



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

Wednesday, May 24, 2017

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 10, 2017 Meeting](#)

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS

A. [Minor Cultural Heritage Permit 16-372, Pacific Building Patio](#) (Coury)

A request for exterior changes to include minor repair and paint and construct an outdoor patio at the rear of the building located at 120 South El Camino Real. The project is located in the Mixed Use Zoning District, and in the Architectural and Central Business Overlays (MU 3.0-CB-A).

B. [Cultural Heritage Permit 17-035, Webber Residence #1](#) (Schuller)

A request to consider a new single-family residence on a vacant 5,190 square-foot lot at 163 Calle Redondel in the Residential Low Density (RL) and Coastal Overlay (CZ) Zones. (Second Review)

C. [Cultural Heritage Permit 17-094, Webber Residence #2](#) (Schuller)

A request to consider a new single-family residence on a vacant 5,378 square-foot lot at 161 Calle Redondel in the Residential Low Density (RL) and Coastal Overlay (CZ) Zones. (Second Review)

3. NEW BUSINESS

None

4. OLD BUSINESS

None

5. ADJOURNMENT

Adjourn to the Design Review Subcommittee Regular Meeting of Wednesday, June 14, 2017 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente CA 92673.