



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

**Wednesday, August 26, 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 August 12, 2015 meeting](#)

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. [Amendment to Conditional Use Permit 11-093/Amendment to Minor Cultural Heritage Permit 11-094, South of Nick's](#) (Ciampa)

A request for exterior changes to a historic commercial building, as well as the expansion of the restaurant and sale of alcohol for on-site consumption for a new banquet room, for a proposed restaurant at 110 N. El Camino Real within the Mixed Use zoning district (MU3-CB-A), legal description being Assessor's Parcel Number 058-081-22.

B. Discretionary Sign Permit 15-178/Sign Exception Permit 15-275, Estrella Master Sign Program Phase II (Nicholas)

A request to consider a Master Sign Program for Phase II of the Estrella Center remodel located within the Community Commercial (CC2) zoning designation at 500 Camino De La Estrella.

C. Conditional Use Permit 15-199, Sea Summit Model Home Signs, Marblehead Coastal Residential (Nicholas)

A request to consider a model home complex temporary signs for the Sea Summit residential development within the Marblehead Coastal Specific Plan.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, September 9, 2015 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente CA 92673.