

These minutes were approved at the DRSC meeting of January 25, 2017.

**CITY OF SAN CLEMENTE
MINUTES OF THE SPECIAL MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
JANUARY 11, 2017**

Subcommittee Members Present: Bart Crandell, Wayne Eggleston, and Zhen Wu

Staff Present: Associate Planner Cliff Jones, Associate Planner Chris Wright and Planning Intern Jonathan Lightfoot

1. MINUTES

Minutes of the December 14, 2016 meeting were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Minor Architectural Permit, 16-405, Porrás Residence (Wright)

A request to consider an addition to a nonconforming residence located at 228 Calle Marina. The site is in the Residential Low Density Zone and Coastal Overlay (RL-CZ).

Planning Intern Jonathan Lightfoot summarized the staff report.

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

- Expressed support for the project and the architectural improvements to the existing residence.
- Commended the architect for drawing plans that conform to design and development standards.
- Questioned the ficus tree in front of the property and whether the City had an interest in preserving the tree. Staff informed the Subcommittee that the responsibility for tree maintenance and/or removal is being addressed separately by the City Manager.

The Subcommittee recommended the project move forward to the Zoning Administrator for consideration with no suggested modifications.

B. Cultural Heritage Permit 16-227, Pasadena Court (Jones)

A request to partially demolish a five unit building and reconstruct a duplex located at 405 Pasadena Court in the Residential Medium Zone of the Pier Bowl Specific Plan and Architectural Overlay (PBSP-RM-A).

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

- Supported the project but requested that the entry facing Pasadena Court be revised to create additional architectural interest.
- Questioned whether the remodeled residence needs to have a pitched roof rather than a flat roof to comply with Design Guidelines. Staff informed the Subcommittee that: 1) the architect has added tile shed roof elements and tile cornice caps to better comply with the Design Guideline that specifies roofs should be “low pitched red tile hip, gable and shed roofs.”; 2) the current building has a flat roof and the remodel moves the building towards Spanish Colonial Revival architectural style while maintaining the essential form of the current building; and 3) the decision making body must conclude that the project meets the general intent of the Design Guidelines. The Design Guidelines are considered “desirable design principles” but not every desirable design principle must be incorporated into a project for the decision making body to conclude a project is consistent with the Design Guidelines.

The Subcommittee recommended that the architect work with staff on the suggested modification to the entry facing Pasadena Court prior to moving forward to the Planning Commission for consideration.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held February 15, 2017, 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