



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: July 22, 2015

PLANNER: Sean Nicholas, Associate Planner *SN*

SUBJECT: Discretionary Sign Permit 15-082/Conditional Use Permit 15-081, The Coast Development Identification Signs, a request to consider a Master Sign Program to replace five (5) existing monument signs and add one monument sign for The Coast residential subdivision in San Clemente.

REQUIRED FINDINGS

Prior to approval of the proposed project, the following findings shall be made. The draft Resolution (Attachment 1) and analysis section of this report provide an assessment of the project's compliance with these findings.

Discretionary Sign Permit (DSP), Section 17.16.250, to approve the proposed Master Sign Program for more than four (4) signs.

- a. The design, including lighting, scale, length and materials, of the sign is consistent with the intent of the design elements of the General Plan and the Design Guidelines.
- b. The design, scale and materials of the sign harmonize with the architectural design and details of the building or site it serves.
- c. The design and scale of the sign is appropriate to the distance from which the sign is normally viewed.
- d. The design and materials of the sign provide a contrast between the background and letters.
- e. If a freestanding sign is included in the sign application, the design, scale or location of the building dictates the use of freestanding signs, rather than building-mounted signs.
- f. For Master Sign Programs:
 - i. The provisions of the Master Sign Program ensure consistency in design and style of all new signs,
 - ii. The provisions of the Master Sign Program address compatibility of the design and style of any existing signs on the building or site, and
 - iii. All new signs within the Master Sign Program are in compliance with the design standards of this chapter.

Conditional Use Permit, Section 17.16.060 to allow the construction of small accessory structures in privately owned open space (home owner association (HOA) owned property).

- a. The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of the

Zoning Ordinance, the San Clemente General Plan, and the purpose and intent of the zone in which the use is being proposed.

- b. The site is suitable for the type and intensity of use that is proposed.
- c. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity.
- d. The proposed use will not negatively impact surrounding land uses.

BACKGROUND

The applicant, Vasin Signs, proposes a new Master Sign Program for six monument signs for the entry into the Coast Subdivision. Five of the six proposed sign locations have existing subdivision monument identification signs that would be replaced, and one location is new.

A Conditional Use Permit is required because some of the signs are located in private HOA owned open space, and small structures like this require approval of a Conditional Use Permit. A Discretionary Sign Permit is needed for the Master Sign Program because they are proposing more than four signs.

Development Management Team Meeting

The City's Development Management Team (DMT) reviewed the project on April 2, 2015, and recommended approval with conditions. The recommended conditions of approval are shown on Attachment 1, Exhibit A.

Noticing

Public notices were distributed and posted per City and State requirements, and to date staff has not received any correspondence on this item.

PROJECT DESCRIPTION

The applicant proposes to establish a Master Sign Program for the replacement of five (5) existing monuments signs and one (1) new monument sign associated with The Coast residential subdivision. The signs are consistent with all applicable development standards as they are all less than six feet in height and less than 24 square feet in sign face.

Table 1 is a list of proposed signs for the Master Sign Program.

Table 1 – Proposed Signage

Proposed Signage	Sign Square Footage	Compliant with Municipal Code
Primary Monument Sign (Corner of Vallarta and Vaquero)	20 square feet of sign area 90.5 square feet total structure	Yes
Primary Monument Sign (Corner of Guadalajara and Vaquero)	20 square feet of sign area 90.5 square feet total structure	Yes
Primary Monument Sign (Corner of Guadalajara and Vaquero)	20 square feet of sign area 90.5 square feet total structure	Yes
Secondary Monument Sign (Calle Vallarta)	5 square feet of sign area 30 square feet total structure	Yes
Secondary Monument Sign (Calle Frontera)	5 square feet of sign area 30 square feet total structure	Yes
Secondary Monument Sign (Calle Frontera)*	5 square feet of sign area 30 square feet total structure	Yes
Total Signage Permitted by the Municipal Code	192 square feet	
Total Signage Proposed	75 square feet	Yes

*New monument sign

Design of Signs

The monument signs are a high quality design. The monument signs are proposed to be solid block construction with a stone veneer to be consistent with the architecture of The Coast subdivision. The Marblehead Inland monument signs are nearby some of the proposed signs, and the design and scale of the proposed signs will differentiate the two subdivisions. The applicant states that there is no new lighting proposed only repairing existing landscape lighting. The sign face of Travertine Tiles will allow “The Coast” text to be sandblasted into the tiles to set it apart in the overall design. The proportions and scale

of the primary and secondary monument signs are consistent with the area which they are proposed.

