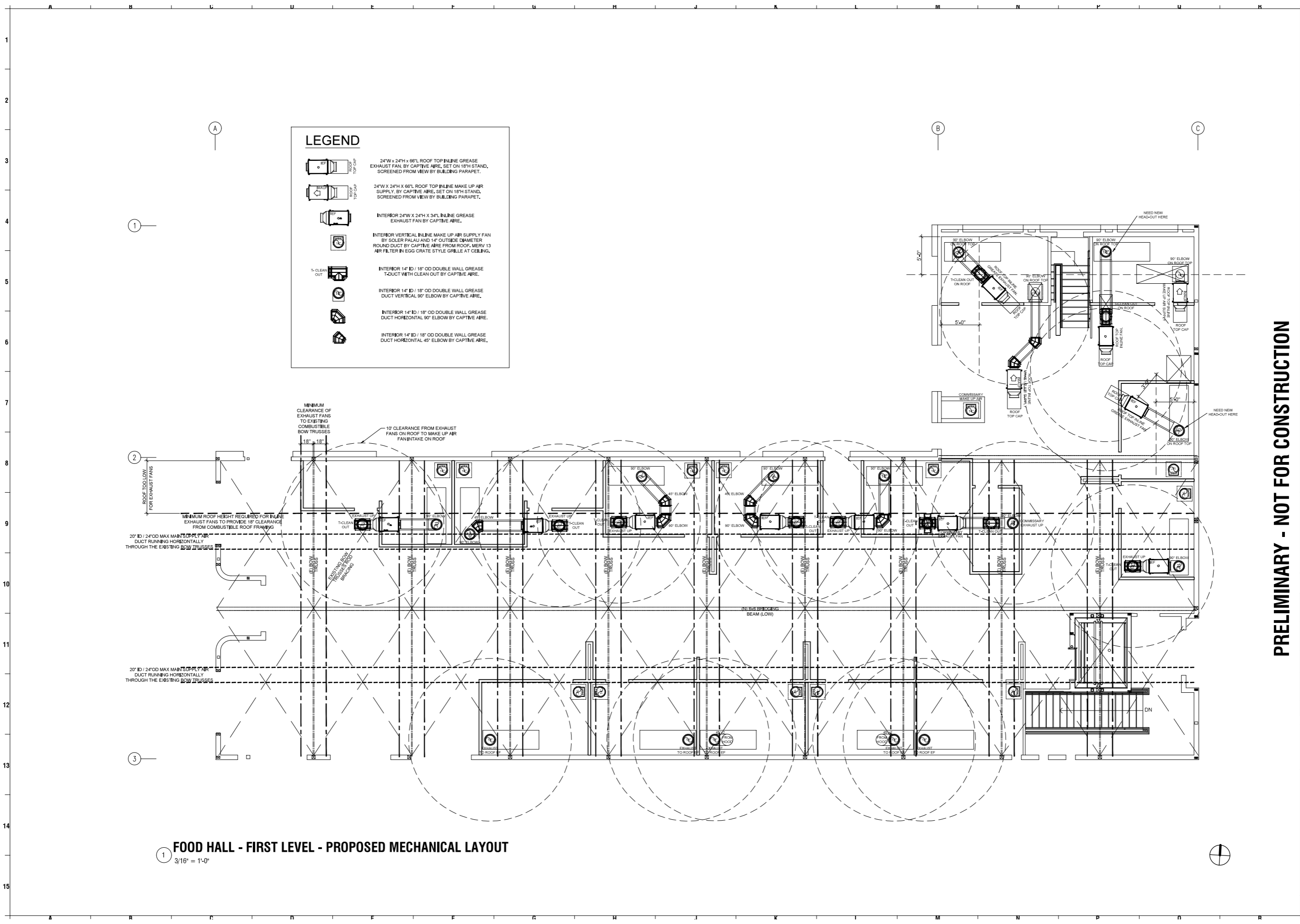
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FLOOR PLAN - FIRST LEVEL  
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**FOOD HALL - FIRST LEVEL - PROPOSED MECHANICAL LAYOUT**  
 3/16" = 1'-0"

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**PROPOSED MECHANICAL LAYOUT - FIRST LEVEL**

