

These minutes were approved at the DRSC meeting of February 24, 2016.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
January 13, 2016**

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

Staff Present: Cliff Jones, Christopher Wright

1. MINUTES

The minutes of the Design Review Subcommittee meeting of December 9, 2015 were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. 102 Avenida Santa Inez – Conditional Use Permit 15-394 – Rice Residence (Wright)

A request to consider the construction of a detached accessory building that exceeds the 15 foot height limit. The subject site is located in the Residential Medium Density Zone and Coastal Zone Overlay (RM-CZ) at 102 Avenida Santa Inez. The site's legal description is Lot 30, Block 2 of Tract 900 and Assessor's Parcel Number is 060-072-12.

Associate Planner Christopher Wright summarized the staff report. Planner Wright noted that the accessory building does not contain a full bathroom so it is not considered a guesthouse, according to an interpretation made by the Planning Commission.

The applicant and property owner, Jay Rice, emphasized that the floor space above the garage is intended to be used as a bonus room or office, not a living space.

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

- The height and architecture were supported.
- There were concerns that the project is designed in such a way that lends the building to being reconfigured into a guesthouse or second unit in the future. The following design changes are recommended:

1. The stairway should be reconfigured so it is accessed from the interior of the house or the yard between the buildings. This would ensure the buildings are tied together more.

Currently, the stairway can be accessed from the rear yard, completely independent from the house.

2. The garage should be set back so that it is 18 feet from the property line based on the assumption that vehicles are likely to park in the drive-way. This would ensure there is more parking on-site and avoid potential conflicts with alley traffic.
3. The extra space should be removed in the bathroom to avoid the suspicion that a shower or bathtub could be added.

The Subcommittee requested to review revised plans before the item is forwarded to the Planning Commission.

B. 1361 Calle Avanzado – Conditional Use Permit 15-183/Minor Architectural Permit 16-001 – Verizon Wireless Avanzado (Wright)

A request to consider the establishment of a wireless communications facility on an industrial building. The subject site is located in the Business Park area of the Talega Specific Plan (TSP-BP) at 1361 Calle Avanzado. The site's legal description is Lot 1 of Tract 13918 and Assessor's Parcel Number is 701-033-018.

Associate Planner Christopher Wright summarized the staff report.

The applicant's representative, Tracy Thomas, stated her client (Verizon) has been working with staff to find a design solution. Verizon is committed to finding a design that the City supports but wants to keep costs down as much as possible. There is some concern with staff's recommendation to increase the height of most of the building parapet.

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

- There was support for staff's recommendations except for eliminating the curved cornice on the northwest and southeast corners of the building. The new details provide balance with the entrance. They don't remove emphasis on the entrance.

The Subcommittee requested to review revised plans before the item is forwarded to the Planning Commission.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held January 27, 2016 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,



Bart Crandell, Chair

Attest:



Cliff Jones, Associate Planner