PROJECT ANALYSIS

Discretionary Sign Permit

Master Sign Program

Pursuant to Municipal Code 17.84.020(G)(2)(e), when four or more new signs are added/modified a Master Sign Program is required. The purpose of a Master Sign Program for a residential development is to ensure that the design of the signs are coordinated, consistent with the neighborhood, and provide standards for replacement signs in the future should they become damaged or vandalized. Staff has reviewed the design, scale, materials, and illumination of the sign program and finds that it is consistent with the neighborhood which they serve.

Staff has reviewed the required findings necessary to approve a Discretionary Sign Permit for a Master Sign Program and it is staff's position that the required findings can be met for approval, in that:

- The design of the signs are complimentary and consistent with the residential neighborhood.
- The scale, materials, and illumination of all the signs are appropriate for their location and from the distance in which they are viewed.
- The various signs will stand out from the backgrounds which they are placed, and serve the purpose for which they are intended.
- The use of the monument signs are consistent with other residential neighborhoods and five of the six signs proposed are existing and will replace older designs.
- Lastly, the Master Sign Program will provide high quality signs for the subdivision now and in the future.

Conditional Use Permit

Pursuant to Municipal Code Section 17.16.060, new accessory structures such as walls require approval of a Conditional Use Permit. The proposed monument signs are small walls, and are located within HOA owned private open space. In five of the six locations the monument signs are existing and will replace the aged entry features. In the new location, a small monument sign will be added to provide balance at the entry point (there is an existing monument sign to be replaced on one side of the street). Staff has reviewed the required findings necessary to approve a Conditional Use Permit for the accessory structures in the private open space and it is staff's position that the required findings can be met for approval, in that:

- The small monument signs are permitted in the zone with a Conditional Use Permit.
- The sites are suitable as there have been signs in most of the locations for several decades.

- The signs meet applicable sight distance requirements.
- The designs are compatible with the neighborhood.
- The footprint of the signs are minimal and will not negatively impact the private open space zone.

Conclusion

Overall, staff’s position is that the new monument signs are of a high quality and distinctive from the surrounding residential subdivision signs, in particular Marblehead Inland which means that there will be a distinctive symbolic change separating the two residential areas. Staff is supportive of the proposed project as it meets all applicable development standards and is consistent with the surrounding residential neighborhood.

DESIGN REVIEW SUBCOMMITTEE

The DRSC reviewed this proposal on May 13, 2015. Both staff and the DRSC were supportive of the proposed design. The staff report and minutes has been included as Attachment 3.

GENERAL PLAN CONSISTENCY

Table 2 summarizes how the proposed use is consistent with adopted policies outlined in the City of San Clemente General Plan.

Table 2 - General Plan Consistency

Policies and Objectives	Consistency Finding
<i>LU Primary Goal 1. Retain and enhance established residential neighborhoods...</i>	Consistent. The signs are low scale and in character with the existing neighborhood, and will be an improvement over the existing monument signs.
<i>LU-1.03. Maintenance of Neighborhood Character. We maintain elements of residential streets that unify and enhance the character of neighborhoods, including parkways, street trees, and compatible setbacks.</i>	Consistent. The signs are in character with the neighborhood and improve the entrances into the subdivision with the proposed signs.

Policies and Objectives	Consistency Finding
<p><i>UD-1.09. Signs. We require quality, balance, consistency, and the use of high quality materials in the design of public and private signs...</i></p>	<p>Consistent. The signs are solid block with a high quality stone veneer to provide the subdivision with a unique and custom look to differentiate the area from surrounding residential neighborhoods.</p>

ENVIRONMENTAL REVIEW/COMPLIANCE (CEQA):

The Planning Division determined the project is categorically exempt from the California Environmental Quality Act (CEQA). Per CEQA Guidelines Section 15303, the project is a Class 3 exemption because it primarily include new signs to replace existing facilities and one new sign location. All signs are small in scale and consistent with the Municipal Code.

CALIFORNIA COASTAL COMMISSION REVIEW

The project is not located in the Coastal Zone, and therefore it is exempt from California Coastal Commission review.

ALTERNATIVES; IMPLICATIONS OF ALTERNATIVES

1. The Planning Commission can concur with staff and approve the Coast Residential Identification Monument Signs with the recommended conditions of approval.

This is the recommended action. This action would result in the signs being approved. City Council would have the ability to call the approval up for their review.

