

These minutes will be approved at the DRSC meeting of November 30, 2011.

01/03/12  
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**CITY OF SAN CLEMENTE  
MINUTES OF THE  
DESIGN REVIEW SUBCOMMITTEE MEETING  
OCTOBER 26, 2011**

Subcommittee Members Present: Michael Kaupp, Lew Avera and Julia Darden

Staff Present: Jim Pechous, Cliff Jones, Sean Nicholas and John Ciampa

**I. MINUTES:**

Minutes from the October 12, 2011 meeting

**II. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:**

**A. Minor Cultural Heritage Permit 11-368, Café 207 Awnings (Ciampa)**

A request to modify the building's awnings to allow for metal awnings at 207 S. El Camino Real.

Subcommittee Member Kaupp recused himself from the item because he owns property within 300 feet for the project.

Associate Planner John Ciampa summarized the staff report.

The applicant, Pete Ortiz, stated that he has owned the building for 10 years and over that time he has had canvas awnings with a range of colors and they have all faded. He explained that the color fades because of the awnings exposure to the sun. The applicant said that the awnings also provide shade for the seating next to the windows. He does not want to use shutters because they will drastically reduce the natural light into the restaurant. He stated that he didn't think that an approval was need for the material change and that the metal awnings were chosen because they needed limited maintenance and would be resistant to fading.

Subcommittee Member Darden agreed with the applicant that canvas awnings fade and are hard to maintain over time but did not agree that metal awnings would be the proper application for this building or in the Architectural Overlay.

Subcommittee Member Avera agreed that the DRSC does not have the discretion to deviate from the canvas material for the Architectural Overlay.

Subcommittee Member Darden added that normally the awning supports are constructed with solid wrought iron and that if the applicant were to change the

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metal supports in the future that they should be replaced with solid wrought iron supports. She also stated that black canvas or a range of colors would be suitable for the awnings.

The applicant stated that if he was required to install new canvas awnings they would be black.

The DRSC supported the awnings being modified to black canvas awnings.

**B. Amendment to Architectural Permit 10-481/Amendment to Site Plan Permit 10-483, Ralphs (Nicholas)**

A request to modify some of the approved architectural and site plan elements for the proposed remodel and addition of Ralphs located at 903 South El Camino Real within the Neighborhood Commercial (NC2) Zoning District.

Associate Planner Sean Nicholas summarized the staff report.

Design Review Subcommittee (DRSC) members stated for the record that most of these proposed changes are to elements that were proposed by Ralphs architect and not requested for by DRSC.

Jeff Olsen, Ralph's Applicant, stated that he agreed with that sentiment and that Ralphs is dedicated to the project which is why they are appreciative of staff and the City being so willing to work with them on the proposed modifications.

DRSC Members also stated that they were supportive of all the proposed modifications, but would like to discuss the following items and how they meet the Design Guidelines of the City: the modifications to the South El Camino Real elevation, removal of gates at the back of the building, landscaping on the Caltrans right-of-way, entrance fountain change, sidewalk material, and recycling facility.

**South El Camino Real Elevation**

Staff presented the applicant's revised design for the El Camino Real elevation, and that staff was supportive of the proposed modified design as it meets the required design guidelines.

Subcommittee Member Kaupp stated that he tried to calculate the potential cost and didn't think that the amount would be a deal breaker for the project and would like to see the feature remain in some way as it brings in some local identity and public art. Mr. Kaupp recommended reducing the amount of murals

from five to three, remove the awnings, and bookend them with landscaping as the applicant has proposed.

The applicant stated that Mr. Kaupp was close in his estimate, and was correct in that alone the feature is not a breaker for the project, but compounding on top of all the rest of the features and changes that this is where it becomes a problem.

Subcommittee Member Darden stated that she felt this item was one of the most important elements being reviewed for the project. She stated that she understood how layering on all the various improvements adds cost to the project. She stated that while most of the proposed modification can be approved and removed as requested, this would be an important element to remain. She stated that she feels that there is room for a modification to the number of murals and design, but from a pedestrian relation to the building along El Camino Real it is an important feature. She also stated that if there was a way to save money on the feature she would be supportive of that.

