



**AGENDA FOR THE REGULAR STUDY SESSION
OF THE PLANNING COMMISSION
FOR THE CITY OF SAN CLEMENTE, CALIFORNIA**

**Wednesday, October 2, 2013, 6:00 p.m.
Council Chambers, City Hall
100 Avenida Presidio, San Clemente, California 92672**

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 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written material distributed to the Planning Commission after the original agenda packet was distributed is available for public inspection in the Community Development Department, located at 910 Calle Negocio, San Clemente, CA during normal business hours.

CALL TO ORDER

ROLL CALL

ITEM:

Discuss Non-Conforming Section of Zoning Ordinance 50% Rule (Pechous/Wright)

Staff is seeking general direction regarding the 50% rule as part of the update to the City Zoning Ordinance. There is ambiguity on how the 50% rule is calculated for non-conforming structures. The code is not clear on whether or not non-habitable garage areas should be included in this calculation.

COMMISSION COMMENT

RECESS