2. The Planning Commission can, at its discretion, add, modify or delete provisions of the proposed Master Sign Program modifications or conditions.

The Planning Commission could determine that additional design changes are necessary for the project and condition the project as appropriate.

3. The Planning Commission can deny all components of the proposed monument signs.

This action would result in the applicant's proposed signs being denied. The action may be appealed by the applicant to City Council.

RECOMMENDATION

STAFF RECOMMENDS THAT the Planning Commission approve DSP 15-082/CUP 15-081, The Coast Development Identification Signs, subject to the attached Resolutions and Conditions of Approval.

Attachments:

1. Resolution No. PC 15-038
Exhibit A - Conditions of Approval
2. Location Map
3. May 13, 2015 Design Review Subcommittee Staff Report and Minutes (excepted)
Proposed Signs

RESOLUTION NO. PC 15-038

**A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF
SAN CLEMENTE, CALIFORNIA, APPROVING DISCRETIONARY SIGN
PERMIT 15-082 AND CONDITIONAL USE PERMIT 15-081, THE COAST
DEVELOPMENT IDENTIFICATION SIGNS, FOR SIX IDENTIFICATION
MONUMENTS SIGNS THROUGHOUT
THE COAST RESIDENTIAL SUBDIVISION**

WHEREAS, on March 11, 2015 an application was submitted, and on July 1, 2015, deemed complete by Thomas Vasin, 23122 Alcalde Drive Suite E, Laguna Hills, CA, 92653, a request to approve a new Master Sign Program for various identification monument signs located throughout The Coast residential subdivision; and

WHEREAS, the; Planning Division completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine this project is categorically exempt from CEQA. Per CEQA Guidelines Section 15303, the project is a Class 3 exemption because it primarily include new signs to replace existing facilities and one new sign location. All signs are small in scale and consistent with the Municipal Code; and

WHEREAS, on April 2, 2015, the City's Development Management Team reviewed the project for consistency with applicable development standards and has provided conditions of approval accordingly; and

WHEREAS, on May 13, 2015, the City's Design Review Subcommittee considered the proposed project and was supportive of the proposed design and locations of the signs; and

WHEREAS, on July 22, 2015, the Planning Commission held a duly noticed public hearing on the subject application, and considered evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, the Planning Commission of the City of San Clemente hereby resolves as follows:

Section 1: the Planning Division completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Planning Commission determine this project is categorically exempt from CEQA. Per CEQA Guidelines Section 15303, the project is a Class 3 exemption because it primarily include new signs to replace existing facilities and one new sign location. All signs are small in scale and consistent with the Municipal Code.

Section 2: With regard to Discretionary Sign Permit (DSP) 15-082, the Planning Commission finds as follows:

- A) The design, including lighting, scale, length and materials, of the sign is consistent with the intent of the design elements of the General Plan and

Design Guidelines, in that the design and scale of the signs are appropriate and in character with the surrounding residential area. The signs are consistent with all applicable development standards. The design of the signs create a unique and distinctive character for The Coast subdivision and will create a sense of entry distinguished from other surrounding permanent subdivisions.

- B) The design, scale and materials of the sign harmonize with the architectural design and details of the building and site it serves, in that the signs are designed to promote, enhance, and tie into the high quality residential character of the Coast Residential subdivision. The design of the signs create a unique and distinctive character for The Coast subdivision and will create a sense of entry distinguished from other surrounding permanent subdivisions.
- C) The design and scale of the signs are appropriate for the distance from which the signs are normally viewed, in that the signs are consistent with the Municipal Code requirements and provides different types of identification signs for primary and secondary entrances into the tract. The design of the signs create a unique and distinctive character for The Coast subdivision and will create a sense of entry distinguished from other surrounding permanent subdivisions.
- D) The design and materials of the sign provide a contrast between the background and letters in that the signs are proposed to be primarily an earth done stone with an inset travertine tile that will have "The Coast" cut into the travertine tiles providing design consistency but differentiation. The design of the signs create a unique and distinctive character for The Coast subdivision and will create a sense of entry distinguished from other surrounding permanent subdivisions.
- E) Since a freestanding sign is included in the sign application, the design, scale or location of the building dictates the use of freestanding signs, in that the signs act as an entry into the subdivision and will be an improvement over the design of the existing signs. The design of the signs create a unique and distinctive character for The Coast subdivision and will create a sense of entry distinguished from other surrounding permanent subdivisions.
- F) The provisions of the Master Sign Program ensure consistency in design and style of all new signs, in that the scale and design of the signs are consistent with the residential neighborhood it serves. The design of the signs create a unique and distinctive character for The Coast subdivision and will create a sense of entry distinguished from other surrounding permanent subdivisions.
- G) The provisions of the Master Sign Program address compatibility of the design and style of any existing signs on the building or site, and all new

signs within the Master Sign Program are in compliance with the design standards of this chapter, in that all of the existing signs for the subdivision will be changed out to this new sign package design, and the one additional sign is consistent with the design of the package. The design of the signs create a unique and distinctive character for The Coast subdivision and will create a sense of entry distinguished from other surrounding permanent subdivisions.

