

These minutes were approved at the DRSC meeting of June 14, 2017

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
May 24, 2017**

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

Staff Present: Contract Planner Kirt Coury, Contract Planner Liane Schuller, City Planner Amber Gregg

1. MINUTES

The minutes of the Design Review Subcommittee meeting of May 10, 2017 were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Minor Cultural Heritage Permit (MCHP) 16-372, Pacific Building Patio (Coury)

A request for exterior changes to include minor repair and paint and construct an outdoor patio at the rear of the building located at 120 South El Camino Real. The project is located in the Mixed Use Zoning District, and in the Architectural and Central Business Overlays (MU 3.0-CB-A).

Contract Planner Kirt Coury summarized the staff report and recommendations.

The Design Review Sub-Committee (DRSC) made the following comments either individually or as a group:

- Questions about the current use of the property, and the proposed use of the patio. Commissioner Eggleston identified concerns about noise, lighting, hours of operation, and clarification if the patio area was for tenants only or for public use.
- Commissioner Wu expressed concern about the inconsistencies on the plans and stated that the site view was out of scale.
- It was noted that the lights on the back of the building should be put on a timer or motion sensor.

The Subcommittee recommended the project move forward to the Zoning Administrator

Cultural Heritage Permit 17-035 / Minor Exception Permit 17-096, Webber Residence #1 (Schuller)

A request to consider a new single-family residence on a vacant 5,190 square-foot lot at 163 Calle Redondel in the Residential Low Density (RL) and Coastal Overlay (CZ) Zones. (Second Review)

Contract Planner Liane Schuller summarized the staff report and recommendations.

Larry Culbertson, Historical Society, submitted a letter outlining concerns related to potential project impacts to the historic resource located on the abutting property.

The Design Review Sub-Committee (DRSC) comments are summarized under CHP 17-094 below.

Cultural Heritage Permit 17-094 / Minor Exception Permit 17-095, Webber Residence #2 (Schuller)

A request to consider a new single-family residence on a vacant 5,378 square-foot lot at 161 Calle Redondel in the Residential Low Density (RL) and Coastal Overlay (CZ) Zones. (Second Review)

Contract Planner Liane Schuller summarized the staff report and recommendations.

The Design Review Sub-Committee (DRSC) made the following comments regarding both Webber projects, either individually or as a group:

- Asked about reduced garage setbacks on surrounding properties. Staff clarified that existing homes likely pre-date the ordinance requiring minimum 18'-0" depth driveways.
- Requested a street view rendering and view analysis from Avenida Estrella showing project in context with existing surrounding development, and showing public view(s) of historic resource.
- Recommended that both projects be shifted back to comply with required garage setback, did not see justification for MEP request.
- If projects are pulled back, second and third story stacking (in line at front) is fine.
- Architectural design is good, single-level building height at the back of 163 Calle Redondel helps to alleviate impacts to abutting historic resource.
- Recommended adding additional architectural detailing to Left Side Elevation (163 Calle Redondel)

- Recommended both projects move forward to Planning Commission with suggested revisions.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held June 14, 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:

Amber Gregg, City Planner