

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
April 29, 2015**

Subcommittee Members Present: Julia Darden, Jim Ruehlin and Wayne Eggleston

Staff Present: Jim Pechous, Cliff Jones, Sean Nicholas and John Ciampa

1. **MINUTES**

Minutes from April 15, meeting.

2. **ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS**

A. **Amendment to Sign Plan Permit 97-16, Alternate Elevation Plans
Marblehead Coastal Residential** (Nicholas)

A request to consider alternative elevations for 35 lots within the residential portion of Marblehead Coastal.

Associate Planner Sean Nicholas summarized the staff report.

The Design Review Subcommittee as a group or individually made the following comments:

- Agreed with staff's recommendations.
- Felt that anything that can be done to create openness in the balconies, especially above the garages would be beneficial.
- There should be balance in the use of ornate wrought iron balconies and simplistic wrought iron balconies.
- Ensure that the color palette is consistent with the decorative stone and brick approved for the elevations.
- Ensure that elevations are not disjointed and read as one coherent home.
- Expressed support of utilizing the concepts developed by the architect and presented at the meeting to address massing concerns for the 5500 series alternatives.
- Expressed appreciation of the applicant's efforts to ensure that the heights are all less than or equal to the previously approved heights.

The Subcommittee recommended the project should move forward to the Zoning Administrator for consideration.

B. Minor Cultural Heritage Permit 15-075, Andrews Residence (Ciampa)

A request to allow exterior changes to a duplex located within the Architectural Overlay district at 304 Avenida Del Mar within the RM-A zone.

Associate Planner John Ciampa summarized the staff report.

The applicant stated the following comments in regard to the project and future plans for the property:

- That they have plans for a two phased project that will bring the structure closer to a Spanish Colonial Revival design.
- The first phase proposes the garage addition, trellis, deck extension.
- Phase two (not currently proposed) will include re-stuccoing and painting the building, removal of fascia boards and a new tile roof to bring the duplex closer to a Spanish Colonial Revival design.

The Design Review Subcommittee as a group or individually made the following comments:

- Roof tile would bring the home closer to a Spanish Colonial Revival Design and would improve the aesthetics of the building.
- The application of roof tiles around the exterior ridgeline are not authentic and should be removed from the scope of work.
- Improve the spacing and increase the number of corbels under the deck extension. The corbels should have a traditional decorative end and not extend beyond the deck.
- The last corbel, near the side entrance of the duplex, is not necessary because there is a corbel coming across the front of the building.
- The deck extension as proposed is an appropriate design and does not require a reduction in the footprint with the additional corbels recommended.
- Remove the wood framing around the garages and replace it with a stucco corner that is consistent with the other corners of the building.

The Subcommittee recommended the project should move forward to the Zoning Administrator for consideration.

C. Discretionary Sign Permit 14-438, 107 Avenida de la Estrella Sign Program (Jones)

A request to consider a request for the establishment of a sign program for a building located at 107 Avenida de la Estrella.

Associate Planner Cliff Jones summarized the staff report.

The Design Review Subcommittee as a group or individually made the following comments:

- Sign C.2 should be centered over the first floor windows.
- Sign C.1 and C.2 should be at the same height for visual balance.
- Blade sign should be centered over the door visual balance.
- Omit stone suite sign as an option because the material does not match the wood and metal materials used for other signs.
- Include a directory sign in the sign program.

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

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held May 13, 2015 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.

Respectfully submitted,

Julia Darden, Vice Chair

Attest:

Cliff Jones, Associate Planner