



Design Review Subcommittee (DRSC)

Meeting Date: October 5, 2022

PLANNER: David Carrillo, Assistant Planner

SUBJECT: **Minor Cultural Heritage Permit (MCHP) 22-049/Conditional Use Permit Amendment (AM CUP) 22-343, Riders Club Café Outdoor Deck**, a request to allow an outdoor deck with 20 additional outdoor seats, and to amend Conditional Use Permit 12-001 to expand outdoor alcohol service to the proposed outdoor deck.

BACKGROUND:

The project site is a corner lot located at 1701 North El Camino Real within the Mixed Use 1 Zoning District and Architectural, Central Business, and Coastal Zone Overlay Districts (MU1-A-CB-CZ). See Attachment 1 for a location map. The site is developed with a stand-alone commercial building occupied by The Riders Club Café, a hamburger restaurant with indoor and outdoor alcohol service. Surrounding land uses include an equipment rental facility to the north, auto dealerships to the south and east, and a two-story mixed-use building to the west with a commercial suite on the ground level and a residence on the second level. Caddy corner, southwest, is the historic Miramar Theater.

The Riders Club Café opened in 2010 with a beer and wine license, and obtained approval of a Conditional Use permit in 2012 for the service of hard alcohol, with seating consisting of 22 indoor seats and 16 outdoor seats. In 2020, the restaurant obtained approval of a Temporary Outdoor Operating Permit (TOOP) for the installation of a 247 square-foot wooden outdoor deck at the front of the property, adjacent to Calle Lago and North El Camino Real, to accommodate 16 additional outdoor seats in response to COVID-19 mandates. See Attachment 2 for photos of existing conditions, and Attachment 4 for a site plan. Since the TOOP has expired, the outdoor deck must be removed. However, the applicant is requesting the subject discretionary permits to permanently maintain the outdoor deck. The deck consists of redwood stained mahogany with a black painted wood cap above the railing. The exterior rail height ranges between 46 inches and 60 inches. Additionally, black metal posts support string lights over the deck.

Within the Architectural Overlay District, projects should maintain and enhance the unique "Spanish-Village-by-the-Sea" character, and maintain a high quality of design consistent with the City's history, according to the General Plan Urban Design Element and City's Design Guidelines. Pedestrian-oriented elements, such as outdoor dining areas and landscaping, are highly encouraged near the public right-of-way.

