



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

Wednesday, April 24, 2019

3:00 P.M.

**Community Development Department
Conference Room A**

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 #100, San Clemente, CA during normal business hours.

1. APPROVAL OF MINUTES

[Minutes from the March 13, 2019 meeting](#)

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. [Amendment to Conditional Use Permit 19-055, Minor Cultural Heritage Permit 19-054, 1814 North El Camino Real, Historic Aquarium Café Renovation \(OC Frescas\)](#) (Lightfoot)

A request to rehabilitate the North Beach property most recently known as "Ichibiri's Restaurant" and to amend the existing use permit to allow for indoor and outdoor acoustic entertainment and to modify the hours of operation for alcohol service the within the MU1-A-CB-CZ zone at 1814 N. El Camino Real.

B. Cultural Heritage Permit 19-052 / Conditional Use Permit 19-053, 226 Avenida Del Mar, Del Mar Restaurant (Carrillo)

A request to demolish a one-story office building and construct a two-story restaurant with indoor live entertainment, amplified sound, and full alcohol service at 226 Avenida Del Mar. The project also includes a proposed lot merger with an adjacent three-lot parking lot (058-111-14, 058-111-15, and 058-111-16).

3. NEW BUSINESS

None

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

Adjourn to the Design Review Subcommittee Regular Meeting of Wednesday, May 15, 2019 at 3:00 p.m. in Conference Room A, City Hall, 910 Calle Negocio, San Clemente CA 92673.