

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
March 25, 2015**

Subcommittee Members Present: Bart Crandell, Julia Darden, Jim Ruehlin

Staff Present: Cliff Jones, Amber Gregg and Sean Nicholas

1. MINUTES

Minutes from March 11, 2015 meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Pre-App 14-509, Pacific Coast Church Vacant Property, Calle Frontera (Gregg)

Review revised site plan for initial comments and feedback.

Associate Planner Amber Gregg summarized the staff report. The applicant, Lennar Homes, reviewed the revised plans with the group.

The Subcommittee individually or as a group stated:

- Applicant should discuss the proposed access from Calle Ola Verde with the adjacent Faire Harbour development.
- Proposed development, as seen from the freeway, is improved from the previous design.
- More view corridors across the development would be nice but difficult to do.
- Concern about guest turn-around with the new design.
- Concern about all units having a roof deck, architectural design of roof deck, and separation between roof decks.
- Concern about the visual appearance of rows of garages and scarcity of landscaping.
- Project needs more open space and landscaping.
- Applicant should turn a garage at the end of a row when they have an opportunity. This would help breakup the streetscape of garages.
- If roof decks are proposed, CC&R's should have stringent rules to ensure they do not have negative impacts upon the neighborhood.
- Multimodal transportation needs to be taken into consideration, such as bicycle parking.
- The large coral tree on the corner of Ole Verde and Avenida Frontera should be saved.
- Drought tolerant and environmentally friendly landscaping should be utilized.

- The revised project is moving in the right direction but there are still significant concerns with the proposed design.
- The applicant may not get the number of units they are proposing.
- Thanked the applicant for taking advantage of the pre-application process.

B. Discretionary Sign Permit 13-243, SC Professional Plaza Monument Sign (Nicholas)

A request to consider a new monument sign for an existing commercial/office center located at 653 Camino De Los Mares.

Associate Planner Sean Nicholas summarized the staff report.

The Subcommittee individually or as a group stated:

- Agreement with staff's recommendation.
- Had discussion regarding various methods of sign illumination.
- A desire to avoid light pollution
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The Subcommittee recommended the project should move forward to Planning Commission for their consideration.

C. Conditional Use Permit 15-024/Cultural Heritage Permit 15-025, Hamilton's Restaurant (Jones)

A request to consider the remodel of a one-story restaurant building at 201 Avenida Del Mar.

Associate Cliff Jones summarized the staff report.

The Subcommittee individually or as a group stated:

- Agreement with staff's recommendations.
- A desire to reduce the quantity of tile surrounding the ATM and locate tile elsewhere on the building such as the building entries.
- The goose neck lighting over the ATM should be lowered.

The Subcommittee recommended the project should move forward to Planning Commission for their consideration.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held April 15, 2015 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

Bart Crandell, Chair

Attest:

Cliff Jones, Associate Planner

DRAFT