



Design Review Subcommittee (DRSC)

Meeting Date: June 12, 2024

PLANNER: Jonathan Lightfoot, City Planner

SUBJECT: **Public Hearing Project (PHP) 24-246, Rasta Taco Mixed-Use, 424 N El Camino Real**, a request to develop a new mixed-use building with two ground floor commercial spaces, including a restaurant with beer, wine, and alcohol sales for indoor and outdoor consumption, and a residential unit and an ADU on the second floor above. The project includes a Development Permit (DP 24-247) and a Conditional Use Permit (CUP 22-246).

BACKGROUND:

The property at 424 N. El Camino Real is within the Mixed Use 3.0 zoning district and the Architectural and Pedestrian/ Central Business overlay zoning districts (MU3.0-CB-A). The property was developed with a 390 square foot building on a 6065 square foot property, most recently utilized by a salon business. The property currently provides vehicular access both from El Camino Real and from the rear alley. The site is adjacent to a property on the City's local register of historic resources located at 420 N. El Camino Real. The applicant proposes to demolish the existing salon building and replace it with a mixed-use building, consisting of two ground floor commercial suites (702 sf) with adjacent patio (584 sf) and a second story residence (986 sf) with an accessory dwelling unit (779 sf). Each unit would have an attached deck, and the primary unit would have a 351 sf roof deck.

The plans were revised (Attachment 1) following the May 29, 2024 DRSC meeting to address comments from the subcommittee. Notable revisions from the plans include:

- Added architectural details, such as examples of Talavera tiles and exterior sconces;
- Modification to the front elevation to replace secondary arches with rectangular openings;
- Enlargement of ground floor supporting columns to address prior staff recommendations;
- Modification of the large rear deck to break up the segmented arch opening; and
- Addition of a garage door and utility door at the rear elevation to provide a more substantial ground floor massing from the alley perspective.

RECOMMENDATIONS:

Staff seeks feedback from the DRSC related to the project revisions before it advances to the Planning Commission.

