



**AGENDA FOR THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE**

Wednesday, January 28, 2015

3:00 P.M.

**Community Development Department
Conference Room A**

910 Calle Negocio, Suite 100

San Clemente, CA 92673

The purpose of this Subcommittee is to provide direction, insight, concerns and options to the applicant on how the project can best comply with the City's Design Guidelines and/or City Policies. The Subcommittee is not an approving body. They make recommendations to the Planning Commission and Zoning Administrator regarding a project's compliance with City Design Guidelines. Each of the Subcommittee members will provide input and suggest recommendations to the applicant based upon written City Design Guidelines and/or City Policies. The Subcommittee will not design the project for the applicant, nor will the members always agree on the best course of action. The applicant can then assess the input and incorporate any changes accordingly with the understanding that the Subcommittee is simply a recommending body. Decisions to approve, deny, or modify a project are made by the Planning Commission, City Council, or the Zoning Administrator with input and recommendations from the Subcommittee and City staff. The chair of the Subcommittee will lead the discussion. Planning staff will be available to provide technical assistance as necessary. Time is limited. Consequently, the Design Review Subcommittee will focus on site and project design rather than on land use issues, which are the purview of the Planning Commission, City Council or the Zoning Administrator.

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such a modification from the Community Development Department at (949) 361-6100. Notification 24 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written material distributed to the Design Review Subcommittee, after the original agenda packet is distributed, will be available for public inspection in the Community Development Department located at 910 Calle Negocio #100, San Clemente, CA during normal business hours.

1. APPROVAL OF MINUTES

[Minutes from the December 10, 2014 meeting](#)

[Minutes from the January 14, 2015 meeting](#)

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

**A. Cultural Heritage Permit 14-396/Minor Exception Permit 14-395,
Berardi Duplex (Ciampa)**

A request for a second story addition to a legal nonconforming duplex that is adjacent to two historic houses. The project site is located at 314 North Ola Vista within the Residential Medium (RM) zoning district.

B. [Discretionary Sign Permit 13-243, SC Professional Plaza Monument Sign, 653 Camino De Los Mares](#) (Nicholas)

A request for a new monument sign for an existing multi-tenant commercial buildings located at 653 Camino De Los Mares within the Community Commercial (CC2) Zoning District.

C. [Minor Architectural Permit 15-021, Beach Restroom Enhancement](#) (Nicholas)

A request to remodel and improve the public beach restrooms located at T-Street and Boca.

D. [Pre-Application 14-413, Verizon at Little Inn](#) (Jones)

A request to review design, massing, height, and scale of two proposed hotel towers which would conceal cellular antennae. The site is located at 1819 S. El Camino Real within the Neighborhood Commercial (NC3) zoning district.

E. [Pre-Application 14-412, Verizon at 629 Camino De Los Mares](#) (Jones)

A request to review design, massing, height, and scale of four proposed cupolas atop an office building which would conceal cellular antennae. The site is located at 629 Camino De Los Mares within the Community Commercial (CC2) zoning district.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, February 11, 2015 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.