



AGENDA FOR THE REGULAR MEETING OF THE DESIGN REVIEW SUBCOMMITTEE

Wednesday, February 26, 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 February 12, 2020 meeting](#)

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. [Cultural Heritage Permit 19-130 / Variance 19-131, 1602 North El Camino Real Mixed Use, 1602 North El Camino Real](#) (Crockett)

A request to consider a renovation and addition to an existing one-story commercial building, resulting in a first story commercial unit with a two-story residence above, including a variance to exceed maximum lot coverage at 1602 N. El Camino Real in the Mixed Use 2 zoning district and the Architectural, Visitor Serving Commercial District, and Coastal Zone overlays

B. Conditional Use Permit (CUP) 20-054, Minor Cultural Heritage Permit 19-447/ Minor Architectural Permit 19-448 / Conditional Use Permit 20-054, Los Molinos Beer Co. and Tasting Room, 151 Calle Del Los Molinos (Lightfoot)

A request to alter the exterior of an existing industrial building in conjunction with proposed tenant improvements to support a new Micro-brewery at 151 Calle Del Los Molinos within the Light Industrial area of the West Pico Corridor Specific Plan (WCSP). Use permits are required to allow for on-site sale and consumption of beer and to allow for parking requirements to be satisfied off-site.

3. NEW BUSINESS

A. Amendment to Discretionary Sign Permit 01-066, Rip Curl Master Sign Program (Lightfoot)

A request to modify a wall sign and add window signage to an existing Master Sign Program.

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, March 11, 2020 at 4:00 p.m. in Conference Room A, City Hall, 910 Calle Negocio, San Clemente CA 92673.