Section 3: With regard to Conditional Use Permit (CUP) 15-081, the Planning Commission finds as follows:

- A) The proposed use is permitted within the subject zone pursuant to the approval of a Conditional Use Permit and complies with all the applicable provisions of the Zoning Ordinance, the San Clemente General Plan, and the purpose and intent of the zone in which the use is being proposed in that this is for minor structures in the Homeowner Association owned open space and is primarily a replacement of the existing signs.
- B) The site is suitable for the type and intensity of use that is proposed in that the project is primarily a replacement of existing signs, and the proposed signs are small scale and in character with the surrounding residential development.
- C) The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity in that the signs are located to not impact sight distance and will be constructed compliant with the CA building codes.
- D) The proposed use will not negatively impact surrounding land uses in that the signs will be an improvement over the existing signs and distinguish the Coast subdivision as a unique residential area of the community.

Section 4: The Planning Commission of the City of San Clemente hereby approves DSP 15-082/CUP 15-081, The Coast Development Identification Signs, subject to the above Findings, and the Conditions of Approval attached hereto as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of San Clemente on July 22, 2015.

Chair

TO WIT:

I **HEREBY CERTIFY** that the foregoing resolution was duly adopted at a regular meeting of the Planning Commission of the City of San Clemente on July 22, 2015, and carried by the following roll call vote:

AYES: COMMISSIONERS:
NOES: COMMISSIONERS:
ABSTAIN: COMMISSIONERS:
ABSENT: COMMISSIONERS:

Secretary of the Planning Commission

EXHIBIT A

CONDITIONS OF APPROVAL
DSP 15-082/CUP15-081, The Coast Development Identification Signs

1. The owner or designee shall develop the approved project in conformance with the site plan, elevations, and any other applicable sign submittals approved by the Planning Commission on July 22, 2015, subject to these Conditions of Approval. Any deviation from approved submittals shall require that, prior to the issuance of building permits, the owner or designee shall submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator, as appropriate. *[Citation - Section 17.12.180 of the SCMC]* (PIng.)_____

2. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation - City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.)_____

3. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* (PIng.)_____

4. DSP 15-082/CUP15-081 shall become null and void if the use is not commenced within three (3) years from the date of the approval thereof. Since the use requires the issuance of a building permit, the use shall not be deemed to have commenced until the date that the building permit is issued for the development. *[Citation - Section 17.12.150.A.1 of the SCMC]* (PIng.)_____

A use shall be deemed to have lapsed, and DSP 15-082/CUP15-081 shall be deemed to have expired, when a building permit has been issued and construction has not been completed and the building permit has expired in accordance with applicable sections of the California Building Code, as amended. *[Citation - Section 17.12.150.C.1 of the SCMC]* (PIng.)_____

5. The owner or designee shall have the right to request an extension of DSP 15-082/CUP15-081 if said request is made and filed with the Planning Division prior to the expiration date as set forth herein. The request shall be subject to review and approval in accordance with Section 17.16.160 of the Zoning Ordinance. *[Citation - Section 17.12.160 of the SCMC]* (PIng.)_____

6. All light sources utilized for illumination of any signage onsite shall be in compliance with California Green Code requirements and shall be designed and installed to prevent light trespass on adjacent residents. ■■ (PIng.)_____

Building

7. A separate Building Permit is required for signs. Plans to construct new signs, add or alter the existing signs, add or alter structural, mechanical, electrical or plumbing features must be reviewed and approved through a separate building plan check / permit process. (Bldg.)_____ *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]*

8. Project has not been reviewed for Building Code compliance. Prior to issuance of building permits, code compliance will be reviewed during building plan check. (Bldg.)_____ *[S.C.M.C – Title 8 – Chapter 8.16- Fire Code, Title 15 Building Construction - Chapters 15.08, 15.12, 15.16, 15.20]*

