



AGENDA FOR THE REGULAR MEETING OF THE DESIGN REVIEW SUBCOMMITTEE

Wednesday, October 26, 2022

3:00 P.M.

**Community Development Department
Community Room, 1st Floor
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, San Clemente, CA during normal business hours.

1. APPROVAL OF MINUTES

[Review and file Minutes of the Design Review Subcommittee meeting of October 12, 2022.](#)

2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. [HPPA 22-297, 212 Rosa Mills Act Agreement, 212 Avenida Rosa](#) (Carrillo)

A request for a Mills Act agreement between the City and the owners of a historic private residence at 212 Avenida Rosa.

Staff seeks DRSC concurrence with the recommended work list and timeline for the subject property. Following DRSC review, staff will schedule the HPPA for a City Council hearing in December. It is staff's goal to have the contract

recorded prior to December 31, 2022 so the County can assess the property in 2023 based on the Mills Act restricted valuation of the property.

B. [HPPA 22-338, 217 Esplanade Mills Act Agreement, 217 Esplanade \(Carrillo\)](#)

A request to for a Mills Act agreement between the City and the owners of a historic private residence at 217 Esplanade.

C. [Ordinance Update: Urban Lot Split and Two-Unit Project \(SB 9\)](#) (Toma)

A request to review the revised draft Amendment to Chapter 16.50 and Chapter 17.86 of the San Clemente Municipal Code to establish objective design standards, development and subdivision standards regulating urban lot spits and two-unit housing projects in accordance with California Senate Bill 9 (SB9).

Staff seeks DRSC comments on the proposed objective design and architecture standards, and a recommendation to provide to the Planning Commission.

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, November 9, 2022 at 3:00 p.m. in the Community Room, 910 Calle Negocio, San Clemente CA 92673.