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**PROPOSED ROOF PLAN,  
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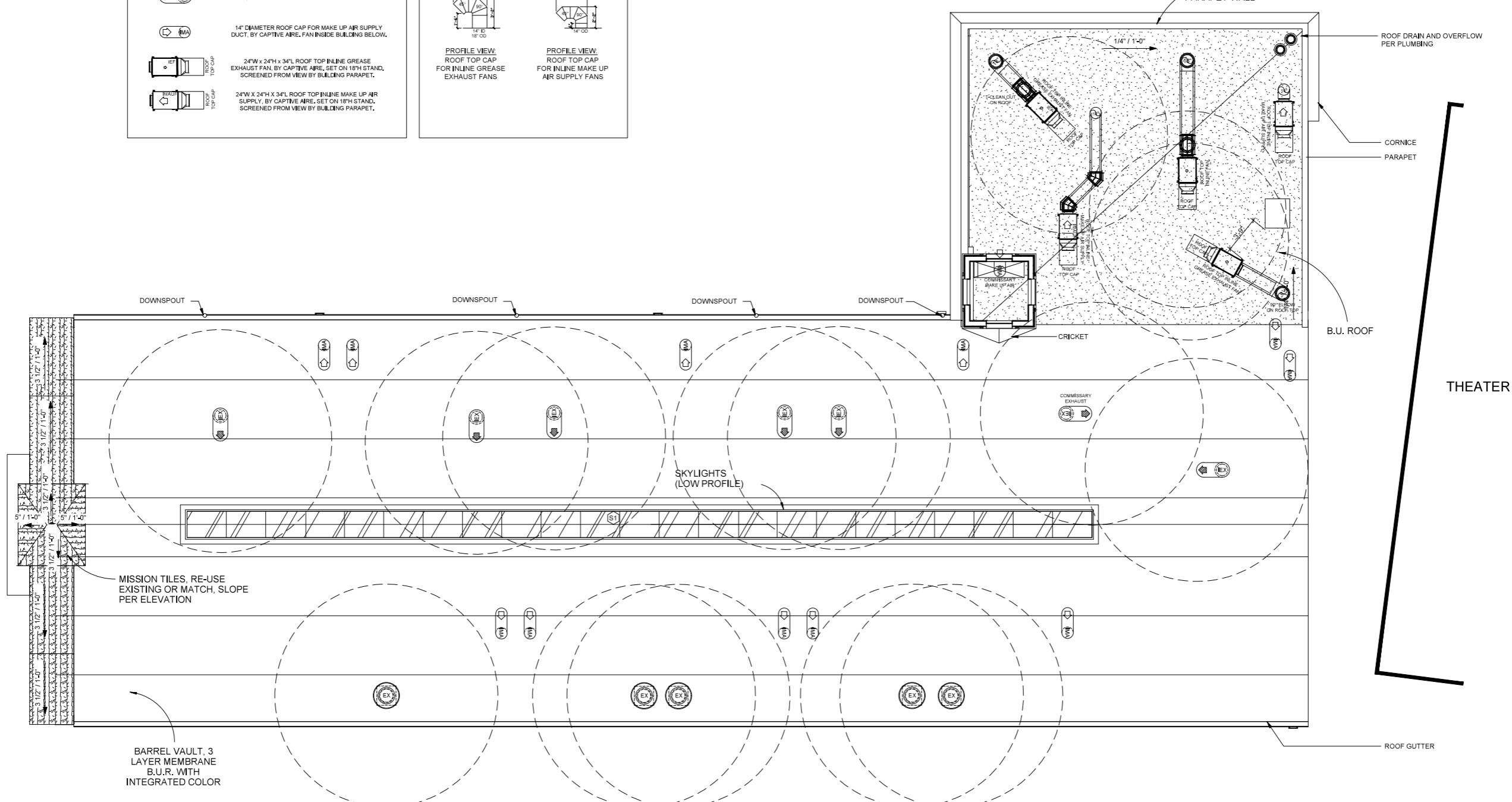
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**LEGEND**

- 32" DIAMETER X 25"H ROOF MOUNTED GREASE EXHAUST FAN, BY CAPTIVE AIRE, SET ON 18" CURB.
- 18" DIAMETER ROOF CAP FOR GREASE EXHAUST DUCT, BY CAPTIVE AIRE, FAN INSIDE BUILDING BELOW.
- 14" DIAMETER ROOF CAP FOR MAKE UP AIR SUPPLY DUCT, BY CAPTIVE AIRE, FAN INSIDE BUILDING BELOW.
- 24"W x 24"H x 34"L ROOF TOP INLINE GREASE EXHAUST FAN, BY CAPTIVE AIRE, SET ON 18"H STAND, SCREENED FROM VIEW BY BUILDING PARAPET.
- 24"W X 24"H X 34"L ROOF TOP INLINE MAKE UP AIR SUPPLY, BY CAPTIVE AIRE, SET ON 18"H STAND, SCREENED FROM VIEW BY BUILDING PARAPET.

PROFILE VIEW: ROOF TOP CAP FOR INLINE GREASE EXHAUST FANS

PROFILE VIEW: ROOF TOP CAP FOR INLINE MAKE UP AIR SUPPLY FANS



1 **FOOD HALL - PROPOSED ROOF PLAN, MECHANICAL**  
 3/16" = 1'-0"