



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

**Monday, November 14, 2016**

**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 26, 2016 meeting.](#)

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

**A. [Minor Cultural Heritage Permit 16-326, Myhren Shed](#) (Coury)**

A request to place a pre-fabricated shed in the back yard of a historic resource located at 245 Avenida Del Poniente, in the Residential Medium (RM-CZ) coastal zoning district, Assessor's Parcel Number 692-081-02.

**B. [Cultural Heritage Permit 16-376, Miramar Events Center](#) (Pechous)**

A request to rehabilitate and adaptively reuse the 8,200 square foot historic Miramar Theater into a performance and event center. This includes demolition of the non-contributing portion of the building and replacing it with a new structure

that will contain bathrooms for the performance and event center. The request includes rehabilitating and adaptively reusing the 5,200 square foot historic bowling alley with a 1,043 square foot addition into a culinary specialty restaurant structure. The improvement will include a 3,400 square foot outdoor eating area. The Conditional Use Permit request asks for 82 parking waiver spaces with a preservation agreement, a permit for live entertainment with amplified sound, and the sale of onsite consumption of a full range of alcohol.

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ADJOURNMENT**

Adjourn to the Design Review Subcommittee meeting of Wednesday, November 23, 2016 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente CA 92673.