

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
OCTOBER 24, 2018**

Subcommittee Members Present: Jim Ruehlin, Bart Crandell

Staff Present: Senior Planner Stephanie Roxas, Assistant Planner Veronica Morones, Assistant Planner Jonathan Lightfoot, City Planner Gabriel Perez

**1. MINUTES**

The Subcommittee approved the minutes from the September 26, 2018 meeting.

The Subcommittee continued review of the October 10, 2018 meeting minutes to the following meeting on November 14, 2018. The Subcommittee directed staff to discuss procedural approval of the meeting minutes with the City Attorney given that a majority of the Subcommittee members may not be present at the following meetings.

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

**Historic Preservation Property Agreement (HPPA) 18-442, Virgil Westbrook Bungalow, 235 Avenida Miramar** (Lightfoot)

A request for a Mills Act agreement between the City and the owners of a historic private residence at 235 Avenida Miramar.

Assistant Planner Jonathan Lightfoot summarized the staff report. The applicant, Matthew Mason, was present for questions. Mr. Mason discussed the proposed work list and requested alterations to work list items 2, 3, 11, and 13.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Thanked the applicant for his willingness to protect and preserve a valuable historic home.
- In regard to work list item #2, concurred with the applicant that trimming the wisteria and honeysuckle below the eaves is an acceptable solution. Stated that creeping fig and any other vines should either be removed or trellised. The maintenance plan should be included on the landscape plans.
- In regard to work list item #3, expressed preference for replacement of the downspouts. Stated that even if water drains away from the structure without downspouts, splashing onto the structure is still a concern.

- In regard to work list item #11, concurred with the applicant that a bronze finish on the vent pipe would also be acceptable.
- In regard to work list item #13, stated that repairing and/or replacing only damaged tiles in kind is acceptable. Stated the entire front walkway does not need to be replaced.
- Concurred with staff's recommendations for the remainder of items in the work list.
- Recommended that the applicant try to identify the original trim color of the windows.
- Recommended that non-original lighting, such as the security light on the garage, be tucked up under the rafters and shielded to prevent light spillage.
- Recommended that mortar bird stops be added to the roof tiles if missing.
- Suggested that the applicant provide any historic documentation or photos to staff to help maintain a robust record for the property.
- Requested clarity from staff regarding enforcement of HPPA contracts.

Staff confirmed that inspections are conducted to verify work list tasks are completed. Historically, extensions have been granted for hardships such as health or financial issues. Contracts do include a "due on sale" clause that is enforced. The City or Applicant can choose to initiate a non-renewal to end the automatic annual renewal of the contract; this would trigger a ten-year count down to termination of the contract at which point the associated tax benefits would cease. The City may also cancel the contract if the homeowners have breached the contract or allowed the home to deteriorate to an extent that it loses historic integrity. This cancellation would result in a penalty of 12.5 percent of the full value of the property.

The Subcommittee recommended that the HPPA be scheduled for City Council review.

**Historic Preservation Property Agreement 18-575, Pekarek Residence, 199 Avenida La Cuesta** (Lightfoot)

A request for a Mills Act agreement between the City and the owners of a historic private residence at 199 Avenida La Cuesta.

Assistant Planner Jonathan Lightfoot summarized the staff report. The applicant, Mark Pekarek, was present for questions. He did assent to the tentative task list with the exception of work list item #6.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Stated that work list item #6 should be removed as the irrigation system is nonessential for historic preservation.

- Stated that work list item #8 can be merged under general maintenance. Stated the stucco patching and painting can be on an as-needed basis and does not need to occur every five years.
- Stated that the stairs referenced in work list item #4 should be connected to the 1952 den addition, but detached from the rear elevation, so that the stairs can be clearly recognized as a later addition.

The Subcommittee recommended that the HPPA be scheduled for City Council review.

### **3. NEW BUSINESS**

An applicant's representative, Michael Luna, for the North Beach Bed and Breakfast project proposed at 1400 Calle Mirador attended the meeting and requested to discuss a non-agendized item. Senior Planner Stephanie Roxas clarified that this project was submitted as a pre-application several weeks ago and was unable to be scheduled for the October 24, 2018 meeting due to the short notice. Ms. Roxas recommended that Mr. Luna schedule the item on a future agenda to allow staff to prepare a report and analyze the project for Design Guidelines consistency.

#### **SERVICES 18-566, Marblehead Residential Minor Changes** (Morones)

A request to consider minor changes to approved site plans, floor plans, and elevations for five single-family residential units within the Marblehead Coastal Specific Plan.

Assistant Planner Veronica Morones summarized the staff report. The applicant, John Sands, was present for questions.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Recommended the proposed change to the dual archways on model 4C of the 5500 Series utilize a horizontal element across the top of the opening, and directed staff to check the approved plotting for the adjacent lots 135 and 136 to ensure the approved façade does not have the same horizontal element.
- Supported the proposed detail of the side elevations for the model changes on lots 135 and 136.
- Acknowledged the coastal views are a primary factor for the proposed changes.
- Asked for clarification as to whether these changes will require California Coastal Commission approval.

- Stated all future Marblehead Coastal residential modifications should be in character and compatible with the existing development and the approved Spanish Colonial Revival elevations.
- Concurred with staff recommendation to modify the archway on model option 4C of the 5500 Series.

The Subcommittee supports the proposed changes and recommends the request be forwarded to the City Planner.

**4. OLD BUSINESS**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, November 14, 2018 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,

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Jim Ruehlin, Chair

Attest:

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Stephanie Roxas, Senior Planner