



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

Wednesday, October 28, 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 October 14, 2015 meeting

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

**A. Conditional Use Permit 15-216, Chase Bank (Ciampa)
(continued from 10/14/15)**

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.

B. Amendment to Site Plan Permit 97-16, 7000 Series Plan 1 Modifications and Home Details Review-Sea Summit-Marblehead Coastal (Nicholas)

A request to consider design modifications to the 7000 Series Plan 1 front elevation, details on the model homes, and modifications to the temporary model home complex signs for Sea Summit, the residential portion of the Marblehead Coastal Specific Plan.

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

A request to consider the revised sign designs for the temporary model home complex for Sea Summit as recommended by the Planning Commission.

D. Minor Architectural Permit 15-035, Dougherty Residence (Wright)

A request to consider a second-story addition to a nonconforming residence. The one-story residence is nonconforming because it has a 3-foot, 10-inch side yard setback, where 4-feet, 6-inches is required. The subject site is located within the Residential Low Density zoning district and Coastal Overlay at 107 West Paseo De Cristobal.

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee meeting of Wednesday, November 11, 2015 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente CA 92673.