

**CITY OF SAN CLEMENTE
MINUTES OF THE MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
November 29, 2017**

Subcommittee Members Present: Bart Crandell, Jim Ruehlin, and Zhen Wu

Staff Present: Associate Planner, Chris Wright; Contract Planner, Vanessa Norwood; Assistant Planner, Veronica Morones,

1. MINUTES

The minutes of the Design Review Subcommittee meeting of November 29, 2017, were approved with the revision to add Zhen Wu to the list of Subcommittee Members as present for the meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Minor Architectural Permit 17-299, 206 West Avenida De Los Lobos Marinos, Cook Residence (Norwood)

A request to add a second story and remodel a residence with an existing legal nonconforming rear yard setback located at 206 West Avenida De Los Lobos Marinos.

Contract Planner, Vanessa Norwood, summarized the staff report.

The applicant's representative presented comments from the architect and distributed several photographs to the Subcommittee of surrounding properties with residences that were expanded. These projects also had additions with "boxy" massing elements fronting the alley at the rear of the site. The applicant also presented enhanced renderings and photo simulations of the proposed project and stated that he felt this home was similar to other homes in the neighborhood.

Discussion occurred regarding neighboring residences with "box" architectural features; use of the median front yard setback code provision for this property; the unique nature of the garage facing the alley in this neighborhood; water flow off of the structure; the 25 foot height limit of the zone and the height analysis of the site; the existing additional 10-foot of public right-of-way behind the street curb; the character of the neighborhood; mix of architectural styles and overall massing of the project; reducing the ceiling height in order to give a varied roof line; pushing the second story front portion of the building back; increasing the size of the box element in order to break up the front of the house; and, moving the front of the house forward to also give visual relief to the second story.

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

- Noted that this project is highly visible from Ola Vista which is an important and highly travelled thoroughfare in the City.
- The design is not a cohesive style of architecture with the rear of the structure being a modern design and the front more contemporary.
- The front of the building has is a high pitch roof and the back side is a single box that does not look like it belongs to the same building.
- General consensus was that the back of the project needed to be more consistent with the front.
- The project does not have adequate building articulation on the front elevation.
- The design lacks a connection of the garage to the house and does not reflect the whole home's character.
- The roof design needs to be refined to be more cohesive.
- General consensus was that there are interesting elements on the first floor level but the second level has an unrelieved and repetitive look.
- Consider moving first floor forward to give relief to the second level.
- Consider a Juliette balcony or some type of architectural feature in the front of the house to give visual relief to the project.
- Scale of the project appears good, but execution of the architecture needs to be improved.
- The design currently does not meet General Plan Guidelines for project sensitivity to the contextual influences of adjacent properties; compatibility of scale and mass with the neighborhood; and, a high level of architectural quality.
- The back section of the house appears totally separate from the front of the house because it is not designed in character with the style of the house. It should look like an entire cohesive project but appears piecemeal and therefore has consistency issues.

The Subcommittee recommended that after revisions, the project return to DRSC for additional review prior a recommendation to forward this item to the Zoning Administrator.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held December 13, 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:



Chris Wright, Associate Planner