



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

**Wednesday, June 10, 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 May 27, 2015 meeting

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS**

**A. Conditional Use Permit 15-171, Southern Extension to the San Clemente Beach Trail (Jones)**

A request by the City to allow the extension of the San Clemente Beach Trail approximately 1,400 feet from Avenida Calafia to the State Campground railroad underpass.

**B. Variance 14-474/Conditional Use Permit 14-475, Capo Shores Walls and Landscaping (Gregg)**

A request to consider a variance for a decorative block wall with accent columns in excess of six feet in height between the railroad tracks and the Capistrano Shores Mobile Home Park, along with a Conditional Use Permit to allow the accessory structures, landscaping, and utility improvements in an open space zone at 1880 N. El Camino Real within the Open Space zoning district and Coastal Zone Overlay (OS2-S2-CZ).

**C. Conditional Use Permit 15-107, Verizon Madrigal Cell Site (Nicholas)**

A request to consider a new Verizon Wireless Cell Site installation at 629 Camino De Los Mares within the Community Commercial (CC2) zoning district.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

**A. Aesthetic Design of the I-5 Pico Bridge (Bonigut)**

A presentation by staff to consider review of the design of the column finials on the proposed I-5 bridge over Avenida Pico.

**5. ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of Wednesday, June 24, 2015 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente CA 92673.