

These minutes were approved at the DRSC meeting of January 11, 2017.

**CITY OF SAN CLEMENTE
MINUTES OF THE SPECIAL MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
DECEMBER 14, 2016**

Subcommittee Members Present: Wayne Eggleston, Michael Smith and Zhen Wu

Staff Present: Associate Planner Cliff Jones, Associate Planner Chris Wright, Contract Assistant Planner David Carrillo

1. MINUTES

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

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. CHP 16-376, 204 West Marquita, Wach Residence (Carrillo)

A request to consider a 114 square foot addition to a historic residence located at 204 West Marquita in the Residential Medium – Coastal Zone (RM-CZ).

Contract Planner David Carrillo summarized the staff report.

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

- Supported staff's recommendations:
 1. Provide a symmetrical elevation with one casement window flanking either side of the French doors.
 2. Remove the proposed fixed window to visually soften the rear elevation.
 3. Reduce the width of the bracketed hood above the French doors on the rear elevation to further differentiate the new work from the old by not replicating the existing bracketed hood.
- DRSC also supported the proposed asymmetrical rear elevation.
- The DRSC made the following comments with regards to the rear elevation:
 1. Lower the height of the proposed bracketed hood.
 2. Shift the outermost rafters of the bracketed hood closer to the proposed casement window, similar to the front elevation.

The Subcommittee recommended the project move forward to the Zoning Administrator for consideration with the suggested modifications.

B. CHP 16-354, 508 Avenida Victoria, Victoria Duplex (Jones)

A request to consider the construction of a four level duplex located at 508 Avenida Victoria in the Residential High Zone in the Pier Bowl Specific Plan and Architectural Overlay (PBSP-RH-A).

Associate Planner Cliff Jones summarized the staff report.

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

Supported the following staff recommendations:

- The following design details should be modified to improve the projects consistency with the Design Guidelines:
 - a. All windows should be vertically oriented and include lites.
 - b. The front gable balcony is not a traditional SCR design. Alternative designs should be explored.
 - c. The front gable at the apex of the roof is not of a traditional design. An alternative design should be explored.
 - d. The fireplace on the rear elevation is unnecessarily wide. The width should be reduced to add a more traditional appearance. Additionally, the chimney top can benefit from a cardinal hat design.
 - e. The finish of the roof edges should be consistent. Currently a mix of cornice, wood corbel, and fascia boards are utilized. Roof edges should be finished with wood corbels to provide a traditional appearance. Roof soffits should be eliminated.
 - f. Lintels should be used sparingly. If utilized, they should have a painted finish not a stucco finish to appear traditional.
- 2. Window and door recesses are not specified. Windows should be recessed a minimum of six inches and doors should be recessed a minimum of eight inches to provide a traditional look.
- 3. Detail sheets are required to evaluate design details. Details sheets are needed for windows, doors, wood corbels, gutters, balconies, wrought iron lights, wrought iron railings, etc.
- 4. Visual analysis, such as visual simulations, should be provided to assist in the review of the project's massing impact to the neighborhood and adjacent buildings.
 - The front balcony should have substantial columns to support the weight of the mass above.
 - Opportunities to add landscape pockets adjacent the garages should be explored.

The Design Review Subcommittee recommended the project return to the DRSC after the recommended modifications are incorporated and detail sheets are provided.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

A. **Discretionary Sign Permit 16-177, Los Mares Master Sign Program (Wright)**

A request to consider a master sign program for a two-story commercial building located at 635 Camino De Los Mares. The sign program includes seven wall signs, modifications to a monument sign, several directional signs in the parking lot, and building address signs.

Associate Planner Christopher Wright summarized the staff report.

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

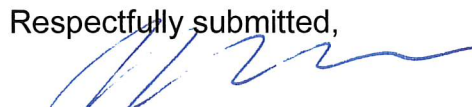
- Supported staff's recommendations to remove the monument sign, use halo-illuminated wall signs.
- Supported the revised sign locations shown in the sign program.

The project was forwarded to the Planning Commission, with a recommendation for the applicant to make advised design changes beforehand.

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held January 11, 2017, 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,



Zhen Wu, Vice Chair

Attest:



Cliff Jones, Associate Planner