

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
FEBRUARY 28, 2024**

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

Subcommittee Members Absent: None

Staff Present: Adam Atamian, Community Development Director; David Carrillo, Associate Planner; Karla Morales, Planning Technician

1. MINUTES

A. Review and file minutes of the Design Review Subcommittee meeting February 14, 2024

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Site Plan Permit 23-265, Hotel Clemente and Loretta's Restaurant, 229 Avenida Del Mar (Carrillo)

A request to establish a 28-room boutique hotel and specialty restaurant with the sale of on-site full-service alcohol, and amplified music at 225-229 Avenida Del Mar and 232-234 Avenida Granada.

Associate Planner David Carrillo summarized the staff report and provided a presentation on the preliminary review of the project.

Chair Camp opened the item for public comment.

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

- The project was well thought-out.
- Supports the removal of the front elevation addition to the historic building.
- The applicant should receive the peer review comments of the HRAR before the DRSC reviews the project.
- The new main front arched entry should be pushed back further to be behind the historic building.
- The elevator tower is too high.
- Questioned why the DPR survey form was not included in the staff report.
- Include corbels at the balconies.
- Changes to the front addition should be made to improve the historic building.
- Concerned with the proposed parking strategy.
- Commended the project and presentation by the applicant.

- Supports keeping the front addition.

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

- Complemented the project overall.
- Requested historical data and HRAR be provided in reports
- In future public meeting reports, provide the full list of the Secretary of the Interior Standards for Rehabilitation with their corresponding numbers, so when the standards are referenced by numbers, the readers understand what each standard suggests.
- Supports the retention or removal of the front addition to the historic building.
- Information on the significance of the front addition to the historic building should be provided.

The Subcommittee recommended the project return for a second review with the HRAR, parking study, and peer review comments included in the staff report.

B. Development Permit 23-416, Bauder Addition & Remodel, 106 West Paseo de Cristobal (Carrillo/Morales)

A request to consider a 603 square foot 2nd story addition and balcony addition to an existing single family within the Residential Low Zone and Coastal Zone Overlay (RL-CZ) adjacent to a historic structure located to the northeast of the subject property.

Associate Planner David Carrillo and Planning Technician Karla Morales summarized the staff report and provided a presentation on the preliminary review of the project.

Chair Camp opened the item for public comment.

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

- Don Brown, San Clemente resident and neighbor, expressed support for the project as proposed.

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

- The project is approvable as proposed, and added the following comments for the applicant's consideration:
 - Simplify the project design by minimizing the amount of white trim on the elevations
 - Concurred with staff's comment to incorporate the gray siding throughout all four sides of the building
 - Consider raising the ceiling of the 2nd story addition and make it a darker color to reduce the weight of the front gable end on the front elevation

The Subcommittee supported the applicant’s revised plans with the discussed recommendations to be addressed with Planning staff, and forwarded the project to the Planning Commission for consideration.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourned to the March 13, 2024 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, Community Development Director