



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

Wednesday, March 11, 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 February 25, 2015 meeting.

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Sign Exception Permit 14—512/ Amendment to Discretionary Sign Permit 06-044, Talega Village Center Master Sign Program Amendment (Atamian)

A request to consider modifications and additional signage to the Master Sign Program of the Talega Village Center located at 831 Via Suerte.

B. Amendment to Cultural Heritage Permit 14-168/ Amendment to Minor Exception Permit 14-249, Pearce Residence (Jones for Ciampa)

A request for an amendment to revise the design for an addition to a single family residence that is located adjacent to a historic house. The project site is located within the Residential Low (RL) zoning designation at 139 West Avenida Cadiz.

C. Site Plan Permit 14-490/Conditional Use Permit 14-491/Cultural Heritage Permit 14-492, Simmzy's Restaurant (Jones)

A request to consider the construction of a two-story restaurant building on the vacant lots at 225 Avenida Del Mar located within the Mixed Use zone, Central Business, Architectural and Coastal Overlays, MU3.1-CB-A (CZ).

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, March 25, 2015 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673.