

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
APRIL 10, 2024**

Subcommittee Members Present: Chair M. Steven Camp; Vice Chair Cameron Cosgrove; Committee Alternate Scott McKhann

Subcommittee Members Absent: Committee Member Bart Crandell

Staff Present: Jonathan Lightfoot, City Planner

1. MINUTES

A. Review and file minutes of the Design Review Subcommittee meeting March 13, 2024

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Plaques for Historic Properties (Lightfoot)

A request by the San Clemente Historical Society to establish a standardized plaque for installation on local historic properties.

City Planner Jonathan Lightfoot summarized the staff report and provided a presentation on the project.

Chair Camp opened the item for public comment.

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

- Mary Ann Comes, representing the San Clemente Historic Society's Plaque Committee, indicated that they have been working on this project for a couple of years in coordination with designer Lisa Spinelli.
- They looked for a sign style similar to the one reviewed by the DRSC in 2020 with a simple bronze style reflective of the National Register plaques.
- They researched appropriate fonts for the period of significance (1920's-1930's) for the majority of historic properties in San Clemente.
- They prefer large font size for legibility.
- They prefer a design with an arch as emblematic of the Spanish Colonial Revival style.
- They noted that they may have access to a public plaque that was commissioned by Ole Hanson. If found, that plaque may influence the design.
- Their goal is to begin implementing soon so that properties can begin installing plaques ahead of the City's 100th anniversary.

- They would have at least two sizes: a larger one for commercial buildings, and a smaller one for residential buildings.

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

- The Plaque Program should function like a “how to” document, providing clear information on how to order; what size will be used; consistent information to be included; recommended installation method and location.
- Recommended consideration of distinctive type or style for National Register or Landmark properties.
- May want to consider a secondary sign type for story telling. Main plaque should not include narrative.
- Add the word “built” ahead of the date for clarity and consistency.
- Advised against using QR codes.
- Recommended increasing font for “San Clemente Historic Building” and reducing the font size for the architect name(s).

The applicant

The Subcommittee recommended

B. Cultural Heritage Permit 23-318, Moses Residence, 239 Avenida La Cuesta (Lightfoot for Carrillo)

A request to construct a two-story, single-family residence on a vacant lot abutting two historic resources (233 Avenida La Cuesta and 243 Avenida La Cuesta).

City Planner Jonathan Lightfoot summarized the staff report and clarified that the project did not make architectural or site plan revisions; but the applicant had provided additional exhibits responsive to the DRSC’s prior comments from their meeting on February 14, 2024.

The applicant, architect Dustin Morris, noted that his intent was to address prior concerns and to clarify the setting and context of the property. He explained the exhibits attached to the staff report, including the line of sight study and visual simulations. He noted that the current project is reflective of the same view considerations of the previously approved “Romney Residence” at the same site. He described photos in the exhibits, showing that: landscaping obscures the entirety of the residence at 233 Avenida La Cuesta; landscaping is dense on the property line between the subject site and 243 Avenida La Cuesta, and that the proposed roof is lower than the height of existing trees; and he explained that the exhibits included images of the project simulation superimposed onto photos of the streetview to provide massing and proximity context.

Chair Camp opened the item for public comment.

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

- Questioned whether the proposed setback was actually the same distance as the Romney Residence proposal.
- Stated that the proposal is out of character with the neighborhood in that there are no other hyper modern residences.
- Stated that the project has a lesser setback than either of the adjacent historic residences.
- Stated that the Goldschmidt property could be seen from many vantage points in the City.
- Stated that the view from inside the Goldschmidt home was exceptional and would be impacted.
- Stated that there was a presumption from the prior Romney Residence approval that a 54' setback would be required at the undeveloped lot.

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

- Clarified that the proposed setback is 45' when 20' is required in the Zone.
- Confirmed that staff had provided direction to heed the line of sight study from the Romney Residence project (reviewed by the Planning Commission in June of 2020) and had recommended a style other than Spanish Colonial Revival to help differentiate from the historic Goldschmidt home.
- Agreed that the design does not have major roof elements or bold coloring/features that compete or detract from the historic residence.
- Earth tone colors and varied step backs blend with the street scene and limit competition with the neighboring Goldschmidt property.
- Highlighted the importance of landscape, especially in this neighborhood that has an estate character. It should transition from the Goldschmidt palette and be a foil to that property.
- Encouraged reduction of the front pergola element.

The Subcommittee recommended that the item advance to a Planning Commission hearing once plans are modified to address: a detailed landscape plan, rooftop mechanical equipment and screening, and consideration of a reduction of the front pergola.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. **ORAL AND WRITTEN COMMUNICATION**

None

ADJOURNMENT

Adjourned to the April 24, 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

