

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
AUGUST 23, 2023**

Subcommittee Members Present: Chair M. Steven Camp; Vice Chair Cosgrove;  
Committee Member Bart Crandell

Subcommittee Members Absent: None

Staff Present: Jonathan Lightfoot, Economic Development Officer; David Carrillo, Assistant Planner

**1. MINUTES**

**A.** Review and file continued minutes of the Design Review Subcommittee meeting of July 26, 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, 402 Pasadena Court** (Carrillo)

A request to consider an eleven-unit motel and a restaurant with 25 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. It rehabilitates the runnel and lower terrace patio. Two new buildings are proposed on the southern portion of the property and a new garage is provided with access from Avenida Victoria.

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:

- Are the Canary Island Palms identified as character defining features in the historic property report?
- The project is not consistent with SOI standards; this project will destroy the majority of the historic garden; the essential form of the property will be irreparably modified; the 2<sup>nd</sup> lot was devoted to providing a scenic vista; reference 2002 report; SOI guidelines for treatment of cultural landscapes should be applied; further downsizing is needed to provide a resort within the existing building.

- Parking off Pasadena Court will obstruct views.
- 10 caissons were required for a 500sf addition at a neighboring lot; cracking in other locations of the neighboring property occurred; digging holes compromises the soil; can you enforce parking?
- Concerns about parking and geo issues.
- How will people park for check in? Owners of beachcomber are concerned
- The low garden wall along Pasadena Court is historic and shouldn't be removed; the slope of the spaces will result in a +6" increase of height; unusual parking for a head-in on a curved street; City shouldn't allow the wall to be removed; the City should be talking about not allowing development outside the existing home
- The plans are beautiful; concerned about changes in parking regulations; concerned about directing traffic appropriately
- Will the runnel and stairs remain intact or be reconstructed?
- 21<sup>st</sup> century amenities on a 20<sup>th</sup> century property; it feels like so much; all of us feel territorial about parking in front of our units; address is "Pasadena Court"; people will follow GPS down Cazador.

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

- The applicant has made several improvements and demonstrated clear before/after of the original/revised conditions shown on table 4 of the staff report.
- The Planning Commission reviews the General Plan and interprets it, not recreate it.
- The project seems too big, but the General Plan identifies that this property should be a visitor serving use.
- Recognized the improvement from the 1<sup>st</sup> version; now, we can see the "former self" of the historic property.
- Identified that the project is on the border of commercial/residential zoning.
- The project should identify that the project brings stability.
- There are 4 paths within the SOI standards – Preservation, Restoration, Reconstruction, and Rehabilitation.
- Rehabilitation is used for adaptive reuse.
- The existing residence is being restored; stairs are being reconstructed.
- The project will go through another round of DMT review which will evaluate changes to technical elements (e.g., parking, traffic, HRTR, etc.)
- Outlined the process: DMT – PC/CC – Coastal – Building permits.
- Comfortable that there is an engineering solution.
- Civil/structural engineering will be reviewed by staff and consultants
- The project meets all development standards, including parking requirements; DRSC is not here to create new standards; currently no parallel parking in front of the wall; 17 on-site parking spaces are provided, 31 when counting adjoining on-street parking.

- One of the requirements of this zone is that the use be pedestrian-oriented; the restaurant helps satisfy this requirement.
- The DRSC does not review economic feasibility.

The Subcommittee forwarded the project to the Planning Commission with the understanding that a revised and peer-reviewed Historic Resource Technical Report will be provided in the Planning Commission Staff Report.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ORAL AND WRITTEN COMMUNICATION**

None

**ADJOURNMENT**

Adjourned to the September 13, 2023 DRSC meeting at 3:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,

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M. Steven Camp, Chair

Attest:

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Jonathan Lightfoot, Economic Development Officer