

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING OF THE
DESIGN REVIEW SUBCOMMITTEE
MAY 11, 2022**

Subcommittee Members Present: Bart Crandell, Scott McKhann and M. Steven Camp

Subcommittee Members Absent: None

Staff Present: Senior Planner Sara Toma, Economic Development Officer Jonathan Lightfoot

1. MINUTES

None

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

None

3. NEW BUSINESS

A. 2022-2023 Parklet Dining Exception Requests (Lightfoot)

A review of applications for outdoor dining parklets that do not meet the standard site plan or design guidelines as established by City Council Ordinance 1727.

Economic Development Officer Jonathan Lightfoot summarized the staff report. Exception requests for Avila’s El Ranchito and for J’Adore were reviewed at this meeting. Mr. Lightfoot shared that he relayed the DRSC’s previous recommendations to the Avila’s ownership. After meeting on site, Victor Avila determined that the slope on Ola Vista would create a hardship for construction and operation in that location. He stated a preference for a smaller deck on Avenida Del Mar.

On May 4th, staff was able to visit the site with Commissioners Crandell and McKhann to observe site conditions.

Mr. Lightfoot shared a PowerPoint presentation showing photos from the site, including photos showing a Trolley stopped at the location to demonstrate the length of the vehicle, its distance from the crosswalk, and the remaining room in front of the vehicle where a dining deck may be able to be sited.

Chair Crandell opened the item for public comments.

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

- Chair Crandell noted that he had visited the site with Mr. Lightfoot and Commissioner McKhann to observe site conditions.
- The Subcommittee stated that there appeared to be sufficient room for a deck that measured about 20-25 feet in length along the curb.
- The Subcommittee agreed with the staff recommendation that a deck should be angled (as opposed to perpendicular to the curb) to allow the Trolleys a clear pull out pattern.
- The Subcommittee encouraged staff to set up cones during Trolley operations to confirm with LAZ Parking (Trolley drivers) that they would have sufficient room to pull out from the curb at this Ola Vista / Del Mar southbound stop.
- The Subcommittee agreed that the sidewalk was wide enough in this location to also warrant use of the sidewalk adjacent to the curb so long as the path of travel between the posts and building walls remained clear for pedestrians.

4. OLD BUSINESS

None

5. ORAL AND WRITTEN COMMUNICATION

None

ADJOURNMENT

Adjourned to the Regular Meeting of the Design Review Subcommittee to be held Wednesday, May 25, 2022 at 3:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,

Bart Crandell, Chair

Attest:

Adam Atamian, Deputy Community Development Director