

**CITY OF SAN CLEMENTE  
MINUTES OF THE  
DESIGN REVIEW SUBCOMMITTEE MEETING  
JUNE 12, 2013**

Subcommittee Members Present: Michael Kaupp and Lew Avera

Staff Present: Jim Pechous, Cliff Jones and Sean Nicholas

**1. MINUTES**

Due to lack of quorum at the June 12, 2013 meeting, the March 27, 2013 minutes were not approved.

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

**A. Historic Property Preservation Agreement 13-136, Porter Residence (Ciampa)**

A request for a Mills Act agreement for a historic house located at 516 Elena Lane.

Associate Planner John Ciampa presented the staff report.

The DRSC stated that they were not concerned with the design of the garage doors because they are a good design and have a historic feel. It was recommended that this restoration improvement be removed from the restoration schedule. The DRSC recommended that the concrete railing in the yard area of the house be removed or screened by landscaping and if it were to be replaced it should be with a traditional railing design.

The property owners, Jane Porter and Ty Gruney, stated that they were willing to comply with all of the recommended restoration improvements.

The DRSC asked the property owners if they planned on continuing the previous owner's use of the property as a bed and breakfast. The property owners stated that they live there with their children and do not plan to operate a bed and breakfast.

The DRSC was in support of the project moving forward with the recommended modifications to the restoration improvement schedule.

**B. Historic Property Preservation Agreement 13-101, Webber Residence  
(Ciampa)**

A request to consider a Mills Act agreement for a historic house located 165 Calle Redondel.

Associate Planner John Ciampa presented the staff report.

Subcommittee Member Kaupp stated that when viewing the property from the street, the detached in-bank garage is a prominent feature of the property. The DRSC requested staff research to determine the original material on the roof of the garage. If the roof was found to be tile, then replacing the roof with tile should be added to the HPPA restoration schedule.

The property owner, Philip Larson, stated that he has inspected the construction of the garage and there has been no change to the structural members of the garage. He stated that if tile is required for the garage roof, there would likely need to be structural upgrades to support the extra weight.

Staff stated that they would research the issue and if it's determined the garage had a tile roof, then a restoration improvement would be added to the HPPA to replace the rock roof with tile.

The DRSC stated that the photos in the DPR form show a railing beside the steps up the slope to the house. That railing has since been removed. If railing is to be added, a restoration improvement should require it to be wood or wrought iron.

The DRSC supported the project with the recommended modifications to the restoration improvement schedule.

**C. Minor Cultural Heritage Permit 13-173, Cook Residence Window Replacement (Ciampa)**

A request to consider the installation of vinyl windows for a historic house located at 410 Avenida Granada.

Associate Planner John Ciampa presented the staff report.

The executive of the property owners estate, Michael Ela, stated that the windows were replaced in 2000 when a remodel was done to the house. At that time the property owner was not aware that a permit was required and that the house was historic.

Subcommittee Member Kaupp stated that they want to be sympathetic to the property owner because of her age and past involvement with the City; however, the DRSC is bound by the requirements of the Municipal Code and vinyl windows are a significant departure from what the code allows.

Subcommittee Member Kaupp asked staff if a building permit is required to replace windows for any building in San Clemente. Staff responded stating that a building permit is required for replacement of any window in San Clemente and if a permit were sought and obtained the installation of the vinyl windows in the historic house would have been avoided.

Subcommittee Member Kaupp stated that as a member of the Downtown Business Association they have had similar issues and had to do outreach to notify property owners of City requirements and avoid issues like this. Subcommittee Member Kaupp suggested that the City notify historic property owners of specific requirements applicable to historic properties.

Staff stated that they will notice historic property owners annually to avoid issues like this in the future.

Mr. Ela stated that it would be easy to say the windows do not meet the code that the owner should replace the vinyl windows with wood windows. A proposal was presented to the DRSC to allow the windows to finish being installed and then when the property changes hands, the new owner would be required to install wood windows.

The DRSC stated that the proposal was interesting but they could not turn a blind eye to the issue of the vinyl windows. An alternative option was proposed by the DRSC to recommend approval to the Zoning Administrator for vinyl windows with a condition of approval that required the property owner to submit for a HPPA. As part of the HPPA one of the restoration improvements would be that the vinyl windows be replaced with wood windows within the ten year term of the agreement.

The DRSC supported the project with the proposed condition requiring the owner enter into a HPPA because it resolves the window issue in the short term for the owner and ensures the vinyl windows are replaced at the end of the initial 10 year term of the HPPA.

**D. Cultural Heritage Permit 13-105, Whitmore Residence Addition**  
(Wright)

A request to consider an expansion and remodel of a nonconforming residence located at 235 West Marquita. The subject site is a coastal canyon lot across the street from a historic structure. The site's legal

description is Lot 14, Portion of Lot 13; Block 17 of Tract 793, and Assessor's Parcel Number 692-095-17.

Associate Planner Christopher Wright presented the staff report. The Subcommittee supported the project and recommended it be considered by the Planning Commission.

**E. Minor Cultural Heritage Permit 13-064, Active Culture Natural Café  
(Jones)**

A request to consider exterior changes to accommodate a restaurant use at 109 South El Camino Real

Due to Subcommittee Member Julia Darden's absence and the recusal of Subcommittee member Michael Kaupp, which resulted in a lack of quorum, this item was continued to the Design Review Subcommittee meeting scheduled for Wednesday, June 26, 2013.

**F. Conditional Use Permit 12-334/Site Plan Permit 13-200/Architectural Permit 13-201, Verizon Wireless at Vista Hermosa Park (Jones)**

A request to consider allowing the replacement of a field light pole with a cellular filed light pole at Avenida Vista Hermosa Sports Park located at 987 Avenida Vista Hermosa.

Associate Planner Cliff Jones presented the staff report.

The Subcommittee indicated that the equipment building was attractive and supported the design. The Subcommittee recommended that a condition of approval be added to the project that would allow additional carriers to locate within the cellular equipment building and/or lease area.

Subcommittee Member Kaupp indicated that he felt the cellular light poles were not a "stealth" design because the antennas are visible. He has concerns about adding cellular light poles to one of the most attractive parks in town.

The Subcommittee acknowledged that the cellular filed light pole is identified as "stealth" within the City Wireless Master Plan for public properties and past precedent has allowed cellular field light poles at Bonita Park and San Gorgonio Park. Subcommittee Member Avera based his support of the project on the City Wireless Master Plan and past precedent. Mr. Kaupp conceded that the cellular light pole design is identified as a "stealth" concept in the Plan but he still perceived the cellular light pole design as "visual blight."

The Subcommittee recommended the project be considered by the Planning Commission.


3. **ORAL AND WRITTEN COMMUNICATIONS**

None.

4. **ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of June 26, 2013 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

  
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Michael Kaupp, Chair

Attest:

  
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Cliff Jones