

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
JUNE 9, 2021**

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

Staff Present: Senior Planner Stephanie Roxas, Assistant Planner David Carrillo
(Staff participated in meeting via teleconference)

1. MINUTES

The Subcommittee approved the minutes from the May 26, 2021 regular meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Cultural Heritage Permit 20-374/Minor Exception Permit 21-001/Demolition of Historic Property Permit 21-095, Gonzalez Residence Addition and Remodel, 329 Avenida Cabrillo (Carrillo)

A request to consider 1) Mills Act contract exterior improvements, 2) a 536 square-foot rear addition, 3) partial demolition of a one-car detached garage to accommodate rear yard improvements and a future accessory dwelling unit, and 4) the continuation of a legal nonconforming side yard setback.

Assistant Planner David Carrillo summarized the staff report. The applicants, Rob Williams and David Gonzalez, and the applicant's historic preservation consultant from GPA Consulting, Audrey Von Ahrens, 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:

- Supports staff's recommendations and advised the applicant to work with staff to address recommendations.
- Expressed concerns with a sidewalk easement due to a shortened driveway, but overall, supported the sidewalk easement due to public benefits.
- Supports the addition with the nonconforming setback on the east side of the lot, with clarifying information to the Planning Commission on how Planning staff has historically applied the "continuation" of nonconforming setbacks.
- Expressed that a four-foot setback on the east elevation is more appropriate.
- Recommended that staff and the applicant reach out to the easterly neighbor for input on the continuation of the nonconforming setback.

- Recommended adding a wall plane break on the east elevation to distinguish the original home from the addition.
- Asked the applicant to provide the building footprint of the adjacent duplex building to the east of the project site, for a complete review by the Building Division of distances between buildings.
- Questioned if the partial demolition of the garage was satisfying improvement #19 of the Mills Act Contract related to the restoration, expansion, or demolition of the garage. In response, Audrey Von Ahrens explained that the project is consistent with and meets the intent of improvement #19 of the Mills Act Contract.

The Subcommittee recommended forwarding the project to the Planning Commission for consideration once staff and the applicant address recommendations, including outreach to the easterly neighbor for input on the nonconforming setback of the addition. The applicants stated they agreed with recommendations made by staff and the DRSC.

3. NEW BUSINESS

Staff stated this is likely the last Subcommittee meeting of the current term. DRSC Chair Crandell thanked Subcommittee Members Wu and Blackwell for their time and service on the Design Review Subcommittee. The Subcommittee Members commended the work that has been accomplished over the last few years to produce high-quality architectural projects and strengthen the City's "Spanish Village by the Sea" aesthetic character.

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 23, 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,

Bart Crandell, Chair

Attest:

Stephanie Roxas, Senior Planner

DRAFT