

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
May 13, 2015**

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

Staff Present: Cliff Jones, Sean Nicholas and John Ciampa

1. MINUTES

Minutes from April 29, 2015 meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Conditional Use Permit 15-081/Discretionary Sign Permit 15-082, The Coast Monument Signs (Nicholas)

A request for a new Master Sign Program for six entry monument signs into the Coast Subdivision.

The Design Review Subcommittee either individually or as a group discussed the following items:

- Whether or not the proposed stone veneer would appear authentic.
- Questions as to why they were adding one additional monument sign.
- Expressed support for all the signs and their design.

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

B. Cultural Heritage Permit 15-080, Hager Duplex (Ciampa)

A request to construct a 2,797 square foot duplex located at 216 Avenida Victoria within the Residential Medium zoning district and Coastal Zone (RM-CZ). The project site is located adjacent to a historic house.

Associate Planner John Ciampa summarized the staff report.

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

- Because of the project's location it should not have an impact on the adjacent historic structure across the street.
- The bay windows helped break up the east elevation.

- The design of the bay windows should be evaluated by the applicant to ensure they do not collect dirt and stain the building when it rains.
- The Hollywood driveway is a nice feature and should have a natural material like grass or a drought tolerant plant species.
- If possible, the driveway apron should be shortened to ensure it's 18 feet long and will not block the sidewalk.
- The glass doors should be opaque to ensure there is not a glow through the doors if the light is left on in the garage at night.
- Expressed support for the project.

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 27, 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