

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
MARCH 13, 2019**

Subcommittee Members Present: Bart Crandell, Michael Blackwell

Subcommittee Members Absent: Jim Ruehlin

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Katie Crockett, Assistant Planner Jonathan Lightfoot, City Planner Gabriel Perez

**1. MINUTES**

The Subcommittee approved the minutes from the February 13, 2019 meeting.

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

**Discretionary Sign Permit 18-215, 990 Avenida Vista Hermosa, Vista Hermosa Esplanade (Target) MSP Amendment** (Crockett)

A request to amend the Master Sign Program for Target to include the recently approved expansion of the center at 990 Avenida Vista Hermosa in the Forster Ranch Specific Plan area.

Associate Planner Katie Crockett summarized the staff report and noted a correction in Table 3 on page 4 of the report. Ms. Crockett stated the C1 signs comply with City standards. The applicant, Greg Fick, was also present and agreed with staff recommendation #1 to reduce the number of monument signs from four to three to be consistent with development standards.

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

- Discussed potential options should the applicant wish to pursue deviations from the Zoning Ordinance, such as an additional monument sign; however, the applicant indicated there is no desire to pursue a fourth monument sign at this time.
- Supported the applicant's changes since last reviewing the proposal at the Planning Commission public hearing.
- Discussed general concerns related to site landscaping and expressed the need to understand how landscaping complements proposed signage.

- Discussed approved landscape plan for original Target development and questioned whether current site landscaping is compliant with approved plan.
- Directed staff to work with the applicant to submit an updated landscape plan, and obtain approval from the City's Landscape Consultant, prior to the Planning Commission hearing.

The Subcommittee generally concurred with staff's recommendations, provided additional comments and recommendations to staff and the applicant, and recommended the project move forward to the Planning Commission for consideration.

**Site Plan Permit 18-663, Cultural Heritage Permit 18-664, 1410 Calle Mirador, North Beach Bed & Breakfast (Lightfoot)**

A request to construct a Bed and Breakfast Inn with one primary residence and three guest rooms within the NC2-A-AH-CZ zone at 1410 Calle Mirador.

Assistant Planner Jonathan Lightfoot summarized the staff report. The applicant, Michael Luna, was present and available for questions.

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

- Supported the overall project design and architecture.
- Requested clarification from staff on building setbacks and maximum height limit of buildings and retaining walls in the NC2 zone.
- Requested information on proposed street tree species; staff clarified that the proposed street tree will be reviewed by the Beaches, Parks, and Recreation Department.
- Commended the proposed bed and breakfast use as it conforms to General Plan land use policies related to the North Beach area.
- Recommended design changes to the right (south) elevation to soften the building, and discussed with the applicant potentially adding a recess to the exterior wall that encloses the outdoor dining area or converting it into a planter wall to break up the massing.
- Supported the project design with staff's recommendations; the applicant agreed to incorporate staff's recommended changes into the project.
  - Indicated that the project is ready for Planning Commission review once the minor modifications are incorporated.

The Subcommittee provided additional comments and recommendations to staff and the applicant, and recommended the project move forward to the Planning Commission for consideration.

**Pre-Application Review (for Cultural Heritage Permit) 18-679, 212 South Calle Seville, Wolter Duplex (Lightfoot)**

A request for a 2nd story addition and remodel to a residence at 212 S. Calle Seville in the RH-CZ zone that abuts a historic property. The existing building is legal non-conforming due to substandard street-side and rear-yard setbacks.

Assistant Planner Jonathan Lightfoot summarized the staff report. The applicant, John and Lisa Wolter, were present and available for questions.

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

- Requested clarification from staff on whether this review satisfies the DRSC requirement for Cultural Heritage Permit applications.
- Discussed staff recommendation #2 and received applicant input regarding the intent of the proposed small arched window.
- Clarified that the primary purpose of Cultural Heritage Permit applications is to evaluate potential impacts to the adjacent historic structure, and that the Subcommittee should not focus on specific design details because the project site is located outside of the Architectural Overlay.
- Indicated that the proposed small arched window does not appear to impact the historic structure.
- Supported the additional rectangular insets above the right side garage.
- Expressed a strong preference to review landscape plans at the DRSC phase, and emphasized the importance of understanding the relationship between the proposed development and site landscaping.
- Staff noted that the landscape plan was pending Engineering's review of a sidewalk waiver.
- Discussed the sidewalk waiver process, including reviewing sidewalk waiver requests administratively or concurrently with the discretionary permit.
- Questioned whether the Historic Society was aware of the project. Staff confirmed that Larry Culbertson had reviewed the plans with staff.
- Generally supported staff's recommendations, excluding recommendation #2 to remove the small arched window from the covered round portico.

The Subcommittee provided additional comments and recommendations to staff and the applicant. The Subcommittee recommended staff work with the applicant and use its discretion to determine whether the project be forwarded to the Planning Commission for review, or return to DRSC for review of revised plans.

**3. NEW BUSINESS**

None

4. **OLD BUSINESS**

None

5. **ORAL AND WRITTEN COMMUNICATION**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, March 27, 2019 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

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Bart Crandell, Committee Member

Attest:

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Stephanie Roxas, Senior Planner