



AGENDA FOR THE REGULAR MEETING OF THE DESIGN REVIEW SUBCOMMITTEE

Wednesday, January 29, 2020
4:00 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

- A. [Minutes from the December 11, 2019 meeting](#)

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

- A. [Mural on Public Property, San Clemente Pier Restroom](#) (S. Wylie)

A request to install a mural on the plumbing chase door of the public restroom building on the San Clemente Municipal Pier.

- B. [Site Plan Permit 19-203, Architectural Permit 19-204, and Conditional Use Permit 19-205, Plaza by the Sea Drive-Thru, 610 Camino De Los Mares](#) (Lightfoot)

A request to demolish a freestanding commercial building and construct a new commercial drive-through building for two tenants in an existing

commercial center at 610 - 628 Camino De Los Mares within a city Gateway and the Community Commercial 4 Zone (CC4). A dividing wall between Plaza by the Sea and neighboring Ocean View Plaza (638 Camino De Los Mares) is proposed to be removed to allow for shared access between the retail centers.

**C. [Cultural Heritage Permit 18-177, Krupowicz Residence, 503 Elena Lane](#)
(Lightfoot)**

A request to construct a first and second story addition to a single-family residence located at 503 Elena Lane in the RM-CZ Zoning District. The subject site abuts a historic resource at 505 Elena Lane

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

The next Adjourned Regular Meeting of the Design Review Subcommittee will be held Wednesday, February 12, 2020 at 4:00 p.m. in Conference Room A, City Hall, 910 Calle Negocio, San Clemente CA 92673.