

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
September 23, 2015**

Subcommittee Members Present: Bart Crandell, Jim Ruehlin and Wayne Eggleston

Staff Present: Jim Pechous, Cliff Jones and Sean Nicholas

1. MINUTES

Minutes from August 26, meeting were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Minor Cultural Heritage Permit 15-055, Cyr Roof Deck (Gregg)

A request to add a new balcony to the front of an existing triplex located at 253 Avenida Del Mar. The project is zoned Mixed-Use and is in the Architectural, Pedestrian, Central Business District, and Coastal Zone Overlays (MU3-A-P-CB-CZ).

Associate Planner Amber Gregg summarized the staff report.

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

- Concurred with all of staff's recommendations as noted in the staff report.
- The garage doors should be updated to match the remodel.
- Recommended squaring off the front deck.
- Recommended stuccoing the entire building versus the front third of the building.
- Requested details on the treatment of the driveway.
- Requested lighting on the building be pedestrian and dark skies friendly.

The Subcommittee recommended the project return to DRSC again due to the number of comments/concerns.

B. Minor Cultural Heritage Permit 15-273, Bailey Residence (Ciampa)

A request to remove an original window from a historic house located at 130 Avenida Pelayo within the Residential Medium (RM) zoning district, Assessor's Parcel Number 692-381-45.

Associate Planner John Ciampa summarized the staff report.

The Cultural Heritage Subcommittee (CHSC) made the following comments either individually or as a group:

- Requested the applicant maintain the window to the property because it is a character defining feature of the historic house.
- The window be left in place and the interior of the window be covered to allow the proposed kitchen remodel. This option would preserve the window to the exterior and would allow the kitchen remodel, as proposed.

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

C. Cultural Heritage Permit 15-256, Hinsch Residence (Ciampa)

A request to demolish an existing house and construct a new house, detached garage, and pool house that are adjacent to a historic house. The project is located at 200 Avenida La Cuesta.

Associate Planner John Ciampa summarized the staff report.

A member of the public, Larry Culbertson, requested that additional landscaping be installed to screen the project from the adjacent historic house.

The adjacent property owners, Wendy and Paul Rothenberg, requested the following:

- The project have a harmonious design with the historic house.
- Additional landscaping be installed to screen the project from their historic house.
- Remove the fire pit.
- Omitting the additional driveway as they thought it would be unsafe.
- The new house should be harmonious with the design of their house.

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

- The roof pitch should be modified to a 3/12.
- The rotunda at the front of the house appears out of proportion and should be modified to be balanced.
- The house design is very ornate and should be simplified to be a traditional Spanish Colonial Revival design.

- The windows should be simplified and vertically oriented. The larger windows should be located on the first floor and the smaller windows on the second floor to be a traditional Spanish Colonial Revival design.
- The inset molding design around the sliding doors on the rear (south) elevation of the house and the doors to the pool house are more decorative than what is typically used in Spanish Colonial Revival architecture. The design would be simplified by insetting the doors and eliminating the molding.
- The balconies should either be designed with wood or wrought iron railings, mixing the materials is not a traditional design.
- The arched bay window on the west elevation appears to intersect the eave. The window height should be lowered to provide adequate clearance from the eaves and roof.
- The existing vinyl fence should be removed and replaced with a traditional material fence or wall that does not have a negative impact on the historic house. Acceptable examples include wrought iron, wood, or a stucco wall.
- Have the traffic division review the additional driveway access point to ensure that it is safe.
- Include a detailed landscape plan that identifies the type of landscaping proposed across the street from the historic house.
- Save the mature tree at the front of the property, if possible.

The Subcommittee recommended the project move forward to 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 October 14, 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