



**AGENDA FOR THE ADJOURNED REGULAR  
MEETING OF THE PLANNING COMMISSION  
FOR THE CITY OF SAN CLEMENTE, CALIFORNIA**

**Wednesday, July 3, 2013  
6:00 p.m.**

**Council Chambers  
100 Avenida Presidio  
San Clemente, California 92672**

**MISSION STATEMENT**

*The City of San Clemente, in partnership with the community we serve, will foster a tradition dedicated to:*

*Maintaining a safe, healthy atmosphere in which to live, work and play;  
Guiding development to ensure responsible growth while preserving  
and enhancing our village character, unique environment and natural  
amenities;*

*Providing for the City's long-term stability through promotion of  
economic vitality and diversity.*

*Resulting in a balanced community committed to protecting what is valued  
today while meeting tomorrow's needs.*

*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.*

*To allow staff adequate time to confirm software compatibility, individuals wishing to utilize electronic visual aids to supplement their oral presentations at the meeting, must submit the electronic files to the City Planner by no later than 12:00 p.m. on the day of the meeting. Only compatible electronic formats will be permitted to be used on City audio/visual computer equipment. Staff makes no guarantee that such material will be compatible, but will use its best efforts to accommodate the request.*

**1. CALL TO ORDER**

**2. PLEDGE OF ALLEGIANCE**

**3. ROLL CALL**

**4. SPECIAL ORDERS OF BUSINESS**

**A. Selection of Planning Commission Chair, Vice Chair, and Chair Pro Tem**

**B. Selection of Design Review Subcommittee Members**

Select three members and one alternate to serve on the Design Review Subcommittee which meets the second and fourth Wednesday of each month at 10:00 a.m. in the Community Development Department, Conference Room A.

**C. Selection of Coastal Advisory Committee Member**

Select one member to serve on the Coastal Advisory Committee which meets the second Thursday of each month at 7:00 p.m. in the Community Center, Ole Hanson Fireside Room.

**D. Review of Miramar Theater and Bowling Alley Historic Structures Report (Ciampa)**

A report and presentation to the Planning Commission on the completed Historic Structures Report for the Miramar Theater and Bowling Alley.

**5. MINUTES**

**A. Minutes from the Planning Commission meeting of June 19, 2013**

**6. ORAL AND WRITTEN COMMUNICATION**

Members of the audience may address the Commission on matters of public interest, which pertain to the City and are not otherwise on the agenda. If you wish to speak, please step forward to the microphone, state your name and City of residence and make your presentations. Please limit your presentations to three (3) minutes.

**7. CONSENT CALENDAR**

None

All items listed on the Consent Calendar are considered to be routine and will be enacted by one motion without discussion unless Planning Commission, staff, or the
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public requests removal of an item for separate discussion and action.

**8. PUBLIC HEARINGS - Time limitation for applicants: 10 minutes.  
All other speakers: 3 minutes.**

The Public Hearing process includes a staff presentation, a presentation by the applicant not to exceed ten (10) minutes, and public testimony. To facilitate the meeting for all attendees, the public is asked to limit their individual presentation to three (3) minutes. Following closure of the Public Hearing, the Planning Commission will respond to questions raised during the hearing, discuss the issues, and act upon the matter by motion.

**A. Public Hearing Draft Centennial General Plan (Hook)**

Staff recommends the Commission take no action on this item. It was advertised in anticipation of receiving the DEIR and Strategic Implementation Program; however, at this writing, staff had not yet received these draft documents. Hence, these items are not ready for Planning Commission review. Staff anticipates receiving these documents by the first week in July and scheduling them for review and possibly, final action on the Draft General Plan and related documents, at the Commission’s July 10<sup>th</sup> and July 24<sup>th</sup> special (adjourned) meetings.

**B. 1904 Calle De Los Alamos – Cultural Heritage Permit 13-141/Minor Exception Permit 13-142 – Tanner Residence Addition (Wright)**

A request to consider the expansion of a residence and the construction of a new accessory building on a lot located across the street from a historic structure. Minor exceptions are requested for: 1) a portion of a second story addition to be constructed along the building’s legal-nonconforming five foot, seven inch side yard setback (six feet is required) and 2) for a stone building detail to encroach up to one foot into the required 20 foot front yard setback and the required side yard setback. The subject site is located within the Residential Low Density zone and Coastal Overlay (RL-CZ) at 1904 Calle De Los Alamos. The site’s legal description is Lot 25 of Block 897 and Assessor’s Parcel Number 692-304-07.

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Minutes from the Zoning Administrator meeting of June 19, 2013](#)
- C. [Staff Waiver 13-218, 162 W. Mariposa](#)
- D. [Staff Waiver 13-234, 509 Monterey Lane](#)
- E. [Staff Waiver 13-235, 131 Avenida Pelayo](#)
- F. [Staff Waiver 13-236, 115 N. El Camino Real](#)
- G. [Staff Waiver 13-237, 602 N. El Camino Real](#)
- H. [Staff Waiver 13-240, 124 Avenida Santa Inez](#)
- I. [Staff Waiver 13-242, 533 Avenida Victoria](#)
- J. [Staff Waiver 13-244, 265 West Marquita #1](#)
- K. [Staff Waiver 13-245, 265 West Marquita #8](#)
- L. [Staff Waiver 13-246, 10 West Avenida Junipero](#)
- M. [Staff Waiver 13-248, 612 Calle Puente](#)
- N. [Staff Waiver 13-250, 315 Avenida Monterey](#)

**12. ADJOURNMENT**

Adjourn to the Adjourned Regular Planning Commission Meeting to be held at 5:00 p.m. on July 10, 2013 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.