

**CITY OF SAN CLEMENTE
MINUTES OF THE SPECIAL MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
DECEMBER 11, 2019**

Subcommittee Members Present: Bart Crandell, Zhen Wu, Don Brown

Staff Present: Senior Planner Stephanie Roxas, Assistant Planner David Carrillo

1. MINUTES

Minutes from the November 22, 2019 Special Meeting

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Cultural Heritage Permit 19-250, 431 Calle Gomez, Marloe Residence (Carrillo)

A request to allow a new two-story, single-family residence on a vacant lot abutting a historic resource (429 Calle Gomez) and for a Planning Commission Interpretation to apply the median front-yard setback to garages.

Assistant Planner David Carrillo summarized the staff report. The applicant, Chris Foerstel, was also present and available for questions.

Chair Crandell opened and closed the public comment section of the item.

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

- Inquired of a sidewalk requirement for the project and if a waiver of the sidewalk is requested by the applicant.
- Recognized that houses in the vicinity were built before code revisions that address front yard setbacks and these homes would be considered nonconforming residential units.
- Noted that traffic and parking is a concern in the area and that a limited depth of the proposed driveway would be insufficient for parking.
- Preferred that the garage not be a prominent feature and recommended a side-entry garage or a reduced width garage to reduce the garage dominance and expressed no other concerns about front elevations.
- Objection to site plan is the sidewalk exclusion and that there is opportunity for a connected sidewalk system.
- Expressed that the Planning Commission historically prefers 18-foot long driveways.
- Recommended that a turn-in garage be considered and stated that a turn-in garage could work within site constraints and referenced downtown lots that have small widths where turn-in garages have been constructed.

- Staff confirmed for the Subcommittee that the interpretation would need to be approved before action taken on the proposed Cultural Heritage Permit.
- Suggested that the driveway depth could be addressed through a variance due to the applicant's opinion that that property topography poses a challenge to alter garage plans. Commissioner Wu suggested that he may have difficulty supporting a variance request if the sidewalk waiver is also requested.
- Expressed support for the building siding material and general support of the proposed residential design.

The Applicant stated he was willing to add wood siding to south elevation, but doesn't recommend stucco on other elevations due to sun exposure. The applicant also referenced a project on Avenida Pazzarro that was given privileges to develop a garage with a reduced front yard setback.

The Subcommittee recommended that the applicant consider requesting a variance for the reduced garage front-yard setback instead of a Planning Commission interpretation, if the applicant believes findings can be made. Additionally, the Subcommittee expressed the project can be forwarded to the Planning Commission for consideration.

B. Minor Exception Permits 19-374, 19-376, 19-377, and 19-378, 2803-2809 S. El Camino Real, Trestles Cottage Walls (Carrillo)

A request to install a block wall and arbor structure within the front yard setback exceeding 42" in height located at the "Trestles Cottages" development, which consists of four single-family residences, each with its own detached accessory dwelling unit, and is currently under construction.

Assistant Planner David Carrillo summarized the staff report. The applicant, David Gutierrez, was also present and available for questions.

The applicant stated the history of the project and made the following comments:

- Confirmed that the diagonal pattern was proposed to provide visual interest and a more open street scene.
- Expressed the wall height is necessary due to dbA readings as high as 90 dba and security concerns due to the location of the project.

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

- Expressed split face block for the wall is a dated material and not consistent with urban modern architectural design.
- Concerned the architecture of the primary buildings is not consistent with "surf zone."
- Indicated that no compelling reason was made for a six-foot high wall.

- Recognized that an arbor is not defined in the San Clemente Municipal Code and that the arbors are not consistent with the dictionary definition of an arbor in that it does not include lattice work.
- Expressed that the proposed arbor is too massive and would support a less massive arbor structure above 5 feet.
- Suggested both the arbors and walls be five feet in height, and that any arbor material above five feet be a lattice design to reduce mass and support plant material.
- Suggested landscaping should be planted in front of the proposed walls to soften visual impacts.
- Suggested the applicant work with Planning staff to redesign the arbors to be consistent with DRSC comments.

The applicant stated that a redesign of the arbor consistent with DRSC comments could work and David Carrillo indicated that the applicant would need to revise the narrative for the minor exception request and submit revised plans.

The Subcommittee concluded that the proposed arbor could be supported if the mass of the arbor remain at or below 5 feet and a less massive structure above 5 feet. The Subcommittee also stated that the proposed wall can be supported if not to exceed 5 feet.

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, January 15, 2020 at 4:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

Bart Crandell, Chair

Attest:

Gabriel Perez, City Planner

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