

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
MARCH 13, 2024**

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

Subcommittee Members Absent: None

Staff Present: Jonathan Lightfoot, City Planner; John Ciampa, Contract Planner

1. MINUTES

A. Review and file minutes of the Design Review Subcommittee meeting February 28, 2024

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Conditional Use Permit 22-355, AT&T Wireless, 3700 S. El Camino Real
(Ciampa)

A request to install building-mounted antennas within four faux chimney enclosures on the Comfort Inn Suites roof located at 3700 South El Camino Real.

Contract Planner John Ciampa summarized the staff report and provided a presentation on the preliminary review of the project.

Chair Camp opened the item for public comment.

There were no members of the public present to comment on this item.

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

- Asked whether the height could be reduced. The applicant responded that the antenna equipment needs to maintain a minimum separation from the interior occupied space of the hotel below.
- The committee members unanimously agreed with the staff recommendations to enhance the faux chimney designs.

The Subcommittee recommended that the applicant incorporate the recommended design modifications identified by staff. With those changes, the DRSC recommended that the application move forward to the required public hearing.

B. Conditional Use Permit 23-197, Cornerstone Church Master Plan Amendment, 702 Avenida de la Estrella (Lightfoot for Johnson)

A request from Cornerstone Church to remodel an existing office, construct a new 2,705 s.f. multipurpose building with a 1,600 s.f. patio on the main level and a 3,040 s.f. unfinished basement, and demolish an existing garage located at 702 Avenida De La Estrella within the Residential Medium (RM) Density Zoning District.

City Planner Jonathan Lightfoot summarized the staff report and provided a presentation on the preliminary review of the project. He noted that staff is continuing to work with the applicant on the question of appropriate setbacks related to the the proposed addition to the legal non-conforming office space.

Chair Camp opened the item for public comment.

There were no members of the public present to comment on this item. The applicant's architect, Robert Williams of Studio 6 Architects, noted that the amendment to the previously approved master plan was driven in part by recommended changes from City officials to maintain the church sanctuary as a single story building. The church then proposed to relocate the 2nd story space into a new standalone multipurpose building, as shown within the concept plans. He also indicated that, if approved, the church's first priority would be to renovate the existing office building. The church would do additional fundraising before beginning construction of the multipurpose building.

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

- Commended the architect for his conceptual designs.
- Highlighted the courtyard, immediately adjacent to the sanctuary building, as a significant improvement to the site plan.
- Confirmed with staff that the Zoning Code requires 1 parking space per 4 seats in the sanctuary.
- Confirmed that 25 parking spaces equates to 100 seats in the sanctuary.
- Asked the applicant if average attendance is below 100, to which he confirmed a typical attendance of around 80.
- Identified that the site is adjacent to plentiful on street parking along Avenida de la Estrella.

The Subcommittee recommended that the project proceed to the required public hearing with Planning Commission as drawn; no changes to the architectural designs are warranted.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourned to the March 27, 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:

Jonathan Lightfoot, City Planner

