



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

Wednesday, July 29, 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 July 15, 2015 meeting](#)

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. [Minor Architectural Permit 14-386, Pico Welcome Mural](#) (Atamian)

A request to consider a mural on the wall of a commercial center located at 415 West Avenida Pico, within the Community Commercial portion of the West Pico Corridor Specific Plan.

B. Architectural Permit 14-389/Variance 14-474/Conditional Use Permit 14-475, Capistrano Shores Wall 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 Homes 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 15-111/Minor Cultural Heritage Permit 15-112, Tamarindo Restaurant (Jones)

A request to consider the remodel of a one-story commercial building and beer and wine for two future restaurant uses at 110 South El Camino Real.

D. Cultural Heritage Permit 15-040, Woodnutt Duplex (Jones)

A request to consider an addition to an existing duplex located at 318 Avenida Del Mar.

3. NEW BUSINESS

A. Selection of Design Review Subcommittee Chair and Vice Chair

At the Planning Commission meeting of July 8, 2015, Commissioners Bart Crandell, Jim Ruehlin and Wayne Eggleston were elected to serve as Design Review Subcommittee Members with Commissioner Zhen Wu as alternative on a unanimous vote. The Subcommittee will nominate and appoint the Chair and Vice Chair.

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, August 12, 2015 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente CA 92673.