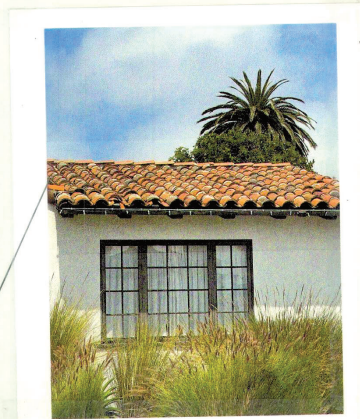
Attachments: Plans



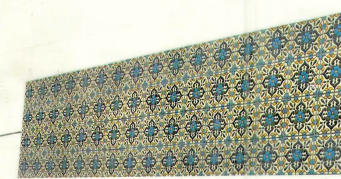
RADIUS / COVE EAVE DETAIL



FALSE CLAY PIPE VENT



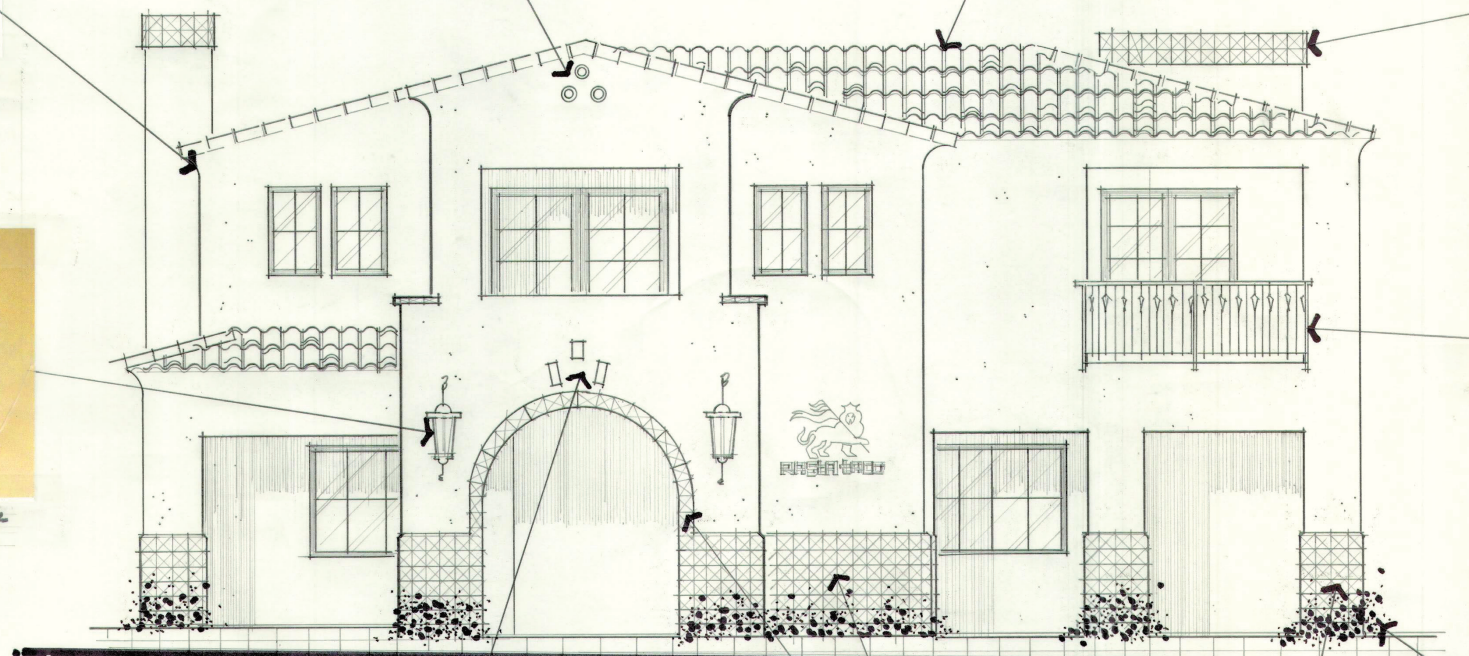
CLAY BARREL TILE ROOFING
W/ 25% MUD



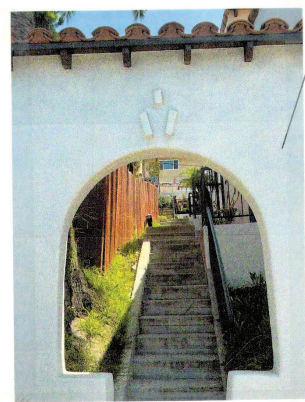
TALAVERA TILE BAND AT
TOP OF STACK



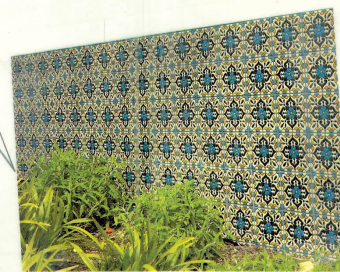
LARGE EXTERIOR
SCENCES



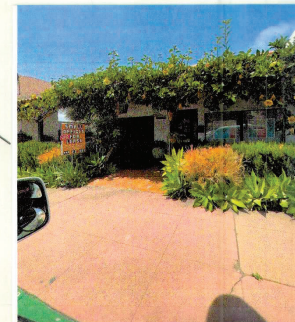
WROUGHT
IRON GUARDS
& HANDRAILS



KEystone ABOVE
ENTRY ARCH



TALAVERA TILE AT BASE &
AROUND ENTRY ARCH



PLANTING / HARDSCAPE/
SOFTSCAPE PER LANDSCAPE
ARCHITECT

DRSC COMMENT SHEET

Melendez mixed use building
424 N. El Camino Real, San Clemente Ca. 92672

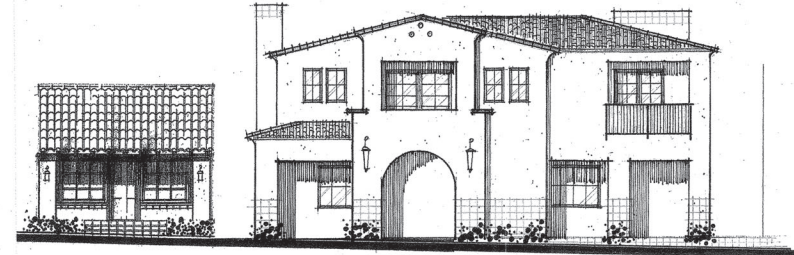