City Planner Pechous stated that an alternative to a hand painted or original mural, that a photo be screened onto the tiles to create a mural. Mr. Pechous stated that another business in town was going to take an image and have it screened onto the tiles to create a mural. He stated that he thought this might be a more economical approach to the murals.

Associate Planner Cliff Jones stated that the Farmer's & Merchants Bank building was recently approved to have a tile mural where an image is to be screened on the tiles.

Subcommittee Member Avera stated that switching from the hand painted tiles to the photo screen tiles would still be good and by reducing the number of murals would be good as well.

Subcommittee Member Kaupp stated that he agreed with the other Subcommittee Members that perhaps utilizing the screening method would be an economical solution to the issue. He also recommended using a black and white image or Sipiatone to avoid color issues and added cost and that having the local representation at the street is important. He again stated that reducing the amount of tile murals to three and flank them with landscaping could be a good solution. Mr. Kaupp stated that he had no issue with the other modifications other than the sidewalk material, which may not be as much of a cost saving as it would seem, and that since 10 items were being approved, perhaps these two important items could be saved.

Subcommittee Member Darden stated that she would like to see the awnings be maintained, but if that helped reduce cost they could be removed. She reiterated though that she would prefer they remain. The rest of the DRSC agreed with that comment.

Georgette Korsen, Historical Society, felt that the tile murals are a benefit to the project. Stated that they are not able to provide financial help for the murals due to their own financial issues, but did state for the record that they would provide for Ralphs any of their historic images in high definition free of charge.

The applicant and Subcommittee Members thanked them for their generosity.

The applicant stated that with the reduced number of murals, revised tile screening method, and approval of the rest of the items, that they may be able to support maintaining the murals. He suggested coming back to this item after the other discussions.

The DRSC members agreed.

#### **Gates behind the building**

Staff stated that the concern seem to be how protection and security would be maintained on the back side of the building.

Subcommittee Member Avera stated that if the gates were not decorative, instead of removing them, would that solve the problem?

Subcommittee Members Kaupp and Darden stated that if the applicant is not worried about security, instead of non-decorative gates, it would be better to do no gates.

The applicant stated that they are not concerned about security and that they are going to install lights and security cameras to monitor the alley, and that removing the gates won't be a huge issue for security.

DRSC was supportive.

#### **Landscaping on Caltrans ROW**

Subcommittee Member Kaupp asked if it is even possible for them to do work in that area.

The applicant has stated that they have not contacted Caltrans as of yet as they have been working on the larger project issues.

The DRSC agreed that they did not want to hold the project up due to landscaping of the Caltrans area if it can not be approved.

The DRSC stated they are supportive of planting some small 5 gallon trees that are drought tolerant and be allowed to grow to provide more screening, only if Caltrans approval can be received.

#### **Front Entry Fountain**

DRSC stated that they are supportive of an off the shelf fountain as long as it is in character with the project and in scale with the approved fountain.

The applicant and staff indicated that they would work together to ensure that.

#### **Sidewalk Materials**

City Planner Pechous stated that the City Council indicated that they are supportive of the Ole Hanson Paver Tiles for the Ralphs projects.

DRSC agreed with the comment and stated based on the City Engineers presentation that there did not seem to be a very large price difference between the two types of sidewalk materials.

The applicant had stated that the City was going to try to work with them about purchasing some surplus interlocking pavers, but if the City Council direction is the Ole Hanson Tiles, and again if this is one of the two items that is not modified, there may be room and flexibility to still install the tiles.

Larry Colbertson, resident, expressed his unhappiness at the proposed changes. He felt the dome should remain tiles as it will be unique and traditional and the copper will patina. He expressed concerns about what the cost savings are. Though he stated that he wasn't sure if that was even within the purview of the Planning Commission. He felt the community deserved something special as it will be here for at least the next 40 years. Associated with the murals, he stated that he was glad that hopefully three murals will be maintained. He expressed concern about the use of asphalt in the parking area where stamped concrete was once approved. Expressed concerns about the loss of a fountain at the seating area. He has concerns about people living behind the existing building. He also had questions about the recycling center.