9. Building permits shall not be issued unless the project complies with all applicable codes, ordinances, and statutes including, but not limited to, the Zoning Ordinance, Grading Code, Security Ordinance, Transportation Demand Ordinance, Water Quality Ordinance, Title 24 of the California Code of Regulations as adopted by

the City including, but not limited to the California Administrative, Building, Electrical, Plumbing, Mechanical, Energy, Green, and Fire Codes. (Bldg.)_____
[S.C.M.C – Title 8 – Chapter 8.16 – Fire Code, Title 15 Building and Construction Chapters 15.08, 15.12, 15.16, 15.20, 15.21, Title 16 Subdivisions, Title 17 Zoning]

- 10. Prior to issuance of any permits, the owner or designee shall demonstrate to the satisfaction of the City Engineer that the proposed improvements do not encroach into the street right-of-way or City Easements. Any encroachment into the right-of-way or city easement may require the approval of an Administrative Encroachment Permit to be approved by the City Engineer.: *[Citation – Section 15.36, 12.08, 12.16, and 12.20 of the SCMC]*

■ (Eng.)_____

* All Conditions of Approval are standard, unless indicated as follows:

- Denotes a modified standard Condition of Approval
- ■ Denotes a project specific Condition of Approval



Design Review Subcommittee (DRSC)

Meeting Date: May 13, 2015

PLANNER: Sean Nicholas, Associate Planner

SUBJECT: **Conditional Use Permit 15-081/Discretionary Sign Permit 15-082, The Coast Development Identification Signs,** a request for a new Master Sign Program for six entry monument signs into the Coast Subdivision.

BACKGROUND:

Project Description

The applicant, Vasin Signs, proposes a new Master Sign Program for six monument signs for the entry into the Coast Subdivision. Five of the six proposed sign locations have existing subdivision monument identification signs that would be replaced, and one location is new.

A Conditional Use Permit is required because some of the signs are located in private HOA owned open space, and small structures like this require approval of a Conditional Use Permit. A Discretionary Sign Permit is needed for the Master Sign Program because they are proposing more than four signs.

Why is DRSC Review Required?

The Design Review Subcommittee must review the request to ensure the proposed sign meets standards, and is compatible with the subdivision.

Site Data

The larger landscaped entry signs into the Coast Subdivision have existed since the tract was originally developed. The newer signs were installed within the last few years. All locations are located on Home Owner Association owned property.

ANALYSIS:

Proposed Signage

Table 1 is a list of proposed signs for the Master Sign Program.

Table 1 – Proposed Signage

Proposed Signage	Sign Square Footage
Primary Monument Sign (Corner of Vallarta and Vaquero)	20 square feet of sign area 90.5 square feet total structure
Primary Monument Sign (Corner of Guadalajara and Vaquero)	20 square feet of sign area 90.5 square feet total structure
Primary Monument Sign (Corner of Guadalajara and Vaquero)	20 square feet of sign area 90.5 square feet total structure
Secondary Monument Sign (Calle Vallarta)	5 square feet of sign area 30 square feet total structure
Secondary Monument Sign (Calle Frontera)	5 square feet of sign area 30 square feet total structure
Secondary Monument Sign (Calle Frontera)*	5 square feet of sign area 30 square feet total structure
Total Signage Permitted by the Municipal Code	192 square feet
Total Signage Proposed	75 square feet

*New monument sign

Monument Signs

The monument signs are a high quality design. The monument signs are proposed to be solid block construction with a stone veneer to be consistent with the architecture of the Coast Subdivision. The Marblehead Inland monument signs are nearby some of the proposed signs, and the design and scale of the propose signs will differentiate the two subdivisions. The applicant states that there is no new lighting proposed only utilizing existing landscape lighting. The actual sign face with the Travertine Tiles will allow “The Coast” to set apart from the overall design. The proportions and scale of the primary and secondary monument signs are consistent with the area which they are proposed, and each of the signs meet applicable development standards.

RECOMMENDATIONS:

The monument sign design utilizes high quality materials and is solid block construction. The lack of lighting, other than what is existing, is another positive of the proposed project. As noted above, the signs are consistent with all applicable development standards as they are all less than six feet in height and less than 24 square feet in sign face. The design and scale is proportional to the space they are proposed. Staff has no recommendations for the sign scale, massing, or design. Staff has asked the applicant to provide sample material and colors for DRSC review on May 13th. Staff is looking for DRSC concurrence with staff’s position regarding the scale, massing, and design, and welcomes any additional comments the Subcommittee may have.

**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.