

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
December 23, 2020**

Subcommittee Members Present: Bart Crandell, Zhen Wu (All Subcommittee members participated in meeting via teleconference)

Subcommittee Members Absent: Michael Blackwell

Staff Present: Senior Planner Stephanie Roxas, and Community Development Technician Kyle Webber (Staff participated in meeting via teleconference)

1. MINUTES

The Subcommittee approved the minutes from the October 28, 2020 regular meeting with no changes.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. Amendment to Cultural Heritage Permit 20-353, Wolter Remodel, 212 South Calle Seville (Webber)

Proposed amendments to Cultural Heritage Permit 19-370 modifying Spanish Colonial Revival architecture and development at an existing non-historical 2-story single-family residence. Property is adjacent to historical buildings in the Coastal Zone.

Community Development Technician Kyle Webber summarized the staff report. The property owner, John Wolter, provided background information on the amendment request. Mr. Wolter explained that their decision to redesign the project as a one-story home is a result of unexpectedly high construction costs.

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

- Requested staff to review the parapet wall and background wall feature to ensure the structures comply with Code requirements.
- Requested staff to confirm the height of the common property line wall abutting the vacant lot on Avenida Santa Barbara.
- Generally agreed that the approved project design had a more imposing structure, and the amendment request reduces the overall scale and massing of the residence, thereby reducing the impact on the historic property.
- Thanked staff for presenting the revised plans to DRSC rather proceeding directly to Zoning Administrator.

The Subcommittee provided comments and recommended the project design move forward to the Zoning Administrator for final approval.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourn to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, January 13, 2021 at 4:00 p.m., by teleconference only and available to the public via live stream from the City's YouTube channel.

Respectfully submitted,

Bart Crandell, Chair

Attest:

Stephanie Roxas, Senior Planner