

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
JUNE 12, 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

1. MINUTES

A. Review and file minutes of the Design Review Subcommittee meeting May 29, 2024

Motion by Committee Member Crandell, second by Vice Chair Cosgrove, carried 3-0 to approve the Design Review Subcommittee meeting minutes of May 29, 2024.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Public Hearing Project (PHP) 24-029, Rimland Residence, 137 West Avenida Santiago (Ciampa)

A request for a Development Permit (DP 24-041) to allow the demolition of 1,155 square feet of the existing two-story single-family residence, the construction of a first and second story addition totaling 2,229 square feet, and a 344 square foot roof deck abutting a historic resource at 201 Esplanade.

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

The project designer, Austin Peters, provided additional information about the project, noting that:

- The elevations have an intentional gable/hip pattern to break up the roofline.
- The loggia is setback 24' from the front property line, and the building wall of the residence is an additional 13' back.
- A rendering was completed after the staff report was published and was shown within the staff presentation to demonstrate the view of the project from the perspective of the historic residence across the street.
- The project lowers the grade of the front yard.
- The project uses brick and stucco for its siding.
- The landscaping palette is Mediterranean inspired.
- There is a mix of architectural styles in the neighborhood.

Chair Camp opened the item for public comment. There were no members of the public who wished to comment on this project. However, it was noted that Larry Culbertson of the San Clemente Historical Society submitted a letter that was favorable to the project.

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

- Questioned the roof material, which Mr. Austin clarified was a flat clay tile.
- Questioned whether the ledge element (which separates the 1st and 2nd floors as seen in the rendering) wrapped all elevations; Mr. Peters responded that it does.
- Commented that the project meets development standards, and appreciated the additional front yard setback.
- Commented that there is no impact on the historic residence across the street.
- Supported the landscape palette.

The Subcommittee recommended that the project continue on to review by the Planning Commission at its required public hearing.

3. NEW BUSINESS

None

4. OLD BUSINESS

A. Public Hearing Project (PHP) 24-246, Rasta Taco Mixed-Use, 424 N El Camino Real (Lightfoot)

A request to develop a new mixed-use building with two ground floor commercial spaces, including a restaurant with beer, wine, and alcohol sales for indoor and outdoor consumption, and a residential unit and an ADU on the second floor above. The project includes a Development Permit (DP 24-247) and a Conditional Use Permit (CUP 22-246).

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

Chair Camp opened the item for public comment. There were no members of the public who wished to comment on this project. However, it was noted that Larry Culbertson of the San Clemente Historical Society submitted a letter that was favorable to the project.

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

- The project has been simplified, per the DRSC’s prior recommendation at their May 29, 2024 meeting.

- The project provides improved spacing for signage; however, the Subcommittee recommended that the applicant plan for signage above the primary entry for the primary tenant.
- Recommended relocating the restroom in order to expand the functional space of the shared courtyard. As drawn, the required ADA clearances around the tenant and restroom entries substantially limit the usable outdoor dining space. Recommended relocating the restroom to the north side of the loggia.
- The restroom relocation would also allow for architectural improvements, e.g. reducing the number of columns and centering the primary arch.
- Identified some drawing errors (e.g. plane and roof element lines shown incorrectly in some elevations) to be corrected on the final set for review by the Planning Commission

The Subcommittee recommended that the owner discuss the potential benefits of reorganizing the patio and then submit final plans for review the Planning Commission at the required public hearing.

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourned to the June 26, 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