

**MINUTES OF THE REGULAR STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
March 20, 2013 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

CALL TO ORDER

Chair Avera called the Regular Study Session of the Planning Commission of the City of San Clemente to order at 6:02 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

ROLL CALL

Commissioners Present: Nesa Anderson, Barton Crandell, Jim Ruehlin; Chair pro tem Donald Brown, and Chair Lew Avera

Commissioners Absent: Vice Chair Julia Darden, Michael Kaupp

Staff Present: Jim Pechous, City Planner
Cliff Jones, Associate Planner
Eileen White, Recording Secretary

AGENDA

A. Window Materials in the Architectural and Pedestrian Overlay (Jones)

Review the Planning Commission window materials policy for non-historic properties within the Architectural and Pedestrian Overlay (Overlays) and consider allowing windows with factory finishes in the Overlays.

Cliff Jones, Associate Planner, reviewed the staff report, a request from City Council that the Commission consider revising the policy to allow quality windows with factory finishes on non-historic properties in the Architectural and Pedestrian Overlays. Staff recommended the Commission expand the window policy to allow quality fiberglass and aluminum windows with a manufacture paint application for non-historic buildings in the Overlays, subject to the discretion of the City Planner.

Discussion ensued regarding difficulties associated with maintaining wood windows, the high quality of fiberglass and aluminum windows with manufactured paint application currently available on the market, and current practice of some homeowners associations who replace wood windows with vinyl windows without

permits. By allowing alternative window materials HOA's are more likely to replace their windows with quality fiberglass or aluminum that maintain the architectural quality of the building.

The Commission stressed that staff review of aluminum and fiberglass window design and quality is paramount. The Commission suggested staff maintain a list of acceptable window product types and periodically update the list to assure that the windows on the list are high quality.

The Commission recommended the Policy be revised to allow fiberglass and aluminum windows on buildings within the Architectural and Pedestrian Overlays. They also recommended that they be allowed for additions to historical properties; but not to the historic resource. The original portions of a historic resource shall have windows which design and material are consistent with the Secretary of Interior Standards.

Public Comment:

Larry Culbertson, resident, established from Commissioner Crandell that the quality of fiberglass windows has greatly improved in the last few years, especially with regard to stability when exposed to high temperatures.

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER BROWN, AND UNANIMOUSLY CARRIED TO REVISE THE WINDOW POLICY IN THE ARCHITECTURAL AND PEDESTRIAN OVERLAY AS RECOMMENDED IN TABLE 1 OF THE STAFF REPORT.

COMMISSION COMMENT: None

RECESS - Recess until 7:00 p.m.

Respectfully submitted,



Lew Avera, Chair

Attest:



Jim Pechous, City Planner