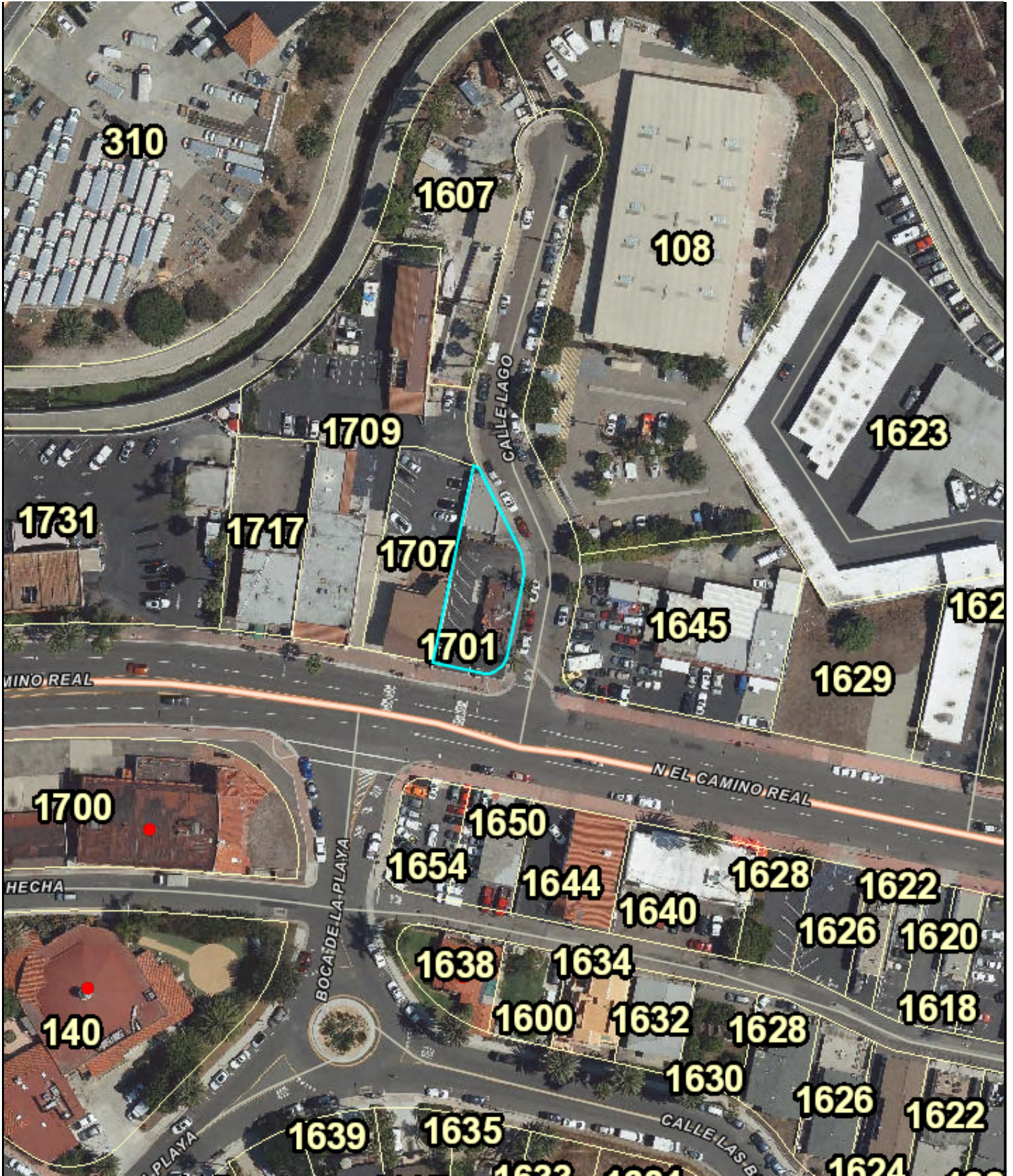
RECOMMENDATIONS:

Staff recommends minor design changes to improve the project's consistency with design guidelines and Architectural Overlay District goals. Staff and the applicant seek DRSC

feedback on the proposed design and a determination on whether the project may be forwarded to the Zoning Administrator for a public hearing.

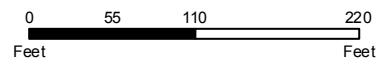
Attachments:

1. Location Map
2. Photographs
3. Staff Recommendations
4. Site Plan



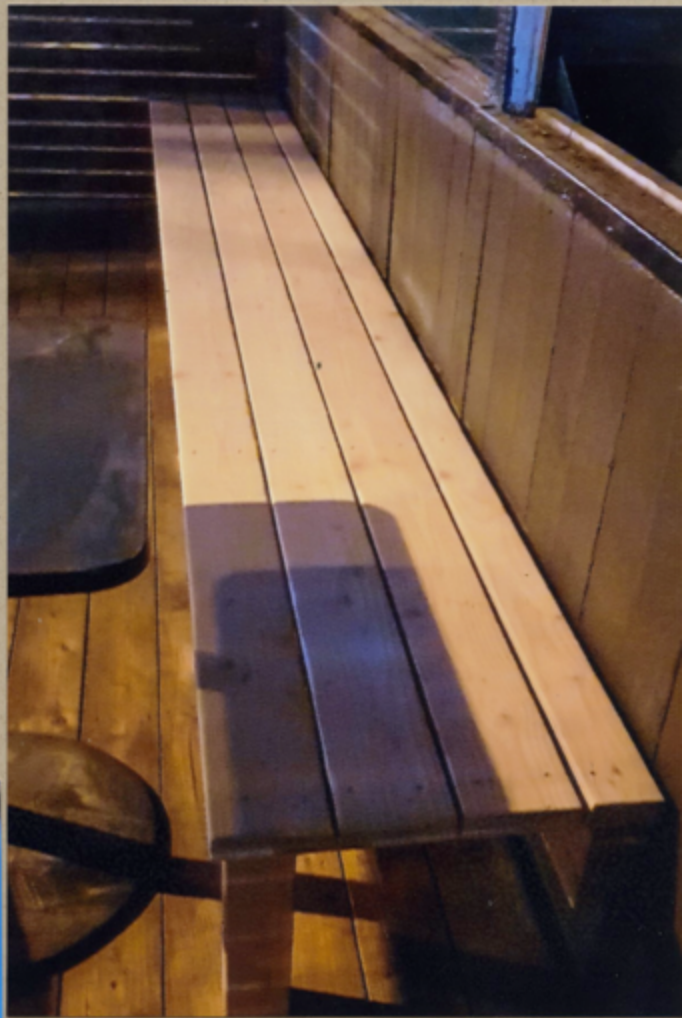
City of San Clemente

RIDERS CLUB CAFE OUTDOOR DECK
1701 N. EL CAMINO REAL



 Historic Resources





Riders Club Café Outdoor Deck





Staff Design Review Recommendations

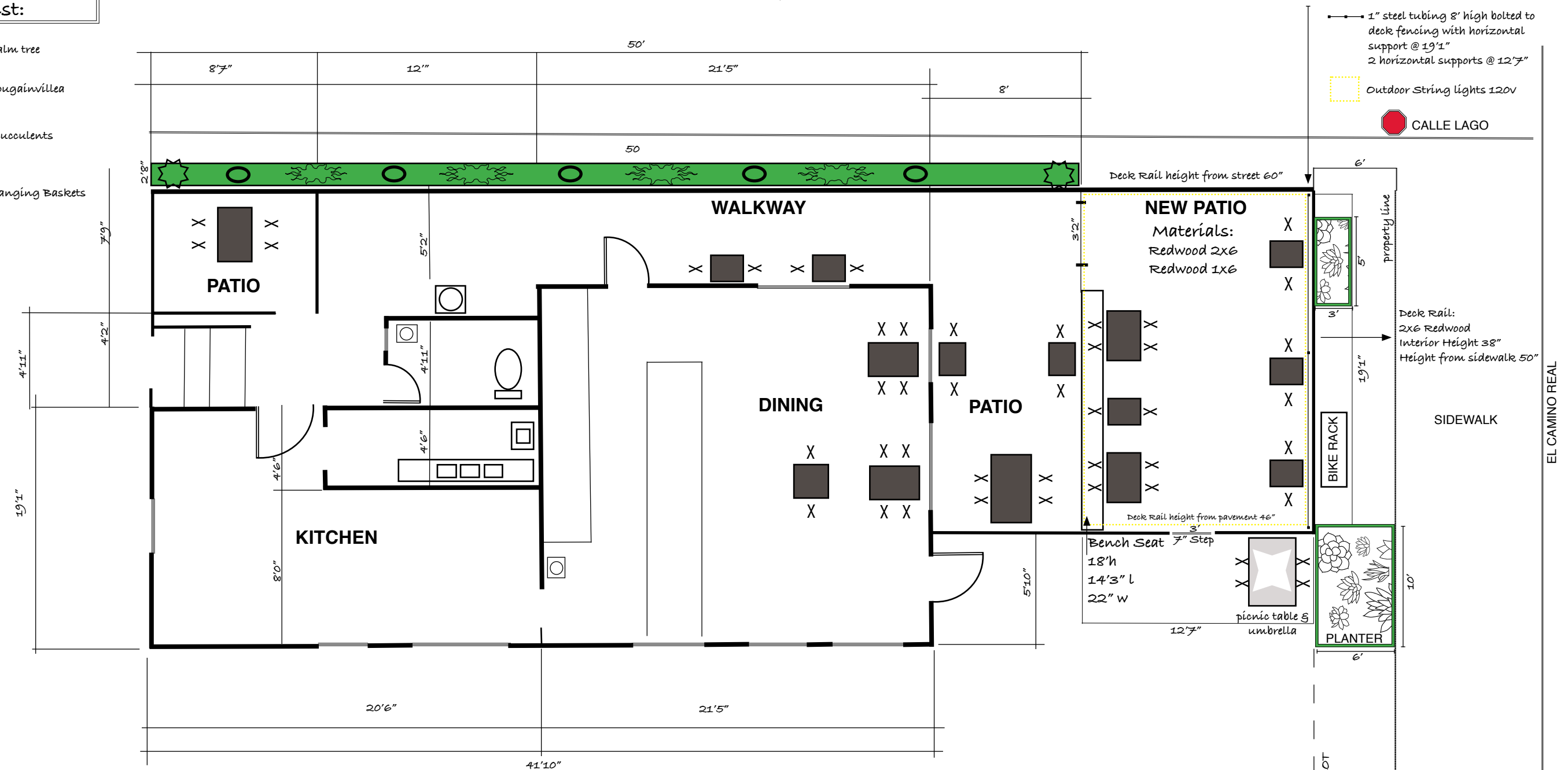
1. Provide shielded string lights for compliance with the Lighting Ordinance which requires lighting to be directed downwards and away from neighboring properties.
2. Replace the existing string light posts with thicker decorative posts with finials.
3. Consider a trellis over the patio for shade and opportunities for clinging vines.
4. Provide planter boxes along the edges of the patio railing and/or potted plants in a manner which does not interfere with private and public pedestrian access.
5. Remove the deck from the public right-of-way, or apply for an Administrative Encroachment Permit.

