

These minutes were approved with corrections at the DRSC meeting of October 23, 2013.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
OCTOBER 9, 2013**

Subcommittee Members Present: Michael Kaupp, Julia Darden and Bart Crandell

Staff Present: Cliff Jones and John Ciampa

1. MINUTES

Minutes approved: September 25, 2013

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Historic Property Preservation Agreement 13-300, Cook Residence (Ciampa)

A request to consider a Mills Act agreement for a historic house located at 410 Avenida Granada.

Associate Planner John Ciampa summarized the staff report.

Subcommittee Member Kaupp stated that the property owner may want to consider covering the wood sections of the enclosed porch with stucco because there could be issues with water infiltration.

Subcommittee Member Darden said the exposed wood of the enclosed deck gives it an honest design that shows it was once an open porch.

The DRSC was supportive of the property owner painting the wood portion of the enclosed porch brown or stuccoing over it to match the rest of the enclosed porch indicating both were consistent with the Secretary of Interior Standards for the treatment of historic properties.

Subcommittee Member Darden stated that if the railing on the steps to the house is required that the new railing be contiguous and span the length of both sets of steps to the house to have a more graceful design. The DRSC agreed with her comment.

The DRSC stated that they agreed with staff's recommendation to relocate or conceal the electrical conduit at the back of the house because it has a visual impact.

The DRSC supported the recommended improvements identified by staff and recommended approval to the City Council.

B. Amendment to Discretionary Sign Permit 92-119, Gateway Village Plaza Sign Program (Ciampa)

A request to consider modifications to the Master Sign Program for the Gateway Village Plaza shopping center located at 800-806 Avenida Pico.

Associate Planner John Ciampa summarized the staff report.

Subcommittee Member Darden asked staff and the applicant if they considered a new sign design like metal pined letters. Staff stated that the applicant wanted to only make changes to the cabinet signs to have consistent signage throughout the center. The applicant responded that they liked the metal pin mounted letters, but since signs will be changed out over time and utilizing a drastically different sign type will give the shopping center a mix/match of signage.

The DRSC clarified with staff that new signs will replace the cabinet signs when a new tenant comes into the center or a lease is renegotiated. Staff and the applicant confirmed the proposed phasing approach for new signs.

The DRSC was in support of the proposed amendment because it would update the signage and improve the aesthetics of the center.

3. NEW BUSINESS

None

4. OLD BUSINESS


None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held October 23, 2013 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

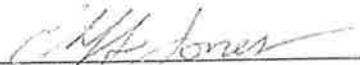
6B(1)-2

Respectfully submitted,



Michael Kaupp, Chair

Attest:



Cliff Jones, Associate Planner

6B(1)-3

These minutes were approved at the DRSC meeting of November 13, 2013.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
OCTOBER 23, 2013**

Subcommittee Members Present: Michael Kaupp, Julia Darden and Bart Crandell

Staff Present: Sean Nicholas

1. MINUTES

Subcommittee member Darden recommended a change to the Minutes from October 9, 2013, concerning the Master Sign Program for Gateway Village Plaza. With that modification the minutes were approved for October 9, 2013

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Amendment to Minor Architectural Permit 13-295, U-Haul Façade Improvements (Nicholas)

A request to consider an accessory structure over 15 feet in height for the existing U-Haul and storage facility located at 310 East Avenida Pico, within the Industrial (M-2) zoning designation of the 1986 zoning code and within a General Plan Architectural Overlay.

Associate Planner Sean Nicholas summarized the staff report.

Representatives from U-Haul explained the need for the Accessory structure and why they placed the structure where they did.

Subcommittee members all indicated they understood why the applicant wanted the accessory structure, but indicated based on the design, materials, and location on-site that the current design could not be supported by Design Review Subcommittee. Subcommittee members also indicated that they appreciated staff's efforts to develop suggestions to improve the situation, but as designed, they felt the project did not meet Design Guidelines and findings to support approval of the structure.

Subcommittee member Crandell indicated that a revised design to create more of an island, with a small structure with awnings off of it could be an alternative design, but thought would have to be given to how that would work and what it would look like.

Subcommittee members Kaupp and Darden agreed that Subcommittee member Crandell's solution may work and would be an improvement over what is proposed, but the applicant would need to come back with a revised plan.

3. NEW BUSINESS

None

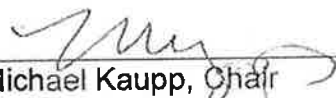
4. OLD BUSINESS

None

5. ADJOURNMENT

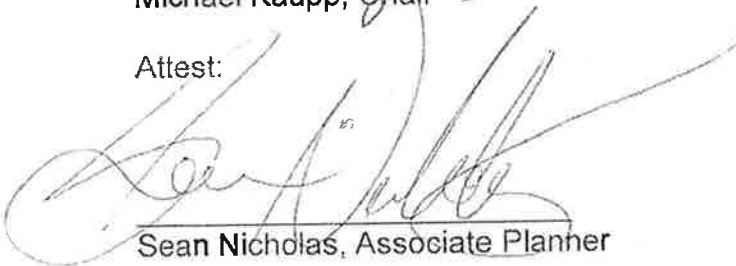
Adjourn to the Regular Meeting of the Design Review Subcommittee to be held November 13, 2013 at 10:00 a.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,



Michael Kaupp, Chair

Attest:



Sean Nicholas, Associate Planner

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