

**CITY OF SAN CLEMENTE  
MINUTES OF THE  
DESIGN REVIEW SUBCOMMITTEE MEETING  
MARCH 13, 2013**

Subcommittee Members Present: Michael Kaupp, Julia Darden and Bart Crandell

Staff Present: Jim Pechous, Adam Atamian, Sean Nicholas, John Ciampa and Denise Obrero

**1. MINUTES**

Minutes from the February 13, 2013 meeting

Minutes from the February 27, 2013 meeting

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

**A. Cultural Heritage Permit 13-014/Minor Exception Permit 13-058, Davies Remodel (Atamian)**

A request to consider an 892 square foot expansion and a garage encroachment into the front yard setback for a single family residence abutting a historic structure. The project site is located at 218 West Paseo de Cristobal within the Residential Low zoning district.

Adam Atamian, Assistant Planner, summarized the staff report.

Subcommittee member Kaupp asked staff if the accessory building located at the rear of the property is a finished project and if any changes are proposed to it. Mr. Atamian stated that the accessory building is complete with no proposed changes. Subcommittee member Crandell asked if that building is considered legal non-conforming. Mr. Atamian stated that the building conforms to the Zoning Ordinance.

Jack Garland, architect of the project, opined that the garage meets the spirit of the code regarding the 18 foot required setback for garages because there is the required setback between all parts of the garage door and the sidewalk, though the dimension is to the property line. Subcommittee member Crandell asked whether it was absolutely necessary that the garage encroach eight inches. Mr. Garland stated that it was necessary in order to maintain the existing foundation.

Subcommittee member Crandell asked whether building architectural projections are allowed in the setbacks. Mr. Atamian answered that they were allowed up to a certain percentage of the setback. Mr. Atamian stated that the

garage setback is required unless substantial work is done to the existing foundation structure of the primary residence. Mr. Garland stated that the garage proposed is a major improvement to the property compared to what exists.

Subcommittee member Darden stated that she sees no issues with the eight inch encroachment, and that the project will be a great improvement to the site. She noted that the 170 foot distance between the proposed addition and the historic property is much greater than most abutting properties. She said that due to the context of this project there would be no impact to the historic structure.

Mr. Kaupp told the applicants that the purpose of Design Review Subcommittee meeting is to analyze the design elements of the project and that the issue of the encroachment will be dealt with more at the Planning Commission public hearing. He agreed with Subcommittee member Darden regarding the improvement to the property that this project proposes.

Subcommittee Member Crandell recommended that the encroachment of the garage structure be covered by staff at the Planning Commission meeting.

Subcommittee member Crandell stated that he supports the applicant's proposal, and asked if the structure will be painted to match the finished accessory building at the rear of the property. Jim Davies, applicant, stated that it will. Subcommittee member Crandell explained that after reviewing the neighborhood, this project presents no impact to the historical resources of the area.

Larry Culbertson, President of the San Clemente Historical Society, stated that Mr. Atamian's comments regarding the cultural sensitivity of this project to the historical property were the best he has ever heard, and asked where they were for the Serra Workforce Housing project.

Subcommittee member Darden thanked the applicants for proposing a modest expansion. The Design Review Subcommittee had no more comments about the proposal and agreed that the application is ready to move on to Planning Commission.

**B. Conditional Use Permit 13-006, The Shoreline Church (Obrero)**

A request to consider establishing a church use in a two-story commercial building located at 211 Avenida Fabricante in the Rancho San Clemente Business Park, legal description being Lot 5, Tract 15257, Assessor's Parcel Number 690-69-107.

Denise Obrero, Housing Specialist, summarized the staff report.

Mr. Kaupp told the applicant that the purpose of Design Review Subcommittee meeting is to analyze the design elements of the proposed project and that the issue of their parking and site concerns will be dealt with more at the Planning Commission public hearing. He agreed with Subcommittee member Darden regarding the entryway improvements to the property that this project proposes.

Subcommittee member Crandell asked staff if there was an existing CUP at this site. Ms. Obrero stated that no there was not an existing CUP. Subcommittee member Darden asked the applicant if he would like to discuss in more detail staff's recommendation for his entrance materials since wood siding was a prohibited material. City Planner Pechous stated that he did not clearly know the origin of this odd Design Guideline standard and that he was open to hearing more from the applicants.

