

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
SEPTEMBER 13, 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; Karla Morales, Community Development Technician; John Ciampa, Contract Planner

1. MINUTES

A. Review and file continued minutes of the Design Review Subcommittee meeting of August 23, 2023

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. City Antenna Permit 23-246, AT&T Wireless Facility at San Gorgonio Park (Ciampa)

A request to replace an existing light standard pole and install antennas and equipment. Ground improvements include the expansion to the existing Verizon equipment enclosure for AT&T equipment in the San Gorgonio City Park at 2916 Via Gorgonio.

Contract Planner John Ciampa summarized the staff report.

Chair Camp opened the item for public comments.

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

- The expanded ground mounted equipment enclosure for the project should be revised from a chain-link fence to a block wall with a roof or trellis cover. The lid to the structure should be a design that would not affect the facility's operations.
- The design of the enclosure should be consistent with the other structures in the park.
- A landscape buffer of approximately six feet around the enclosure should be incorporated into the project design to limit visibility and soften the view of the enclosure.

The Subcommittee supported the project with the recommended modifications and forwarded it to the Zoning Administrator for consideration. The Subcommittee recommended that staff discuss, through the leasing process, whether the City Council would like to establish a limit to the number of facilities at San Gorgonio park.

B. Historical Property Preservation Agreement 23-204, Thompson Residence, 166 West Avenida Alessandro (Carrillo/Morales)

A request for a Mills Act agreement between the City and the owners of a historic private residence at 166 W Avenida Alessandro.

Staff seeks DRSC concurrence with the recommended work list and timeline for the subject property. Following DRSC review, staff will schedule the HPPA for a City Council hearing in December. It is staff's goal to have the contract recorded prior to December 31, 2023 so the County can assess the property in 2024 based on the Mills Act restricted valuation of the property.

Assistant Planner David Carrillo and Community Development Technician Karla Morales summarized the staff report. The property owners, Scott and Jessye Thompson, were also present.

Chair Camp opened the item for public comments. Scott and Jessye Thompson, property owners, expressed support of the work list and asked for clarification on item #6 related to the front door, and item #14 related to concrete. Staff will follow up with the consultant, GPA Consulting, to clarify item #14 and communicate the intention of that task to the property owners before City Council review of the contract.

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

- The termite report should be required in the first year of the contract (2024). If the property owners are able to provide a termite report from the prior year, that would also suffice.
- Sufficient separation should be provided between the building and landscaping (item #5). Gravel providing the separation may be sufficient to satisfy this item.
- Modify item #6 related to the front door, to add language clarifying that the primary door shall be restored if documentation is found to document that it is original. If documentation is not found, the original finish of the existing door shall be restored.

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

C. Historical Property Preservation Agreement 23-240, Casa Higuera, 233 Avenida Santa Barbara (Carrillo/Morales)

A request for a Mills Act agreement between the City and the owners of a historic private residence at 233 Avenida Santa Barbara.

Staff seeks DRSC concurrence with the recommended work list and timeline for the subject property. Following DRSC review, staff will schedule the HPPA for a City Council hearing in December. It is staff's goal to have the contract recorded prior to December 31, 2023 so the County can assess the property in 2024 based on the Mills Act restricted valuation of the property.

Assistant Planner David Carrillo indicated that the property owner, Paul Parsons, was not present at the meeting.

Chair Camp opened the item for public comment.

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

- Indicated that the Subcommittee reviewed the project and agrees with the list of improvements for the Mills Act.
- The termite report should be required in the first year of the contract (2024). If the property owners are able to provide a termite report from the prior year, that would also suffice.

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

D. Cultural Heritage Permit 22-148 , Nielsen Residence Addition, 222 West Mariposa (Wright)

A request to consider: 1) an addition and exterior changes to a historic single-story residence, 2) construction of a detached garage with an Accessory Dwelling Unit on the second floor that requires a height limit increase, and 3) changes to the garden landscape and hardscape. The site is located at 222 West Mariposa.

Associate Planner II Christopher Wright summarized the staff report.

Chair Camp opened the item for public comments.

The applicant, David Nielsen, and project architect, Michael Luna, spoke in favor of the project, explained the rationale for design changes, and encouraged support. Mr. Nielsen supported the inclusion of a Mills Act agreement condition for the sidewalk installation tied to the death of the significant trees, and expressed willingness to work with staff on clear wording within the appended task to the Mills Act Agreement.

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

- The architectural changes address prior historic preservation issues regarding inseting the addition from the original footprint and moving the second story addition further to the rear, no longer above the original roofline.

- Supported a garden wall to protect and preserve the landscaping at the property and reduce trespassing. The DRSC supported wrought-iron, a terra cotta cap wall, or stucco cap that looks traditional.
- Supported the requested height of the Accessory Dwelling Unit (ADU), noting the building has a 5-foot side and rear setback, in excess of the required 4-foot ADU setbacks, and has a substantial front yard setback with expansive landscaping.
- Recommended softening the roof deck parapet to better indicate the space is for usage, not an equipment well. The applicant was encouraged to work with the architect to explore ideas for this, such as a terra cotta cap or potted plants with foliage.

The Subcommittee supported the project’s advancement to the Planning Commission hearing for consideration.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourned to the September 27, 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:

Jonathan Lightfoot, Economic Development Officer