



***“Preserving the Past to Enhance
the Future”***



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Preface

As the City of San Juan Capistrano enters the 21st century, it finds itself at a crossroads of change. During the past 25 years rapid growth in the southern Orange County region, including the City of San Juan Capistrano, forced community efforts to be directed towards controlling new growth. Today the City is almost fully developed and planning for the future has predominantly shifted to managing and enhancing development. Planning is now focused on enhancing the distinct amenities and environmental resources that set San Juan Capistrano apart from other communities, revitalizing older areas, assuring public safety, finding new uses for underutilized land and stimulating new economic growth. Today, more so than ever before, it is recognized that design considerations are of paramount importance in maintaining the City's unique, high quality environment and essential in achieving aesthetically pleasing, functional as well as economically successful design solutions.

In order to address this shift in community planning needs and policy, the City of San Juan Capistrano updated its General Plan in 1999. The General Plan established the long range "vision" for the physical development and character of San Juan Capistrano. The General Plan Community Design Element's policies and Community Design Plan set forth the framework of design criteria to ensure continuity of the community's image and identity through project development design review and implementation.

Along the same continuum, and in order to best assure procedural fairness in the design review process the City adopted the San Juan Capistrano citywide design guidelines. The Design Guidelines set forth land use specific design parameters to achieve General Plan aesthetic goals, foster high quality design, stimulate investment and eliminate subjectivity in project review.



Preface