Georgette Korsen stated that she felt people were very excited about the project and want to see it move forward and will be a source of pride. She stated that

these are all suggestions as people care about the project and want it to be great, but people are very excited about the market.

### **Recycling facility**

Staff pointed out the new proposed trash enclosure that is being proposed to be removed.

DRSC had no concerns.

Staff then pointed out the recycling facility to be inset into the earth bank. Staff asked the Applicant to explain a bit more how this feature would work.

Jeff Olsen discussed a need to better address the recycling center. He stated staff had discussed with Ralphs the potential to do something similar to the Los Mares store, but that they felt this was a better solution and they would utilize a trellis roof on the facility. He stated that there would be doors to screen the facility when closed, and that the removable bin would be tucked into the structure and that trucks could come and pick up the full facilities as needed and drop off empty containers.

Subcommittee Member Darden sought clarification as to the status of that area and whether or not it was Caltrans.

Staff indicated that it is left over public right-of-way from when I-5 intersected the community.

Subcommittee Member Darden and Kaupp stated that the Trellis roof on the recycling facility would be best and use the doors to screen the facility.

### **South El Camino Real Elevation (part 2)**

The applicant asked to begin the discussion for this item again, based on the discussion that we have had regarding the sidewalk materials, and the other items being recommended for approval, with the reduction to three murals, the use of the photo screening method, and landscaping on the ends, he stated that he did not think Ralphs will have an issue with the recommended modifications we have discussed this morning.

DRSC was appreciative of the applicant's statement.

Jim Holloway, Community Development Director, stated that he had some concerns about requiring the applicant to provide murals, as there is no code based jurisdiction to do so.

Subcommittee Member Darden stated that she felt that the DRSC was not requiring them but rather had asked for them.

Mr. Holloway stated that he had concerns that this was not the way the discussion had gone.

Subcommittee Member Kaupp stated that he too felt that they were asking for the tile murals and not requiring them.

Mr. Holloway stated that with three of the Planning Commissioners here as the DRSC he wanted it to be crystal clear that these comments are suggestions and not requirements on the project. He also noted that it is important to note that your support of the project later in the development review process is not determined by getting these details included in the project.

Subcommittee Member Kaupp stated that of the items brought forward by Ralphs for modifications, that he only had concerns on the murals and the tile sidewalk. He stated that this was not necessarily a make or break of the project for him, but wanted to discuss the items further.

Subcommittee Member Avera stated that he felt the process with Ralphs has been collaborative from the start, and the DRSC agreed with his comment.

Mr. Holloway stated again for the record that the comments made by the DRSC are suggestions that the applicant can use or not use.

City Planner Pechous stated that he agreed that the DRSC comments are suggestions, but the basis of what authority they do have comes from upholding the Design Guidelines and ensuring projects are consistent with them as required in the findings for architectural projects. He also stated that there are a number of ways in which the El Camino Real elevation could be treated to meet the direction of the Design Guidelines, and the DRSC makes suggestions on how their body feels is best to accomplish that goal. Though if a suggestion is not feasible, there are other ways that the Design Guidelines can be met. But the purpose of the DRSC is to provide that guidance and suggestions based on the policies and goals of the Design Guidelines.

Subcommittee Member Darden stated that the basis of her comments has been associated with the pedestrian experience and the interaction of the elevation with the street. She stated that this is a goal for that area to promote a better pedestrian environment.

Subcommittee Member Kaupp stated that if Ralphs wants to do something different it would be good to know as it is an important feature and elevation of the project and if the design were to change, he is not sure that just doing landscaping would be sufficient to meet the requirements of the Design Guidelines.

The applicant restated his earlier comments, in that if the only changes to the requested modifications were to maintain the sidewalk material, and reduce tile murals from five to three, utilizing the photo screening method for the tiles, and landscaping, that Ralphs would be supportive of moving forward with the project.

Staff stated that they had the direction they needed and would prepare the project for Planning Commission review.