MATERIALS PALLET A0



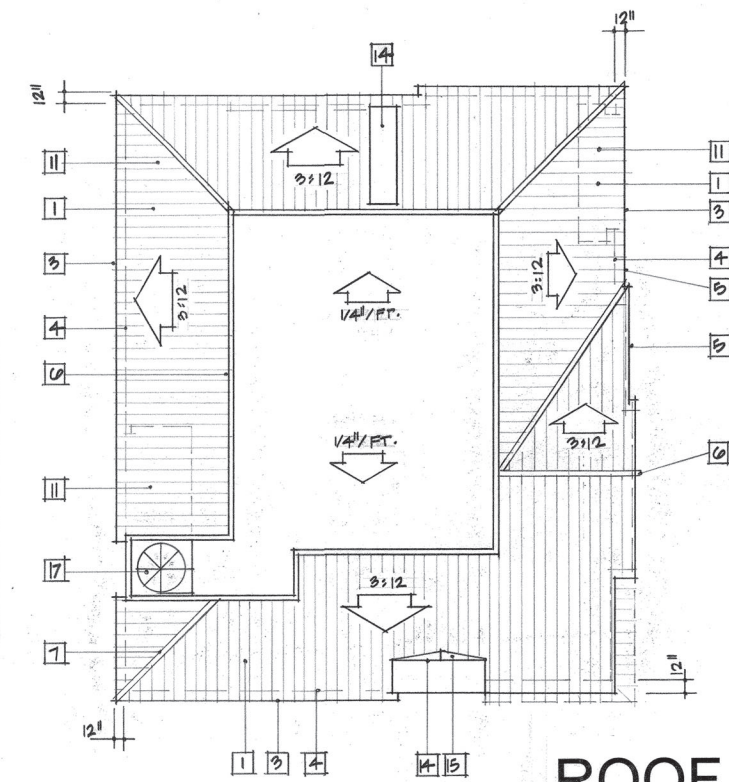
NORTH



SOUTH



ADJACENT BUILDING RELATIONSHIP



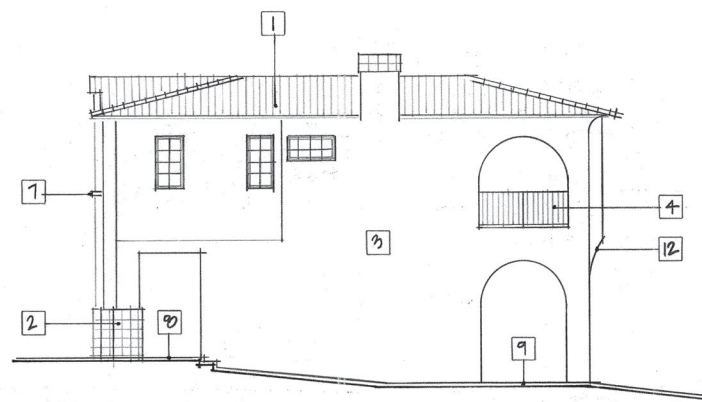
- ROOF PLAN LEGEND:**
ALL ROOFING PRODUCTS TO BE CLASS A GAF-1475
1. CLASS A ROOF TILE
 2. ALL ROOF SLOPES 3:12
 3. GUTTER AND DOWNSPOUT/ TIGHTLINE TO CURB/SEE CIVIL PLAN
 4. BUILDING LINE BELOW
 5. LINE OF ROOF OVERHANG
 6. RIDGE LINE
 7. HIP LINE
 8. FLAT ROOF DECK AREA
 9. WESTCOAT WATERPROOF DECKING
 10. SOLAR ARRAY AREA
 11. DECK BELOW
 12. DOWNSPOUT LOCATION
 13. FIREWALL
 14. SHEET METAL CAP OVER VENT CHASE
 15. CRICKET TO DRAIN
 16. LA HABRA WATERPROOF ADMIXTURE NON VERT. LOCATIONS
 17. SPIRAL STAIR BY THE IRON SHOP

