



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

Wednesday, March 29, 2023

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 March 15, 2023.](#)

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

A. [Minor Architectural Permit 22-119, Lohmann Balcony, 101 Via Bellas Artes](#)  
(Coury)

A request to replace a wrought iron guardrail with partial glass guardrail on the alcove of a second story balcony at the corner of Via Bellas Artes and Via Artemesia, an existing single family residence within the Marblehead Coastal Specific Plan.

**B. Conditional Use Permit 22-370, Drift Distillery and Kitchen, 119 S. El Camino Real** (Johnson)

A request to open a restaurant, distillery tasting room with on-site manufacturing of hard alcohol, and amplified live entertainment at 115 S. El Camino Real.

**C. Minor Architectural Permit 22-424 / Minor Exception Permit 22-423, Ely BonaDonna Residence, 113 W. Mariposa** (Johnson)

Application for a second story addition of 735 square feet to an existing legal non-conforming single-family residence, proposed rooftop deck and two additional decks located at 113 West Mariposa (Ely/BonaDonna Residence).

**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, April 12, 2023 at 3:00 p.m. in the Community Room, 910 Calle Negocio, San Clemente CA 92673.