C. **McDonald's Building Details** (Nicholas)

A request by McDonald's for DRSC to review some architectural design changes for the east elevation (drive thru elevation) inset panels, as well as review Spanish light feature options for the project located at 650 Avenida Pico within the Regional Commercial Zoning District.

Associate Planner Sean Nicholas summarized the staff report.

Staff brought forward the image of the wrought Iron Grille design for the East elevation. They stated that they felt it should be approved as it has been utilized on other projects.

Staff read into recorded record an email from the applicant.

Mr. Nicholas stated staff's concern is that this is not a traditional Spanish Colonial Revival (SCR) feature.

DRSC members stated that the building is not a true SCR style building, and Ms. Darden pointed out the metal awnings as a prime example, and that as long as the grille was a wrought iron material and is inset so there is a stucco reveal, than the DRSC was supportive of the use of the grille for the east elevation.

Staff asked for direction on the lighting.

All three DRSC members identified the third lighting option as it was the most Spanish of the lights proposed.

Staff thanks the DRSC for their comments and direction.



**D. Cultural Heritage Permit 11-296, Max Berg Plaza Park (Ciampa)**

A request to construct roadway improvements and new sidewalks for the purposes of improving pedestrian circulation around Max Berg Plaza Park and Las Palmas Elementary School.

Associate Planner John Ciampa summarized the staff report.

Subcommittee Member Darden asked staff if there were any other light designs that staff has researched that are not already used in the City and would be more suitable for the park. She further stated that it is important to evaluate a range of light designs because the City is establishing a brand with these decisions.

City's Landscape Architect, Tim Shaw, stated that staff wanted to pick a light design that would be an appropriate design for the park, easy to maintain and consistent with other light designs in town. Mr. Shaw indicated that the proposed light design has been utilized at other parks including San Gorgonio Park and La Pata Vista Hermosa Park.

Subcommittee Member Kaupp stated that the DRSC wanted to look at other options because some designs are not appropriate for residential areas and that the design should be suitable for residential areas.

The DRSC agreed that the North Beach light is a better design than the Pier Bowl light and felt it would be the most suitable design for the park. The DRSC also requested that the light design be more in scale with a residential area. Staff responded stating that there is a smaller version that could be utilized for the park.

The DRSC supported a bollard design that would be appropriate to match the light pole with a smooth texture.

Subcommittee Member Avera stated that originally he felt that a larger bollard would be most appropriate for safety, however, after hearing from staff that the bollards that were recommended by staff were suitable for safety based on information provided by the manufacturer Subcommittee Member Avera was in support of the proposed design.

Mr. Shaw stated that there is a range of textures for the bollards that are available and there is also an acid treatment that gives the bollards a slightly rough surface which is resistant to stickers and graffiti.

Member of the public, Larry Culbertson, questioned if the chain was an adequate size because what is proposed of 5/16 and does not seem appropriate.

Subcommittee Member Darden stated that the chain size should be in scale with the size of the bollard.

Senior Engineer, Ben Parker, stated that the chain should be rust proof and durable with a galvanized finish.

The DRSC summarized their approval stating that the light pole should be the North Beach design that is the junior size with a single arm. The bollard should be the QR63D design colored to match the light pole with the acid treatment and the chain for the bollards should be durable and have a natural look.

**III. OLD BUSINESS**

None

**IV. NEW BUSINESS**

None.

**V. ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of November 9, 2011 at 10:00 a.m. at the Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

  
Michael Kaupp, Chair

Attest:

  
Jim Pechous, City Planner

These minutes were approved at the DRSC meeting of November 30, 2011.

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**CITY OF SAN CLEMENTE  
MINUTES OF THE  
DESIGN REVIEW SUBCOMMITTEE MEETING  
NOVEMBER 9, 2011**

Subcommittee Members Present: Lew Avera, Julia Darden and Bart Crandell

Staff Present: Cliff Jones

**I. MINUTES**

Minutes from the October 26, 2011 meeting received and filed.