THE RIDERS CLUB CAFE
1701 N EL CAMINO REAL
SAN CLEMENTE, CA. 92672

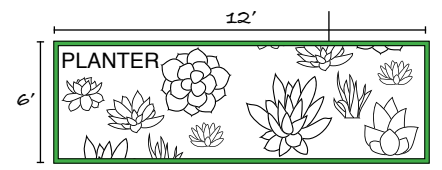
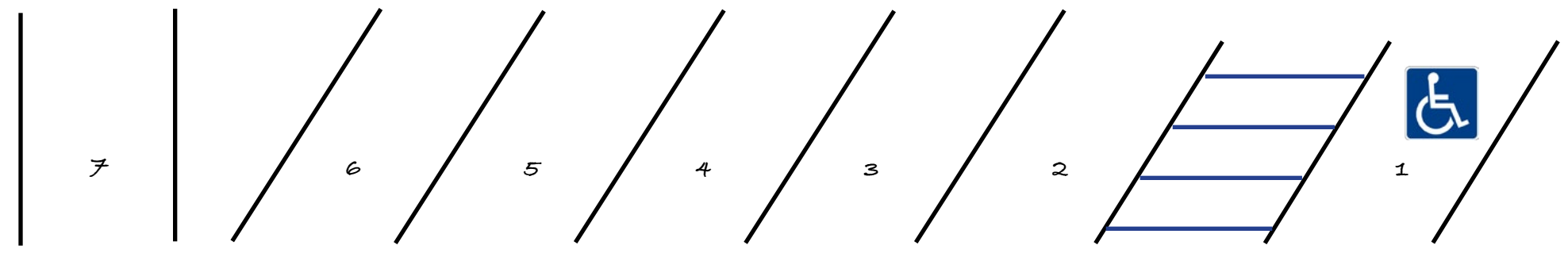
ATTACHMENT 3

Plant List:

-  Palm tree
-  Bougainvillea
-  Succulents
-  Hanging Baskets



-  1" steel tubing 8' high bolted to deck fencing with horizontal support @ 19'1" 2 horizontal supports @ 12'7"
-  Outdoor String lights 120v
-  CALLE LAGO



EL CAMINO REAL