

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING OF THE  
DESIGN REVIEW SUBCOMMITTEE  
OCTOBER 23, 2024**

Subcommittee Members Present: Vice Chair Cameron Cosgrove; Committee Member Bart Crandell

Subcommittee Members Absent: Committee Member M. Steven Camp

Staff Present: Christopher Wright, Senior Planner  
Samantha Wylie, Recreation Director  
David Carrillo, Associate Planner  
Alexia Gruszczynski, Community Development Technician

**1. MINUTES**

- A.** Review and file minutes of the Design Review Subcommittee meeting September 11, 2024

Member Crandell moved to approve the meeting minutes of September 11, 2024 to the next Design Review Subcommittee Meeting in that only person in attendance was present.

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

- A. Administrative Development Permit 24-504, West Toast Café T-Street Concession Stand Remodel (Gruszczynski)**

A request for review and provide feedback to inform the City Planner's decision on administrative permits for a minor facade remodel of a restaurant concession building on T-Street beach.

Community Development Technician, Alexia Gruszczynski, introduced Samantha Wylie, Recreation Director for the City of San Clemente and the leasing agent on behalf of the City; and summarized the staff report and key elements of the proposed project.

Eligija Stravinskaite, the project's applicant, provided additional information on the project, including the project's plans and a material board.

Chair Crandell opened the item for public comment. No public comments were received.

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

- How are trash enclosures, waste management, and food waste incorporated?
- Discussed the seating area changes with Ms. Wylie.
- Suggested mobile planter boxes around the seating area to help with City Maintenance.
- Building lighting must be facing down and away from the residential areas.
- Route the project through DMT to get departmental feedback.
- Suggested using more durable materials for the exterior of the building.

The Subcommittee requested the project be seen by DRSC again at a later time for an update.

**B. Pre-Application (PREAPP) 24-464, Salty Turf Mini Golf, 48 Avenida La Pata (Carrillo)**

A request for preliminary feedback on conceptual plans for a miniature golf course facility on vacant land within Vista Hermosa Sports Park located at 48 Avenida La Pata. The feedback is sought by the applicant to prepare an application for zoning permits that will require a subsequent review process.

Associate Planner David Carrillo summarized the staff report and key elements of the preliminary application.

Michael Luna, the project's architect, provided a presentation on the project.

Chair Crandell opened the item for public comment. No public comments were received.

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

- What is the target age group?
- Does this require environmental review per CEQA?
- What are the hours of operation?
- How is parking addressed?
- Will the project provide a trash enclosure?
- Keep noise in mind when designing the project; a previous play pool project involved significant public comment on noise impacts.
- Suggested staff review the Master Plan for the Sports Park to understand compliance of parking and other elements.
- Remove the bulb-out to the right of project area and replace with parking; replace parking adjacent to the front entry of the clubhouse with a bulb-out for more of a "courtyard" feel; assess feasibility and ensure parking is still satisfied.
- More sophistication is needed on the front elevation of the clubhouse through the use of materials, colors, or slight building form changes.

- Use less wrought iron; consider replacing wrought iron on towers with a tile mural.
- Avoid giving a “circus” feel from public view; fully maintain Spanish Colonial Revival architecture from the outside, and be more “playful” within the site and buildings.
- Reference La Galette approval for guidance on roll-up windows and doors.
- Add a wrap-around counter to the rear kitchen building.
- Landscaping will improve the entire design of the project.
- Add planters against the front of the building to soften wall mass.

The Subcommittee recommended the project move forward with a formal application submittal.

**5. OLD BUSINESS**

None.

**6. ORAL AND WRITTEN COMMUNICATION**

None.

**7. ADJOURNMENT**

Adjourned to the October 13, 2024 DRSC meeting at 5:00 p.m., San Clemente City Hall, First Floor Community Room, 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,

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Vice Chair Cameron Cosgrove

Attest:

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Christopher Wright, Senior Planner