**II. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS**

**A. Conditional Use Permit 11-401/Cultural Heritage Permit 11-402, Goody's  
Façade Remodel and Outdoor Patio (Jones)**

Mr. Jones summarized the staff report and the recommended changes to the project design to make the project in compliance with the Design Guidelines for Spanish Colonial Revival architecture as required per the Architectural Overlay.

Subcommittee Member Darden asked why staff had recommended more extensive modifications to the historic elements of the project than a project of this size would normally require.

Staff responded that their recommendations were made in the interest of helping the applicant navigate the process successfully. This is a somewhat complex project with elements beyond the design modifications. Staff feels that by making a significant effort to restore the building's historic features, the applicant will be able to submit a balanced application.

DRSC Members and the applicant, Steve Davis, stated that they were in agreement of the staff recommended changes to the project to make the project in compliance with the Design Guidelines for Spanish Colonial Revival architecture as outlined below:

- Since the roof of the historic building was originally single barrel tile, which is a character defining feature of Spanish Colonial Revival Style, it is recommended that the roof include single barrel tile. The applicant indicated that the roof would incorporate as much tile that is structurally and financially feasible and would look into a way of concealing the A/C equipment.

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Subcommittee member Avera indicated that the design would be a great enhancement to the area and a tremendous improvement to the building.

Subcommittee member Darden indicated this will be a great remodel and it would be nice to have the property added to the City's Designated Historic Structure List.

III. OLD BUSINESS

None

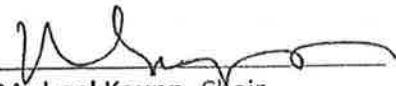
IV. NEW BUSINESS

None

V. ADJOURNMENT


Adjourn to the Design Review Subcommittee meeting of November 30, 2011 at 10:00 a.m. at the Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,



Michael Kaupp, Chair

Attest:



Jim Pechous, City Planner

These minutes were approved at the DRSC meeting of December 14, 2011.

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**CITY OF SAN CLEMENTE  
MINUTES OF THE  
DESIGN REVIEW SUBCOMMITTEE MEETING  
NOVEMBER 30, 2011**

Subcommittee Members Present: Michael Kaupp, Lew Avera and Julia Darden

Staff Present: Jim Pechous, Cliff Jones, Sean Nicholas, Amber Gregg, John Ciampa and Tom Bonigut

**I. MINUTES**

Minutes from the October 26, 2011 meeting received and filed.

Minutes from the November 9, 2011 meeting received and filed.

**II. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS**

**A. Minor Cultural Heritage Permit 11-492 Reef Gate Color Change (Ciampa)**

A request for an exterior building color change of a condominium complex located within the Pier Bowl Specific Plan with a zoning designation of High Density Residential in the Architectural Overlay (RH-A). The property is located at 423 Avenida Granada, with the legal description being Tract 7529, Lot 1, Assessor's Parcel Number 692-012-28.

The DRSC members agreed with staff's recommendation that the proposed colors were consistent with the Pier Bowl Design Guidelines and the City's Design Guidelines. The DRSC agreed that the proposed colors and the vertical concept would soften the massing of the structure, is compatible with the Casa Romantica and would not show dirt as much as white.

The DRSC stated that the locations where the vertical color is proposed "Ball of String" it would be suitable to have the darker "Nomadic Taupe" as the color for the railings to add contrast to the building.

The applicant, Amy Flores, stated that following the site visit meeting with the DRSC she painted one of the railings "Nomadic Taupe" and it was a more suitable color for the railings.

Staff provided the DRSC with a letter that was submitted by the Executive Director of the Casa Romantica. The letter stated that the Casa Romantica is in support of the proposed colors of "Nomadic Taupe" and "Ball of String" for the Reef Gate condominium complex. The letter further stated that the Casa Romantica would like to see the foundation wall located along the southern


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the City balances corporate identification with community architectural goals, how our process compares to other cities and to note the DRSC goal of providing clear recommendations and completing most architectural reviews in one meeting.

**V. ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of December 14, 2011 at 10:00 a.m. at the Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

  
Michael Kaupp, Chair

Attest:

  
Jim Pechous, City Planner