

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
MARCH 29, 2023**

Subcommittee Members Present: Chair Steven Camp, Cameron Cosgrove
Subcommittee Members Absent: Bart Crandell

Staff Present: Jonathan Lightfoot, Economic Development Officer, Senior Planner Chris Johnson, Assistant Planner David Carrillo, Contract Planner John Ciampa

1. MINUTES

None

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

**A. Minor Architectural Permit 22-119, Lohmann Balcony, 101 Via Bellas Artes
(Coury)**

A request to replace a wrought iron guardrail with partial glass guardrail on the alcove of a second story balcony at the corner of Via Bellas Artes and Via Artemesia, an existing single family residence within the Marblehead Coastal Specific Plan.

Assistant Planner Laura Coury summarized the staff report.

Chair Camp opened the item for public comments. There was no one present to speak on this item.

The Subcommittee recommended approval for the full glass balcony at this time, but moved to preserve the Spanish architecture within the Marblehead Specific Plan development, and more specifically with the homes noted in the Marblehead Coastal Visual Enhancement Plan. Wrought iron treatments for accessory structures is the preference, but glass would be allowed in areas outside the visual enhancement plan if complements Spanish architecture.

**B. Conditional Use Permit 22-370, Drift Distillery and Kitchen, 119 S. El Camino Real
(Johnson)**

A request to open a restaurant, distillery tasting room with on-site manufacturing of hard alcohol, and amplified live entertainment at 115 S. El Camino Real.

Senior Planner Chris Johnson summarized the staff report.

Chair Camp opened the item for public comments. The applicant, Ryan Winter, was present to speak on this item.

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

- DRSC noted that the pedestrian interface and building function should enhance pedestrian experience and “small town charm.”
- DRSC suggested that an engaging seat wall with plants be incorporated between the side entry and patio area.
- Consider “notch” between access/entrance on side and patio area, should be enhanced with some landscape.
- Whitewashed stucco and treatment is recommended.
- Requested that applicant reconsider windows and doors, big heavy wooden door. It was noted that large heavy wooden doors with ornate handles are a “big part of Spanish Colonial Revival architectural.”
- Windows transition to other elements (e.g. divided lights) that allow to see in, but not large windows.
- Recommended discussing with their architect how doors and windows could be enhanced.
- Consider primary entrance access along the frontage.
- Access on the side is problematic with cars coming in. Consider access modification along the frontage.
- Look at eliminating/closing off driveway on ECR to create a safer gathering area....is there a possibility? DRSC modified suggestion to see if the ECR access for only ingress from ECR. Egress only up the existing ramp to Avenida de la Estrella.
- Consider removing some seats (maybe 6) change the dynamic of where you can put the entrance. Create a street scene that’s better and make primary entry more pedestrian friendly.
- Consider slider door on front (similar to Los Molinos brewery)...maybe a big wood slider, or collapsible like Gemas.
- Trellis is a strong element, instead of awning. Suggest continuing/wrapping trellis around the corner of the building to accentuate the side access area. It’s more Spanish Colonial Revival, incorporate plants and up-lights...create a nice place here. Incorporating this will support the enhancing of the pedestrian experience and architecture.
- Recommend removing the retractable patio cover.

The Subcommittee recommended that the applicant coordinate with architect on updating architectural elements and to incorporate noted suggestions.

C. Minor Architectural Permit 22-424 / Minor Exception Permit 22-423, Ely BonaDonna Residence, 113 W. Mariposa (Johnson)

Application for a second story addition of 735 square feet to an existing legal non-conforming single-family residence, proposed rooftop deck and two additional decks located at 113 West Mariposa (Ely/BonaDonna Residence).

Senior Planner Chris Johnson summarized the staff report.

Chair Camp opened the item for public comments. The applicant, **, was present to speak on this item.

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

- DRSC requested Applicant discuss the proposed architectural treatments
- Roof material standing seam bronze steel metal finish
- Existing windows will be replaced with steel windows with glass insert for roof deck, smooth stucco, proposed house paint will be cream color similar to what it is now.
- DRSC noted proposed is an enhancement
- Can encroachment be moved back to 5' so that we are not increasing non-conformity? Discussed that is was a minor amount and does not considerably increase non-conformity.
- DRSC recommended removing the proposed spiral staircase. Recommend some other solution...they are dangerous.
- Suggested switch back stairs up instead, applicant doesn't want a solid feel and wants stairs more open.
- Applicant will check with owner and discuss suggested modification.
- Roof deck is fine, but thinks spiral staircase is dangerous. Applicant stated that they can't "pop-up" from inside the house...takes up too much space.
- Are stairs a nuisance? They are off second floor.
- Applicant, proposed to discuss a redesign of the staircase to create a landing and remove spiral staircase. Make it look more like a floating space.

The Subcommittee recommended that the project be advanced to the Zoning Administrator for approval.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourned to the March 29, 2023 DRSC meeting at 3:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,

M. Steven Camp, Subcommittee Member

Attest:

Jonathan Lightfoot, Economic Development Officer

