

These minutes were approved at the DRSC meeting of November 14, 2016.

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
October 26, 2016**

Subcommittee Members Present: Zhen Wu and Wayne Eggleston

Staff Present: Associate Planner Cliff Jones

**1. MINUTES**

The minutes of the Design Review Subcommittee meeting of October 12, 2016 were approved.

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

**A. Pre App 16-263, The Gallery, 1801 N El Camino Real (Jones)**

A request to consider a commercial development located at 1801 N. El Camino Real in the Mixed Use zoning district, North Beach Study Area and Coastal Zone Overlay.

Associate Planner Jones summarized the staff report.

Larry Culbertson, Historical Society member, agreed with staff's recommendations. Mr. Culbertson agreed with staff and the DRSC that the project is not pedestrian oriented. Mr. Culbertson indicated he looks forward to seeing the project move forward with modifications as recommended by staff.

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

- Agreed with staff's recommendations to make the project more pedestrian oriented.
- Agreed with staff that the project needs to be redesigned to comply with General Plan and Design Guidelines.
- Indicated that the design is not Spanish Colonial Revival and needs to be redesigned.
- Indicated that the project appears to impact the public view corridor and the massing should be reduced as recommended by staff.
- Noted that the Coastal Commission will have concerns about impacts to the public view corridor.
- Agreed with staff that the massing is out of character with the historic resources in the area.

- Recommended the architect work closely with staff to redesign the project.
- Elevation at courtyard should be at street level and not be raised.

The Subcommittee recommended the project be redesigned prior to returning to the DRSC for review.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**ADJOURNMENT**

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held November 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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Zhen Wu, Vice Chair

Attest:

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Cliff Jones, Associate Planner