

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
MARCH 24, 2021**

Subcommittee Members Present: Bart Crandell, Zhen Wu, and Michael Blackwell  
(All Subcommittee members participated in meeting via teleconference)

Staff Present: Associate Planner Katie Crockett (Staff participated in meeting via teleconference)

**1. MINUTES**

The Subcommittee approved the minutes from the February 10, 2021 regular meeting.

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

**Cultural Heritage Permit 20-378/ Minor Exception Permit 21-003, Ashabi Addition, 1011 Buena Vista** (Crockett)

A request for a 619 square-foot addition and remodel to a nonconforming multi-family residence within 300 feet of a historic structure on the Coastal Bluff, including Minor Exception Permit for garage encroachment into the front setback.

Associate Planner Katie Crockett summarized the staff report. The applicant team, comprised Allen Ashabi, Pari Ashabi, Nik Kohler, and Heidi Kohler, were also present and available to answer questions.

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

- Commended the applicant on the overall design and keeping the building height low.
- Noted a drafting error for a portion of unit 1 that is added to the new enlarged unit 3.
- Noted that exiting from unit 2 bedroom should be reviewed by the Building Division to ensure it is sufficient.
- Stated that the material of the garage door should be clearly called out.
- Discussed the desirability of moving the garage back from property line, as proposed, from an aesthetic standpoint, but questioned the merits of the MEP for the garage encroachment. There was general consensus among the DRSC members that it would be difficult to make the findings for the MEP to allow the garage encroachment because the ten foot grade change must occur within the first 30 feet of the lot to qualify for a 10-foot setback per Zoning Ordinance Section

17.32.050.E. Moving the garage back to the proposed location would also be likely to create an issue with parking in front of the garages, where vehicles would block the sidewalk/accessible pathway. The DRSC also noted that if the applicant elects to leave the garage in the non-conforming location that it may not be able to be connected to the primary structure.

- Cautioned that the project could be determined by California Coastal Commission to be a “major remodel,” particularly due to the area of new/modified roof, and as such would be required to bring the entire property/project into conformance.
- Recommended that permeable driveway, such as turf block with resilient ground cover may contribute to the aesthetics of the project from the street.
- Questioned if the trees proposed would fit within the small planter area and recommended considering a smaller species such as Windmill Palm, if allowed by the Coastal Commission.
- Commented that the design at the front of the development could benefit from additional thought with regard to the balance and scale of the windows and garage doors.

The applicant was receptive to the comments and generally agreed to work on incorporating the DRSC recommendations.

The Subcommittee recommended the project be modified and return to DRSC for a second review prior to being scheduled for a Planning Commission hearing.

**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, April 14, 2021 at 4:00 p.m., by teleconference only and available to the public via live stream from the City’s YouTube channel.

Respectfully submitted,

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Bart Crandell, Chair

Attest:

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Katie Crockett, Associate Planner

DRAFT