

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
JULY 28, 2021**

Subcommittee Members Present: Bart Crandell, M. Steven Camp and Scott McKhann (All Subcommittee members participated in meeting via teleconference)

Staff Present: Senior Planner Stephanie Roxas, Assistant Planner David Carrillo (Staff participated in meeting via teleconference)

1. MINUTES

The Subcommittee approved the minutes from the May 26, 2021 regular meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

Cultural Heritage Permit 21-001/Minor Exception Permit 21-173, Fox Duplex (Carrillo)

A request to consider the construction of a two story duplex building on a vacant lot, adjacent to a property in the City's List of Designated Historic Resources, and to allow a six inch encroachment into the required side yard setback.

Assistant Planner David Carrillo summarized the staff report. David York, architect, was also present and available to answer questions.

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

- Expressed concerns with massing as the project maximizes development to limits.
- Suggested that the design be simplified as the proposed building is visually too busy.
- Expressed that the project does not seem compatible with the neighborhood or historic property.
- Expressed that the heaviest, largest, and tallest parts of the building are on the side closest to the historic property.
- Suggested the applicant consider relocating the garage doors towards the west side of the property, away from the historic property.
- Expressed that the roof decks have a complicated design.
- Suggested that the roof design be simplified.
- Suggested relocating the rear unit's entrance to the opposite side of the lot.
- Asked the applicant to focus on mitigating visual and massing impacts from the street, in addition to addressing impacts from the historic property.

- Directed the applicant to work with staff to improve the project’s consistency with the City’s Design Guidelines.
- Directed staff to investigate if two unit entrances can be located on the same side.

The Subcommittee directed staff to bring the project back for a second design review, after the applicant reviews the City’s Design Guidelines and revises the project accordingly.

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, August 11, 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