



**AGENDA FOR THE SPECIAL MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
Wednesday, March 13, 2019  
3:00 P.M.  
San Clemente Community Center  
100 Calle Seville  
San Clemente, CA 92672**

**\*\*Note Change from Normal Meeting Location\*\***

*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 February 13, 2019 meeting](#)

**2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:**

**A. [Discretionary Sign Permit 18-215, 990 Avenida Vista Hermosa, Vista Hermosa Esplanade \(Target\) MSP Amendment](#) (Crockett)**

A request to amend the Master Sign Program for Target to include the recently approved expansion of the center at 990 Avenida Vista Hermosa in the Forster Ranch Specific Plan area.

**B. [Site Plan Permit 18-663, Cultural Heritage Permit 18-664, 1410 Calle Mirador, North Beach Bed & Breakfast](#) (Lightfoot)**

A request to construct a Bed and Breakfast Inn with one primary residence and three guest rooms within the NC2-A-AH-CZ zone at 1410 Calle Mirador.

**C. [Pre-Application Review \(for Cultural Heritage Permit\) 18-679, 212 South Calle Seville, Wolter Duplex](#) (Lightfoot)**

A request for a 2nd story addition and remodel to a residence at 212 S. Calle Seville in the RH-CZ zone that abuts a historic property. The existing building is legal non-conforming due to substandard street-side and rear-yard setbacks.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ORAL AND WRITTEN COMMUNICATION**

Members of the audience may address the Subcommittee on matters of public interest which pertain to the City and are not otherwise on the agenda.

**6. ADJOURNMENT**

Adjourn to the Design Review Subcommittee Regular Meeting of Wednesday, March 27, 2019 at 3:00 p.m. in Conference Room A, City Hall, 910 Calle Negocio, San Clemente CA 92673.