

These minutes will be considered for approval at the DRSC meeting of May 11, 2016.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
March 23, 2016**

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

Staff Present: Cliff Jones, John Ciampa, Amber Gregg

1. MINUTES

The minutes of the Design Review Subcommittee meeting of March 09, 2016 were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. 214 West Avenida Valencia - Minor Cultural Heritage Permit 16-059 - Thomas Residence Roof Deck (Ciampa)

A request to expand the second floor deck and add a roof deck to a house located adjacent to a historic resource. The project is located at 214 West Avenida Valencia in the Residential Low zoning designation (RL).

Associate Planner John Ciampa summarized the staff report.

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

- Screening of the roof railing should be provided along all four elevations to block more of the view of the railing and ensure the project does not have a negative visual or physical impact to the adjacent historic house. The additional screening would also provide more privacy to the adjacent property owners.

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

B. Minor Cultural Heritage Permit 16-098 - 1705 North El Camino Real - Album Mural (Gregg)

A request to install a mural on the east side of the mixed use building located at 1705 North El Camino Real in the North Beach Study Area, in the Mixed Use zoning district and within the Architectural, Central Business District and Coastal Zone Overlays (MU1-A-CB-CZ), and is located across the street from the historic Miramar Theater.

Senior Planner Amber Gregg summarized the staff report.

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

- Concurred with staffs recommendations.
- Murals are subjective but we have guidelines that we have followed in the past.
- Murals need to be a work of art, not an extension of signage.
- The proposed design is overwhelming and may pose a traffic issue, direct staff to review proposal with the City Traffic Engineer for potential impacts.
- Complimented the applicant on their improvements to the building so far.
- Noted that “Pop Art” is part of surf culture and that the area would benefit from added art.
- All elements related to the logo must be removed.
- Open to a 12 month review after the art completed or a temporary installation.

The Subcommittee requested review of the revised project prior to moving forward in the review process.

C. **General Plan Amendment 15-351, Specific Plan Amendment 15-353, Site Plan Permit 15-355, Architectural Permit 15-354, Tentative Tract Map 15-356, Variance 15-484, Conditional Use Permit 15-485, Discretionary Sign Permit 15-486 – Frontera Multi-Family Development** (Gregg)

A request for a land use and zone change from Institutional to Residential Medium to construct a 75-unit townhome development on the vacant property located on the northwest corner of Avenida Frontera and Calle Ola Verde.

Senior Planner Amber Gregg summarized the staff report.

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

- Concurred with staffs recommendations.
- Lack of open space is still a major concern.
- The design is on the lower end of quality for a project in Orange County.
- Concerned about units fronting Calle Frontera as there are no other developments that do this along this stretch of the street.

- Project lacks amenities for residents.
- Concerned about the density of the development.
- Concerned about the quality of the architecture and lack of detail.
- Still not supportive of the rows of garage doors.
- Very concerned about the roof decks and the aesthetics of the decks, even from the ground.

The Subcommittee requested review of the revised project prior to moving forward in the review process.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held April 13, 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