

These minutes will be considered for approval at the DRSC meeting of May 25, 2016.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
May 11, 2016**

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

Staff Present: Cliff Jones, John Ciampa

1. MINUTES

The minutes of the Design Review Subcommittee meeting of March 23, 2016 were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. 315 Avenida Palizada – Cultural Heritage Permit 16-053 – Palizada Duplex (Ciampa)

A request to demolish an existing house and construct a duplex located at 315 Avenida Palizada in the Residential Medium zoning district and Coastal Zone (RM-CZ315).

Associate Planner John Ciampa summarized the staff report.

The applicant provide the following responses to recommendations in the staff report:

- The 25 feet height limitation for the Residential Medium zoning district makes it is more difficult to have larger proportions on the first floor for smaller residential buildings.
- The three dimensional model of the project provided by the applicant at the meeting and the location of the front deck approximately 20 back from the front of the building should have limited visibility and be visually incorporated into the roof design.
- The pop-out at the front of the duplex is consistent with other examples in Spanish Colonial Revival architecture. The applicant provided photos of examples to the DRSC.
- The applicant had no issue keeping or removing the some or all of the shutters that the back of the duplex. The application felt the shutters gives the rear elevation warmth.
- The applicant agreed with staff's commons on being more selective with the headers and increasing their size to be more architecturally accurate.

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

- The shutters at the back of the duplex were not a concern.
- If possible the height of the garage, front door, and first floor shed roof should be increased in height to improve the proportions of the elevation.
- The front entry looks insignificant and could be improved by raising the roof over the front door.
- There is no impact to the adjacent historic structures based on the project design.
- If a street parking spaces is created with the realignment of the driveway to the property it should be noted to the Planning Commission.

The Subcommittee recommended the project move forward to the Planning Commission for consideration with the suggested modification.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held May 25, 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