



## AGENDA FOR THE REGULAR MEETING OF THE DESIGN REVIEW SUBCOMMITTEE

Wednesday, December 14, 2022

3:00 P.M.

Community Development Department  
Community Room, 1<sup>st</sup> 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

A. [Review and file minutes of the Design Review Subcommittee meeting of November 9, 2022.](#)

### 2. ARCHITECTURAL REVIEW OF THE FOLLOWING ITEMS:

A. [Minor Architectural Permit 22-040, Surfside Pizza Outdoor Patio](#) (Morales)

A request to allow an outdoor patio area with proposed bench seats, chairs, and other outdoor furniture, and a request for indoor and outdoor beer and wine service.

**B. Amendment to Site Plan Permit (AM SPP) 20-399, Cultural Heritage Permit (CHP) 22-429, and Conditional Use Permit (CUP) 22-430, Chabad Jewish Center Addition and Remodel, 1306 N. El Camino Real** (Ciampa)

A request for a 1,479 square foot addition, remodel, and off-site parking for an existing institutional structure.

**C. Master Project 22-324, The Gallery, 1801 North El Camino Real** (Toma)

A request to build a three-story boutique hotel that includes 49 rooms, restaurant, café, a parking garage with building services on a vacant lot

**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, January 11, 2023 at 3:00 p.m. in the Community Room, 910 Calle Negocio, San Clemente CA 92673.