**AGENDA FOR THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
Wednesday, January 23, 2019
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 December 12, 2018 meeting

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

   A. **Pre-Application 18-234, 115 Via Pico Plaza, In-N-Out** (Morones)

      A request to demolish the existing two-story bank building and build a new drive-through restaurant with outdoor dining area. The project is located within the West Pico Corridor Specific Plan (WPCSP) in the Community Commercial area.

B. **Cultural Heritage Permit 17-407 / Tentative Parcel Map 17-406, 100 & 130 Avenida Rosa, Villa Home Fourplex** (Carrillo)

A request to consider the construction of two new duplexes, each on separate lots with reciprocal access, and a condominium subdivision for individual ownership of each unit.

C. **Minor Architectural Permit 18-250/ Discretionary Sign Permit 18-546, 610 - 628 Camino De Los Mares, Plaza by the Sea Façade Remodel and Master Sign Program** (Lightfoot)

A request to remodel the façades of three commercial buildings and establish a Master Sign Program for an existing commercial center at 610 - 628 Camino De Los Mares within a city Gateway.

3.   NEW BUSINESS

None

4.   OLD BUSINESS

A. **Amendment to Minor Cultural Heritage Permit (MCHP) 18-354, 218 Avenida Del Mar, Brussels Bistro** (Stonich)

A request to allow minor modifications to the outdoor patio area, previously approved by the Planning Commission.

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, February 13, 2019 at 3:00 p.m. in Conference Room A, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente CA 92673.