

These minutes will be considered for approval at the DRSC meeting of June 9, 2016.

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
May 25, 2016**

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

Staff Present: Cliff Jones

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of May 11, 2016 were approved.

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:**

**257 Avenida Del Mar– Cultural Heritage Permit 16-089 – Wyman Duplex** (Jones)

A request to remodel and expand a residential duplex located at 257 Avenida Del Mar. The project is located in the Mixed Use zoning district and Architectural and Coastal Zone overlays (MU3.3-A-CZ), and is located across the street from the historic City Community Center.

Associate Planner Cliff Jones summarized the staff report.

The applicant's architect, Michael Luna, presented revised plans to address staff's comments contained in the staff report.

After reviewing the revised plans the Design Review Subcommittee made the following comments either individually or as a group:

- The revised plans should maintain lites on the windows.
- Ascertained from the applicant that the front windows are recessed a minimum of: 1) six inches on the front; and 2) four inches on the sides and rear.
- Agreed with staff that the second floor massing appears heavier than the first floor and recommended the architect looks to see if they could improve the proportions further.
- Expressed that the project would be a beautiful addition to the Downtown, is pedestrian oriented, and compatible with the neighborhood.
- Requested detail sheets be provided for Planning Commission review.

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

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held June 9, 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,

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Bart Crandell, Chair

Attest:

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Cliff Jones, Associate Planner