ROOF PLAN

ELEVATION NOTES :

1. CLASS A BARREL TILE w/ 25% MUD
2. TALAVERA TILE FINISH
3. SMOOTH STUCCO FINISH
4. WROUGHT IRON GUARDS
5. FALSE CLAY PIPE EAVE VENT
6. RADIUS COVE EAVE
7. TILE CAP
8. CONC. SLAB w/ TILE ON GRADE
9. CONC. SLAB ON GRADE
10. GARAGE DOOR
11. SWINGING DOOR
12. ELLIPSE / TAPER STUCCO INTO CANTILEVER

EAST

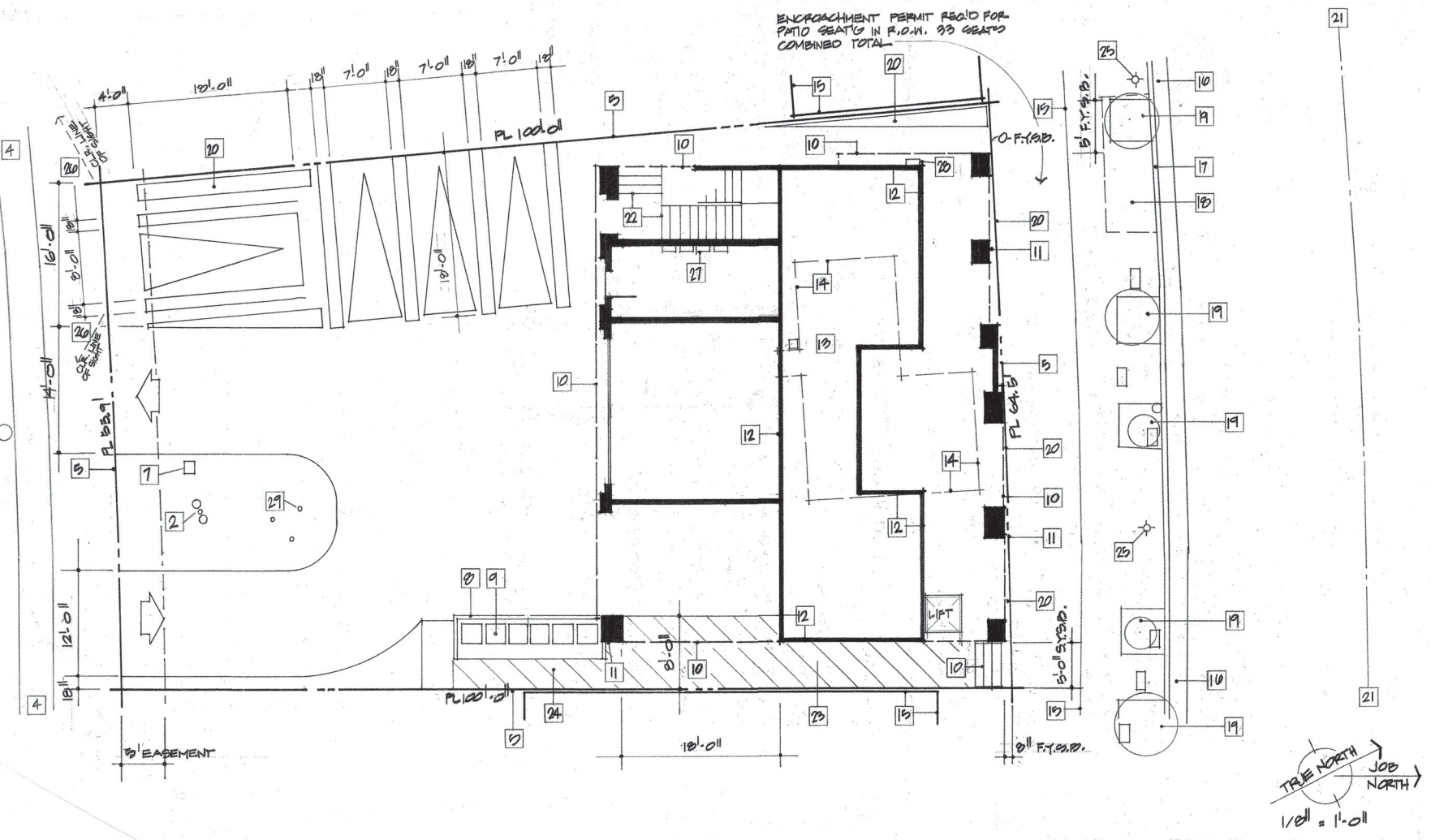


WEST

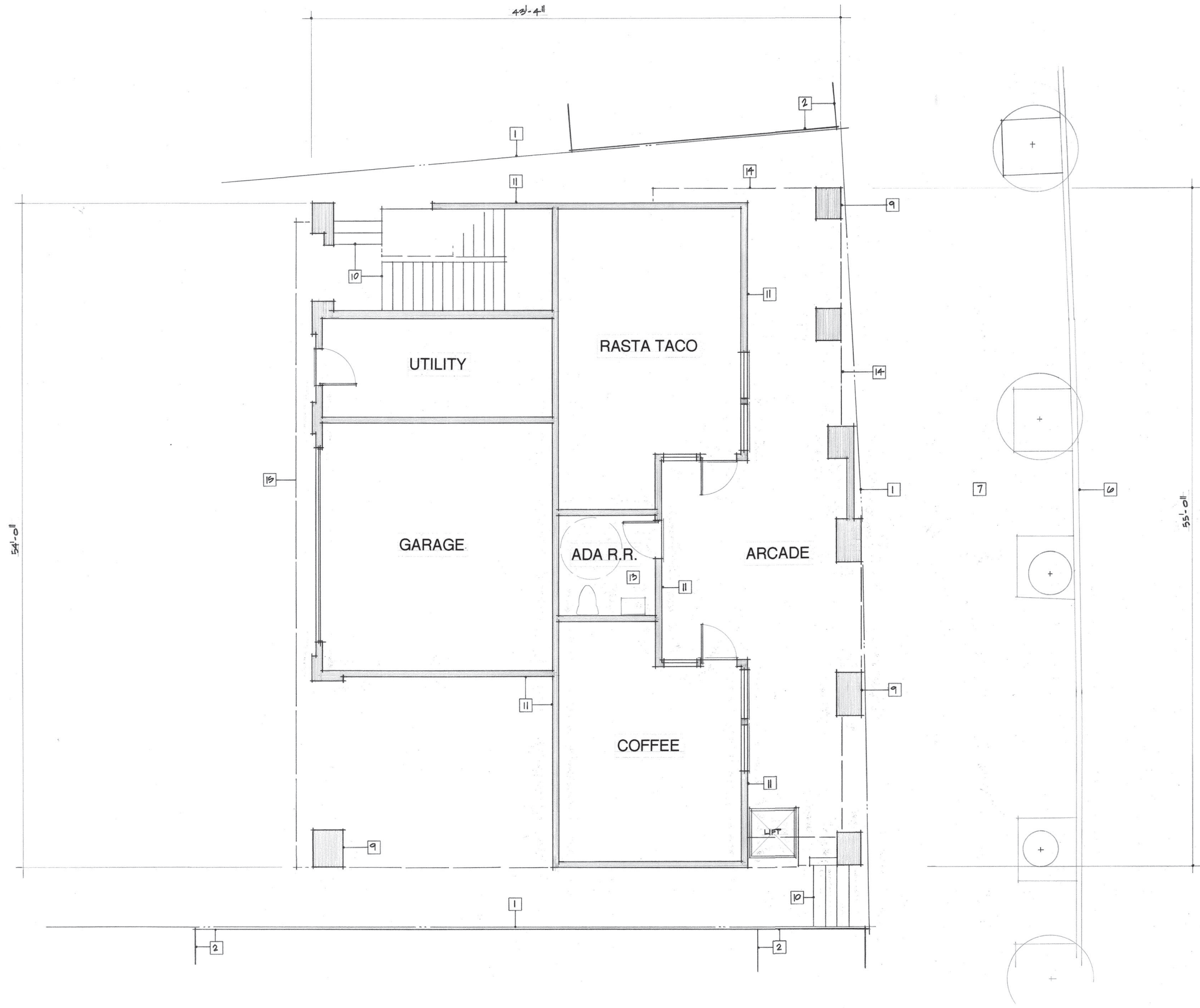
SITE PLAN LEGEND :

