



**AGENDA FOR THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
Wednesday, February 28, 2018  
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 February 14, 2017 meeting.](#)

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

**A. [MCHP 17-426/MCUP 17-427, 158 Avenida Del Mar, Clementine's on Del Mar](#) (Morones)**

A request to consider allowing a restaurant in an existing commercial tenant space with beer and wine service and exterior modifications. The site is located at 158 Avenida Del Mar in the Mixed Use 3.0 Zone and Architectural, Commercial Business, and Coastal Zone Overlay Districts (MU3.0-A-CB-CZ).

**B. SPP 17-348/CUP 17-349/AP 17-350/DSP 17-413, 620 E. Avenida Pico, Starbucks Pico (Morones)**

A request to consider the construction of a single story restaurant with a drive-through located at 620 East Avenida Pico, in the Community Commercial zone (CC2).

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

None

**5. ADJOURNMENT**

Adjourn to the Design Review Subcommittee Regular Meeting of Wednesday, March 14, 2018 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente CA 92673.