



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

Wednesday, October 14, 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 September 23, 2015 meeting

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. Minor Architectural Permit 15-268, Ocean View Plaza Escalator Modifications (Atamian)

A request to consider covering four exterior escalators with stucco-finished walls to match the center's exterior located at 638 Camino De Los Mares.

B. Discretionary Sign Permit 15-269, Shorecliff Monument Sign (Nicholas)

A request for a new façade for the existing monument sign on Avenida Vaquero.

C. Minor Architectural Permit 15-281, SDG&E Outdoor Rack Replacement (Ciampa)

A request to install new outdoor storage racks for the equipment yard of the San Diego Gas and Electric utility yard. The project is located at 662 Camino De Los Mares in the Public (P) zoning designation.

D. Conditional Use Permit 15-216, Chase Bank (Ciampa)

A request to consider a subdivision for the development of a new building with a drive through for a Chase Bank and detached trash enclosure located on the Lowes site. The project is at 907 Avenida Pico and is in the Rancho San Clemente Specific Plan's Mixed Use zoning designation.

E. Conditional Use Permit 15-071/Site Plan Permit 15-072/Architectural Permit 15-073, Raya's Paradise Residential Care (Jones)

A request to consider a 40 unit assisted living facility at 101 Avenida Calafia.

F. Cultural Heritage Permit 14-498/Conditional Use Permit 14-197, Buena Vista Condos (Nicholas)

A request to construct a five (5) unit condo project on an infill, vacant, and coastal-bluff lot within the Residential Medium Density zoning district and Coastal Zone overlay (RM-CZ). The project address is 1500 Buena Vista.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, October 28, 2015 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente CA 92673.