ADDRESS SHALL BE PLAINLY AND CLEARLY VISIBLE FROM STREET IN CONTRASTING COLORS, 2.5" MIN. WIDE X 4.5" MIN. DEEP.

1. P.L. @111 PALIZADA
2. POWER POLE
3. MANHOLE
4. CONC. SWALE CENTER OF ALLEY
5. PROPERTY LINE
6. CONCRETE CURB
7. WATER METER
8. TRASH ENCLOSURE
9. 3-TRASH, 2-RECYCLE, 1-GREENWASTE
10. LINE OF SECOND FLOOR
11. BUILDING COLUMN
12. BUILDING LINE
13. RELOCATE GAS METER
14. LINE OF BLDG. REMOVED
15. BACK OF SIDEWALK
16. CURB AND GUTTER
17. REMOVE CURB CUT AND APPROACH
18. NEW SIDEWALK AREA
19. EXISTING STREET TREE/PLANTING
20. NEW PLANTING AREA
21. CENTERLINE OF EL CAMINO REAL
22. STAIRS UP
23. ADA PATH OF TRAVEL
24. ADA ACCESS TO TRASH ENCLOSURE
25. LIGHT POLE
26. NO LINE OF SIGHT OBSTRUCTIONS
27. ELEC. PANEL LOCATIONS
28. MAILBOX LOCATION
29. SCOE ANCHOR



SITE PLAN



FIRST FLOOR PLAN

FLOOR PLAN LEGEND

1. ADJACENT BUILDING LINE
2. COLUMN
3. STAIRWAY DOWN
4. EXTERIOR WALL
5. INTERIOR WALL
6. BUILDING LINE BELOW
7. EXHAUST VENT / CHASE
8. 42" HIGH GUARDRAIL
9. SPIRAL STAIR TO ROOF DECK
10. 34-36" HIGH HANDRAIL
11. LANDING
12. SHOWER
13. VALVE
14. HEAD
15. 1.28 GAL. TOILET
16. T.G. ENCLOSURE
17. BASE CAB SINK & COUNTER
18. MEDICINE CABINET
19. STACKING WASHER / DRYER
20. SINK
21. PENINSULA
22. COOKTOP
23. REFER
24. WARDROBE DOORS
25. SHELF AND POLE
26. WESTCOAT WATERPROOF DECKING
27. CABINET DOOR
28. SHELVING



SECOND FLOOR PLAN