



AGENDA FOR THE REGULAR MEETING OF THE DESIGN REVIEW SUBCOMMITTEE

Wednesday, May 29, 2024

3:00 P.M.

San Clemente City Hall Council Chambers
910 Calle Negocio, 2nd Floor
910 Calle Negocio, 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, San Clemente, CA during normal business hours.

1. APPROVAL OF MINUTES

A. [Minutes from the April 24, 2024 meeting](#)

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. [Public Hearing Project \(PHP\) 23-487, Shoreline Dental, 1409 South El Camino Real](#)

A request for a Discretionary Sign Permit to establish a Master Sign Program and exceed 25 square feet of signage for a business within the Architectural (A) Overlay District.

B. [Public Hearing Project \(PHP\) 24-246, Rasta Taco Mixed-Use, 424 N El Camino Real \(Atamian presenting for Lightfoot\)](#)

A request to develop a new mixed-use building with two ground floor commercial spaces, including a restaurant with beer, wine, and alcohol sales for indoor and outdoor consumption, and a residential unit and an ADU on the second floor above. The project includes a Development Permit (DP 24-247) and a Conditional Use Permit (CUP 22-246).

3. NEW BUSINESS

A. [Administrative Development Permit \(ADP\) 24-179, San Clemente Villas by the Sea: Unit Count and Exterior Changes at 660 Camino De Los Mares](#)

A request to consider an increase to the original unit count at a senior care facility, San Clemente Villas by the Sea, in conjunction with exterior site and building changes.

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

The next Adjourned Regular Meeting of the Design Review Subcommittee will be held Wednesday, June 12, 2024 at 3:00 p.m. in the Community Room, 910 Calle Negocio, San Clemente CA 92673.