

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
MAY 13, 2020**

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

Subcommittee Members Absent: none

Staff Present: Senior Planner Stephanie Roxas, Associate Planner Jonathan Lightfoot, Community Development Technician Kyle Webber, Community Development Technician Erin Guy, Historic Preservation Consultant to the City Audrey Von Ahrens

1. MINUTES

The Subcommittee approved the minutes from the April 15, 2020 regular meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Discretionary Sign Permit 19-240, 2360 S. El Camino Real, 76 Master Sign Program (Guy)

A request to consider a Master Sign Program at an existing service station at 2360 South El Camino Real.

Community Development Technician Erin Guy summarized the staff report and attachments.

Chair Crandell opened the public comment section of the item. Senior Planner Stephanie Roxas reported that no written public comments were submitted to staff. Chair Crandell 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:

- Requested clarification on proposed bollard signs. Staff stated there is no safety requirement for bollard colors and using branded colors is considered signage, but that the bollard signs fit within the allowable sign area.
- Supported the Staff Waiver approval of repainting the building band from red to a tan color.
- Recommended adding provisions to the Master Sign Program for signage illumination, consistent with Architectural Overlay design standards, should the applicant wish to add sign lighting in the future.

The Subcommittee agreed with staff's recommendations, provided additional input, and recommended the project move forward to the Planning Commission for consideration.

B. Cultural Heritage Permit 20-017, 318 W. Avenida Gaviota, Giobbi Residence
(Webber)

A request to construct a second story addition to an existing single-family residence directly adjacent to one historical property and a second historical property across the street. Subject property is not in the Architectural Overlay.

Community Development Technician Kyle Webber summarized the staff report and attachments. He stated the applicant is receptive to all staff recommendations and has agreed to increase landscaping to be as close as possible to the required 50% landscape coverage.

Chair Crandell opened the public comment section of the item. Senior Planner Stephanie Roxas reported that no written public comments were submitted to staff. Chair Crandell 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:

- Discussed street views of the historic home from vehicles travelling southbound, and expressed concern over increasing the garage height because it would block views of the historic home.
- Requested clarification from staff on what type of approval is needed to deviate from 50% landscape coverage requirement, whether the project complies with the Coastal Land Use Plan, whether Coastal Commission approval is required, and where additional trees can be planted in the front yard.
- Expressed concern over planting an additional tree directly adjacent to the historic property. Recommended any additional tree to be a palm tree that blends in with existing landscape.
- Expressed a desire for the property to be brought into full compliance with the 50% landscape coverage requirement. Suggested specific minor changes to the landscape plan to reduce hardscape and increase landscape.
- Stated there are benefits to the neighborhood to have a three-car garage that removes vehicles from parking on streets.
- Recommended incorporating more articulation at the front elevation as the three-car garage currently dominates the street-facing elevation.
- Recommended the applicant submit renderings from street view to illustrate potential impacts to the neighboring historic home.
- Requested the applicant to add the plate height dimensions to the plans.
- Directed staff to confirm with Engineering that the sidewalk is ADA compliant and to ensure the preliminary landscape plan is reviewed by the City's landscape consultant prior to the Planning Commission hearing.

The Subcommittee generally agreed with staff's recommendations, provided additional input, and recommended the project return to DRSC for a second architectural review prior to the Planning Commission public hearing.

3. NEW BUSINESS

A. Draft North Beach Historic District Nomination (Lightfoot)

A request for DRSC to review and comment on the draft National Register nomination for North Beach as a historic district.

Associate Planner Jonathan Lightfoot summarized the staff report and attachments. Audrey Von Ahrens, Historic Preservation Consultant to the City, presented the presentation provided in Attachment 3 and responded to questions.

Chair Crandell opened the public comment section of the item. Senior Planner Stephanie Roxas reported that Larry Culbertson of the San Clemente Historical Society submitted written public comment to staff.

Chair Crandell 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:

- Expressed a desire to expand the historic district boundary to include the street center line and/or edge of sidewalk. Discussed whether there is any benefit that would enable the City to apply for street and sidewalk improvement grants. In response, staff stated that additional justification would be required to extend the boundary line to include the roadway, but that there may be historical significance in the sidewalks to justify inclusion within the district boundary.
- Provided specific comments on specific pages within the draft nomination form.

The Subcommittee recommended submitting the draft nomination form to the State Office of Historic Preservation for review.

4. OLD BUSINESS

None

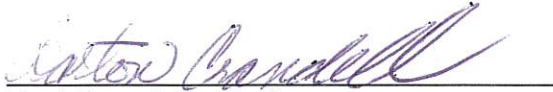
5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

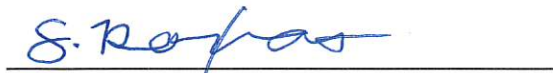
Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, June 10, 2020 at 4:00 p.m., in the San Clemente Council Chambers located at 100 Avenida Presidio, San Clemente, California.

Respectfully submitted,



Bart Crandell, Chair

Attest:



Stephanie Roxas, Senior Planner