

**CITY OF SAN CLEMENTE  
MINUTES OF THE SPECIAL MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
JUNE 27, 2019**

Subcommittee Members Present: Jim Ruehlin, Bart Crandell

Subcommittee Members Absent: Chris Kuczynski

Staff Present: Senior Planner Stephanie Roxas, Assistant Planner David Carrillo,  
Senior Civil Engineer Zachary Ponsen

**1. MINUTES**

None

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

None

**3. NEW BUSINESS**

None

**4. OLD BUSINESS**

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

A request to review and approve the design and location of a trash enclosure located on a three-lot parking lot (058-111-14, 058-111-15, and 058-111-16) to satisfy condition of approval 1.10 of Resolution No. PC 19-020.

Assistant Planner David Carrillo summarized the discussions that occurred following the Planning Commission hearing to resolve condition of approval 1.10. The applicant, Jim Holloway, and architect, Alura Aguilera, were also present and provided an overview of the revisions made to the trash enclosure layout, design, and location.

Sabrina Lane-Erwin, representing the owner of the neighboring historic property, expressed support for the proposal and supported dividing up the trash enclosure into two smaller enclosures.

The Design Review Subcommittee (DRSC) discussed the project, and made the following comments either individually or as a group:

- Commended the applicant for revising and relocating the trash enclosure to minimize impacts to the neighboring historic property.
- Requested clarification regarding compliance with landscape coverage. Ms. Aguilera confirmed that the number of parking lot trees will be maintained.
- Requested clarification regarding the lack of Spanish design elements on the smaller proposed trash enclosure. Ms. Aguilera stated the trash enclosure is on the property line and must use non-combustible materials.
- Discussed the landscape plan for the parking lot, and acknowledged that plant restrictions imposed by the Coastal Commission may affect the plant palette.
- Recommended incorporating Spanish design elements into the smaller trash enclosure, such as adding a metal trellis that mimics a wood appearance and meets non-combustible standards.
- Recommended using rafter tails on the smaller trash enclosure that match the size of the rafter tails on the larger trash enclosure.
- Recommended increasing landscaping in the parking lot, such as 1) adding vertical landscaping adjacent to the street-facing wall of the trash enclosure and the rear property wall of the historic property, and 2) adding sawtooth-shaped planter areas on the central parking stalls to serve as wheel stops as well.

The Subcommittee unanimously approved the revised trash enclosure design, with the three recommended project modifications specified above.

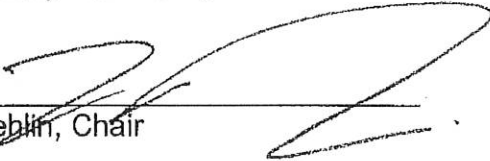
**5. ORAL AND WRITTEN COMMUNICATION**

None

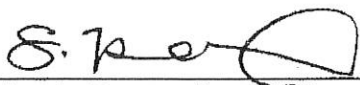
**ADJOURNMENT**

Adjourn to the Design Review Subcommittee Regular Meeting of Wednesday, July 10, 2019 at 3:00 p.m. in Conference Room A, City Hall, Community Development Department, 910 Calle Negocio, Suite 100, San Clemente CA 92673.

Respectfully submitted,

  
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Jim Rueblich, Chair

Attest:

  
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Stephanie Roxas, Senior Planner