

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
October 28, 2015**

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

Staff Present: Cliff Jones, John Ciampa, Sean Nicholas and Christopher Wright

1. MINUTES

Minutes from October 14, 2015 meeting were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

**A. Conditional Use Permit 15-216, Chase Bank (Ciampa)
(continued from October 14, 2015)**

A request to consider a subdivision for the development of a new building with a drive through for a Chase Bank and detached trash enclosure located on the Lowes site. The project is at 907 Avenida Pico and is in the Rancho San Clemente Specific Plan's Mixed Use zoning designation.

Planner John Ciampa summarized the staff report.

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

- The project should have traditional Spanish Colonial Revival eaves and rake details for the new building. The roof should also be consistent with the design guidelines and have mortar packing.
- The project could impact the Christmas tree lot sales for the Lowes property if the project reduces required parking. The parking supply and location of the Christmas Tree lot sales should be evaluated as part of the project.
- Staff should research to see how many drive through banks exist in the City and how many are two lanes.
- Concern was raised with the traffic circulation for the site. The site circulation for the drive through and the parking lot should be modified to address potential issues that could be created with the current site plan configuration.
- The lighting for the parking lot is contemporary and could be modified to be a more traditional Spanish Colonial Revival design and comply with Dark Sky standards.

- Pedestrian connectivity should be considered in the site design to see if it can be expanded to connect to the adjacent commercial property.
- The trash enclosure doors should be painted dark brown.
- The mature Coral Tree at the corner of the site should be preserved as part of the project.
- To improve the design of the drive through canopy it should be reduced in size or detached from the main structure.
- One drive through lane is preferred; however two lanes could be acceptable and may also be needed for the circulation of the site.

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

B. Amendment to Site Plan Permit 97-16, 7000 Series Plan 1 Modifications and Home Details Review-Sea Summit-Marblehead Coastal (Nicholas)

A request to consider design modifications to the 7000 Series Plan 1 front elevation, details on the model homes, and modifications to the temporary model home complex signs for Sea Summit, the residential portion of the Marblehead Coastal Specific Plan.

Planner Sean Nicholas summarized the staff report.

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

- The massing on the balcony above the garage for Plan 1C was too bulky and needed to be reduced.
- Expressed that the first design was preferable, but was supportive of the proposed Plan 1 modifications and roof lines.
- Expressed support of the high quality materials and follow through by staff and the applicant regarding the quality of the homes, and was supportive of everything continuing forward with staff inspections and oversight.

The Subcommittee expressed support of the 7000 series Plan 1 re-design and recommended the project move forward to the Zoning Administrator for consideration.

C. Conditional Use Permit 15-199, Sea Summit Model Home Sign Modification Review-Marblehead Coastal Residential (Nicholas)

A request to consider the revised sign designs for the temporary model home complex for Sea Summit as recommended by the Planning Commission.

Planner Sean Nicholas summarized the staff report.

DRSC was supportive of the re-design and placements as stipulated by the Planning Commission and thanked the applicant for their compliance.

D. Minor Architectural Permit 15-035, Dougherty Residence (Wright)

A request to consider a second-story addition to a nonconforming residence. The one-story residence is nonconforming because it has a 3-foot, 10-inch side yard setback, where 4-feet, 6-inches is required. The subject site is located within the Residential Low Density zoning district and Coastal Overlay at 107 West Paseo De Cristobal.

Planner Christopher Wright summarized the staff report.

The Subcommittee expressed support for the project. No changes were recommended. The Subcommittee recommended the project move forward to the Zoning Administrator 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 November 11, 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