

These minutes will be considered for approval at the DRSC meeting of April 25, 2017

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
APRIL 11, 2018**

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

Staff Present: City Planner Amber Gregg; Associate Planner Chris Wright

1. MINUTES

The minutes of the Design Review Subcommittee meeting of March 28, 2018, were approved.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Conditional Use Permit 17-129, Site Plan Permit 17-130, Architectural Permit 17-131, Discretionary Sign Permit 18-065, America's Tire (Wright)

A request to consider: 1) the development of vehicle parts and installation facility with the demolition of a vacant commercial building, 2) a master sign program, and 3) site improvements in a commercial center located at 610-628 Camino De Los Mares.

Associate Planner Chris Wright summarized the staff report

The Design Review Subcommittee discussed the project, and made the following comments either individually or as a group:

- Supported the recommended changes in the staff report.
- Use a design and materials for the trash enclosure doors that are consistent with what has recently been supported by the Subcommittee for comparable projects, such as the Starbuck's proposal on Avenida Pico.
- Consult with the property owner to ensure they are in support of the proposal and to verify the proposed architecture is compatible with future plans for the commercial center.
- Modify the west elevation tower to have balanced proportions by enlarging the hip roof, using a gable roof, or reducing the width of the building mass below the hip roof shown on the plans. A gable roof may be the best option to meet the building code setback, while providing adequate articulation and interest.
- As recommended in the staff report, enlarge the main roof element on the front elevation so the roof is proportional to the building and provides adequate articulation and shading. This design change will reduce the size of a large blank wall area between the arched entrance and roofline. If additional interest is needed, consider adding a detail in that wall area.

The Subcommittee voted in support of the project with the design changes summarized above, and voted to forward the project to the Planning Commission.

3. **NEW BUSINESS**

None

4. **OLD BUSINESS**

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, April 25, 2018 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