

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
SEPTEMBER 11, 2024**

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

Subcommittee Members Absent: Committee Member Bart Crandell

Staff Present: Zach Rehm, Principal Planner
David Carrillo, Associate Planner

1. MINUTES

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

Motion by Vice Chair Cosgrove, second by Committee Member McKhann, carried 3-0 to continue approval of the Design Review Subcommittee meeting minutes of August 28, 2024.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

- A. **Public Hearing Project 24-187, Sunset Shores Façade Remodel Permit Amendment, 410 Corto Lane (Rehm)**

A request for an amendment to Development Permit (DP) 23-415 for exterior improvements, including a height increase for faux roof extensions, façade improvements, and architectural embellishments, to an existing 18-unit condominium building located at 410 Corto Lane within the Pier Bowl Specific Plan and the Architectural (A) Overlay District

Principal Planner Zach Rehm summarized the staff report and key elements of the proposed project.

Chair Camp opened the item for public comments.

Applicant's architect Anthony Massaro summarized the proposed design elements.

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

- Asymmetry and material contrast is good design vocabulary.
- Trellises at roof add good texture.
- Understory wood elements add color variation.

- Corbels on second story may not be additive to design, but they provide texture and corbels/rafter tails are not required to be functional; so these elements can stay or go.
- Tower at left is not overly dominant and does not obstruct views, but parapets serve same function and compliment building design; so tower element can stay or go.
- Stucco improvements are crucial to the design, should be less mixture of light and dark on each of the three segments of the façade; either make all white or white and the darker color but with distinct variation not so much mishmash.
- The glass guardrails look fine in this context because the building is not traditional SCR and this façade has a Riviera feel, but there should be uniformity in the balcony guardrail treatments as soon as possible, perhaps in a second phase of the project within three years if not done all at once.

The Subcommittee encouraged the applicant to consider the comments and make design revisions before the Planning Commission hearing.

B. Pre-Application 23-187, La Ronda Townhomes, 111 La Ronda (Carrillo)

A request for preliminary feedback on a pre-application submittal for a conceptual plan to construct an 18-unit multi-family development on four vacant lots located at 111 La Ronda.

Associate Planner David Carrillo summarized the staff report and key elements of the preliminary.

Chair Camp opened the item for public comments.

Applicant Steven Stapakis summarized the proposed design elements.

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

- Provide justification on why the Planning Commission should approve the project. Analyze the project against the General Plan Goals and Policies, and General Design Guidelines.
- More exhibits are required to communicate project information (i.e. parking).
- Obtain an example of a narrative letter which provides an analysis on City policies.
- Supports garages not being visible from the street.
- The units have identity across the front façade.
- There is too much going on visually for the size of the project (i.e. texture, color, height variation) – consider simplifying.
- Provide more detail on the material board and elevation drawings.
- There is modulation in the architecture, but not in the landscaping. Provide layering of landscape elements in the front yard along La Ronda.

- Landscaping should be a strong component of the design.
- Consider reducing the number of units to provide the appropriate drive aisle width for consistency with OCFA and CR&R drive aisle width standards.
- Consider a beach cottage architectural style, to better fit with San Clemente.
- Avoid looking like an apartment complex.
- The rear units look like a different project than the front units. Design for cohesiveness.
- Spaces in between buildings are too narrow. Consider attaching more units/buildings to increase the space in between buildings.
- Improve the perceived density and massing.
- Material board and color board is too busy, should be toned town to provide more unified design.
- Street fronting landscape elements and natural grade variation are important to project design
- Review Los Molinos Specific Plan design guidelines and adjacent architecture for design inspiration
- Make sure to review parking and drive aisle code and consult with trash provider and fire department prior to finalizing design

5. OLD BUSINESS

None.

6. ORAL AND WRITTEN COMMUNICATION

None.

7. ADJOURNMENT

Adjourned to the September 25, 2024 DRSC meeting at 3:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,

Chair M. Steven Camp

Attest:

Zach Rehm, Principal Planner