

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
OCTOBER 27, 2021**

Subcommittee Members Present: Bart Crandell and Scott McKhann  
Subcommittee Members Absent: M. Steven Camp

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

**1. MINUTES**

The Subcommittee approved the minutes from the October 13, 2021 regular meeting with no changes.

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

**A. Second Review of Master Project (MP) 21-158, Frontera Memory Care & Assisted Living Facility, APN 679-021-05 (Roxas)**

A request to develop a 24-bed memory care and 64-unit assisted-living facility on 2.5-acres of a vacant parcel located at APN 679-021-05, adjacent to the Pacific Coast Church at 2651 Calle Frontera. The project was first reviewed by the Subcommittee on August 25, 2021.

Senior Planner Stephanie Roxas summarized the staff report. The Applicant's Representative, Mark McGuire, introduced the applicant team comprised of: Applicant/Operator Joel Sherman; Applicant/Operator William Crowel; Civil Engineer Peter Petraglia; Engineer Linda Sandusky; and Landscape Architect Dan Delle. The applicant provided an overview of their outreach efforts, including sending mailers to approximately 60 homes located within 300 feet of the project site and meeting with the Master Homeowners Association (HOA). Generally the neighbors supported the project design. In response to neighbors' comments, the applicant replaced pine trees with new tree species and removed some trees at the corner to open up views.

Chair Crandell opened the item for public comments. Staff stated no public comments were received.

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

- Expressed their appreciation to the applicant for being responsive to the Subcommittee's comments and undergoing extensive neighborhood outreach.
- Discussed the roof well and one Subcommittee member suggested exploring ways to tweak design to make it less visible to single family homes looking down.

The Subcommittee did not recommend further changes and supported the project, as currently designed, moving forward to the Planning Commission for consideration.

B. **Historic Property Preservation Agreement (HPPA) 21-108, Schwartz Building HPPA, 132 Avenida Del Mar** (Carrillo)

A request for a Mills Act agreement between the City and the owners of a historic private commercial building at 132 Avenida Del Mar.

Assistant Planner David Carrillo summarized the staff report.

The property owner and applicant, Martin Schwartz, was also present. The owner requested clarification on Task #7. Agreed to follow-up with the Building Division on the need of garden boxes in front of windows as a safety requirement. Asked if his building can be exempt from the Building code due to historical status. The owner also requested to eliminate Task #21 and keep the existing skylight since it is not readily visible from the public right-of-way.

Chair Crandell opened the item for public comments. Larry Culbertson of the San Clemente Historical Society generally spoke in favor of the application and participated in the DRSC discussion, as described below. Additionally, Mr. Culbertson offered the following design recommendations: removing the framework within the awning to give it a more natural sweeping slope, removing the half-circle round awnings, and preserving the circular emblem at the front elevation.

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

- Requested clarification on the required timeline to complete the improvements and the length of Mills Act contracts. Staff stated that City has the ability to request additional improvements after the initial 10-year contract.
- Supported removing #21 from the current list of improvements, and stated it could be required after in the future (after 10 years).
- Regarding Task #2, recommended removal and replacement of 6-inch half round gutters consistent with Henry Lenny Guidelines, and changing the target year to 2023. The owner indicated their preference to keep the gutters to protect pedestrians. In response, the Subcommittee suggested replacing the gutters with a more compatible material.
- Regarding Task #4, suggested getting a termite report by the end of the year in 2022.
- Regarding Task #13, recommended removing incompatible awnings earlier in the timeline.
- Regarding Task #15, the Subcommittee directed staff to research historically compatible materials in lieu of asphalt. Suggested reviewing the City's Paseos Plan.

The Subcommittee provided feedback and recommendations to be incorporated into the draft Historic Property Preservation Agreement. With these changes, the Subcommittee supported moving the application forward to the City Council for consideration.

C. **Historic Property Preservation Agreement (HPPA) HPPA 21-209, Casa de Sofia HPPA, 215 Avenida Miramar (Carrillo)**

A request for a Mills Act agreement between the City and the owners of a historic private single-family residence at 215 Avenida Miramar.

Assistant Planner David Carrillo summarized the staff report. The property owner and applicant, Andrew Lukaszewski, was also present.

Chair Crandell opened the item for public comments. Larry Culbertson of the San Clemente Historical Society generally spoke in favor of the application and participated in the DRSC discussion, as described below. Mr. Culbertson stated in the City's 2006 historic survey, five properties were identified for potential removal from the City's Designated Historic Resources List. Mr. Culbertson stated over the years he has encouraged the City to more proactively review those five properties and require removal from the City's historic resources list unless improvements were made. Mr. Culbertson commended the property owner and expressed a desire to see similar improvements be made to the other four properties at risk of removal due to loss of historical integrity.

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

- Recommended that staff request a memo from the City's Historic Preservation Consultant, GPA Consulting, citing the recent improvements and reasons why the property should remain on this historic resources list. Recommended that staff maintain a sufficient paper trail to ensure there are no conflicting City records.
- Regarding Task #6, suggested assigning it an earlier year and moving it up on the improvement list.

The Subcommittee supported moving the application forward to the City Council for consideration.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

None

5. **ORAL AND WRITTEN COMMUNICATION**

None



**ADJOURNMENT**

Adjourned to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, November 10, 2021 at 4:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,

  
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Bart Crandell, Chair

Attest:

  
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Stephanie Roxas, Senior Planner