

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
JUNE 28, 2023**

Subcommittee Members Present: Chair M. Steven Camp, Committee Member Cameron Cosgrove, Bart Crandell

Subcommittee Members Absent: None

Staff Present: Cecilia Gallardo-Daly, Community Development Director, Adam Atamian, Deputy Community Development Director, Assistant Planner David Carrillo

1. MINUTES

A. Review and file continued minutes of the Design Review Subcommittee meeting of May 10, 2023

B. Review and file minutes of the Design Review Subcommittee meeting of May 24, 2023.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Cultural Heritage Permit 23-084 / Conditional Use Permit 23-085 / Historic Demolition Permit 23-212, Sea Cliff Boutique Motel and Restaurant (Carrillo)

A request to consider a nine-unit motel and a restaurant with 32 indoor seats and 16 outdoor seats at a historic property located at 402 Pasadena Court within the Pier Bowl. The project preserves the existing historic four-level residence and portions of the garden, including the fountains and runnel, and demolishes a lower terrace patio. Three new buildings are proposed on the southern portion of the property.

Assistant Planner David Carrillo summarized the staff report.

Chair Camp opened the item for public comments.

Members of the public made the following comments and questions either individually or as a group:

- The project is too large.
- Parking congestion will increase in the Pier Bowl.
- Construction traffic will negatively impact the surrounding area.
- Excavation on the project site is concerning due to adjacency to coastal bluffs and recent cliff failures.

- Quantify encroachment into the view corridor.
- How is the existing structure being stabilized?
- The trash enclosure on Pasadena Court should not be considered.
- Slope stability should be analyzed.
- Is there a location for an SDG&E transformer?
- Why is the project being reviewed against the Secretary of the Interior's Standards for Rehabilitation? Are these the correct evaluation criteria?
- Is the Canary Island palm tree being removed? San Clemente is short on trees. Trees are integral to the history of the site.
- Is the project consistent with the overall vision of the Pier Bowl Specific Plan? Does the project require a Specific Plan Amendment or General Plan Amendment?
- What is the height limit?
- Is the project following the slope of the land.
- The project should retain significant historic features.
- Where is hotel and restaurant staff parking?
- The weight load on the hillside should be considered. Cracks are present on the existing retaining wall.
- Does the project comply with ADA accessibility standards?
- Views from Pasadena Court would be obstructed.
- The project is not sensitive to the historic resource.
- The project does not comply with the Secretary of the Interior's Standards.
- The Historical Society does not support this project, and believes the proposed development would do irreparable harm to the historical integrity of the project.
- There appears to be a potential conflict of interest in the applicant's hiring of the City's historical preservation consultant to prepare the Historical Resource Technical Report. Was the Planning Commission aware of this contractual relationship with the applicant when the City's historical preservation consultant provided training on the Secretary of the Interior's Standards at a recent Planning Commission Study Session?
- The Secretary of the Interior's Standards apply to sites, buildings, and landscaping.
- The garden is important to the historic resource's integrity.
- The Historic Resource Technical Report did not address features mentioned in the 1995 historic report.
- Historic report prepared in 2002 was not referenced in the Historic Resource Technical Report.
- How is the applicant able to propose a hotel and restaurant on this site?
- Grading on this site creates impacts to adjacent properties.
- Public access to the site should be viable.
- An Environmental Impact Report should be required for the project.
- Does OCTA have any concerns with soils and slope stability of the site?
- How many hotel and restaurant staff are proposed per shift?
- Will the garage remain open or gated?

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

- Asked the applicant if any special events, such as weddings, would be held on the large view decks.
- The Historic Resource Technical Report requires a more thorough analysis.
- The project’s consistency with Standard No. 10 of the Secretary of the Interior’s Standards should be further analyzed.
- The project demonstrates general consistency with Spanish Colonial Revival architecture and the Henry Lenny Design Guidelines.
- Asked the applicant to clarify how the ground-level restaurant connects to the second-level outdoor dining deck.
- The Victoria-facing side of the project has limited landscaping, and more landscaping should be provided.
- The project has large mass from Avenida Victoria - the motel units may be oversized.
- Wall frontage along Avenida Victoria needs articulation.
- There is too much railing on the project along Avenida Victoria.
- The pedestrian circulation of the site is challenging to understand.
- The project should be simplified.
- Improve access and connection of spaces intended for public use, and consider potential safety and loitering impacts.
- Ensure the project is consistent with Dark Skies policies.
- Revisit the feasibility of proposed uses and simplify the project.
- Provide a strong state statement that supports the historic structure.

The Subcommittee agreed with staff’s recommendation for a second design review of the project before forwarding the project to the Planning Commission.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourned to the July 12, 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, Chair

Attest:

Adam Atamian, Deputy Community Development Director

DRAFT