Brian Conner, architect of the proposed project, asked the subcommittee if a synthetic wood material would be a feasible alternative option instead of stone. Subcommittee Darden and City Planner Pechous agreed that it would meet City Design Guidelines and could be approved provided the applicant received Rancho San Clemente HOA approvals.

Subcommittee member Crandell commented that he was concerned about the fire lanes needing a more defined marker other than striping. Ms. Obrero stated that during the last DMT meeting this issue was mentioned and being fleshed out with OCFA. Mr. Crandell also suggested that a clear occupancy load table or matrix be provided for the Planning Commission hearing since it was somewhat confusing on the current site plans.

Mr. Kaupp stated that it was not necessary to return to the Design Review Subcommittee in order to move forward to the Planning Commission.

There was no other comments, and DRSC thanked Pastor Hulse and Mr. Brian Conner for their positive efforts and work on local community projects.

**C. Pre Application Cultural Heritage Permit, McIlvian Addition (Ciampa)**

A request to consider an addition to a historic structure within the Residential Low, 2 overlay (RL-2) zoning district located at 209 Avenida La Cuesta.

John Ciampa, Associate Planner, Summarized the staff report.

The DRSC agreed with the concerns raised in the staff report. The design of the structure impacted the historic house because it appears to be a box. Subcommittee Member Crandell stated that a second story gable would improve the roof design.

The applicant's designer, Jay Horan, showed the DRSC a previous design of the addition that included a deck on the side of the second story addition.

The DRSC believed that a combination of the elements from the first and second version developed by Mr. Horan along with a second story gable would improve the design of the addition, make it more compatible with the historic house, and comply with City Design Guidelines. Additional improvements included matching the pitch over the house and the side deck that was in the first design. The DRSC was not as concerned with the placement of the second story addition and more that the additional design elements be incorporated into the project to improve its compatibility. Less of an emphasis was on the placement of the second story additions location because it would be setback from the front of the non-historic garage. The garage is already at an awkward angle and partially blocking the view to the historic house and the addition would not block the view to the house. They stated that the design would be improved by removing the parapet of the garage and designing a roof that would improve the architecture to the house and the transition from the garage to the second story addition.

President of the Historical Society, Larry Culberson, stated that he was familiar with the property and was not in favor of the proposed second story. He stated that significant additions such as this have downgraded the historic rating of these resources. He agreed with the recommendations of the DRSC and believed the addition should be located at the back of the house.

City Planner, Jim Pechous, stated that staff will work with the applicant to ensure the revised design was consistent with the DRSC recommendations prior to a formal submittal.

The DRSC agreed that a modified design which incorporated the stated recommendations would likely be a project that would not have a negative impact to the historic house.

**D. Plaza San Clemente Phase One Building 18 (Nicholas)**

A request to consider phase one of Building 18 within the commercial portion of the Marblehead Coastal Specific Plan.

Associate Planner Nicholas summarized the staff report and indicated that the development of Phase One Building 18 was in substantial conformance with the

architecture approved by Planning Commission and City Council. Staff had one comment regarding the inclusion of approved rafter tail details on a portion of Building 18a. Staff indicated that they are going through the plans to ensure the project will be developed at the high quality the community is expecting.

Louis Troiani, Craig Realty Design Architect, stated it was good to be back and moving forward with the project. He stated that they are in agreement with adding the rafters back, and that they are excited about the project.

The Design Review Subcommittee asked about screening for the undeveloped portion.

Mr. Troiani stated they have several methods they use for screening, but that is also why they have put so much detail into the back portions of the building that eventually no one will see because they want and expect a high quality project as well. Mr. Troiani stated that they are going to work with staff to develop screening fencing and landscaping that will be acceptable.

Planner Nicholas stated that staff has brought this issue up several times with Craig Realty and ensuring the project is of high quality, including temporary screening, as well as consistency with the approved project is staff's primary concern and effort. Planner Nicholas indicated that the Craig Realty people are working with staff proactively to ensure a high quality end result as well.

There was no other comments, and DRSC thanked Mr. Troiani for his continued efforts and work on the project.

Mr. Troiani thanked DRSC for their time and input and ensured they will continue to work with staff to deliver a project the City will be happy with.

**3. ORAL AND WRITTEN COMMUNICATIONS - None**

**4. ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of March 27, 2013 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

  
Michael Kaupp, Chair

Attest:

  
Jim Pechous