



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

**Wednesday, June 5, 2013  
4:00 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**

None

**5. MINUTES**

A. [Minutes from the Planning Commission meeting of May 15, 2013](#)

B. [Minutes from the Planning Commission meeting of May 22, 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 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. [1509 North El Camino Real – Conditional Use Permit 12-362/Cultural Heritage Permit 12-363/Discretionary Sign Permit 13-082/Sign Exception Permit 13-083/Minor Exception Permit 13-084/Outdoor Dining Permit 13-085 – North Beach Rooftop Bar and Grill](#) (Nicholas)  
(continued from 05-08-13)

A request to consider a conversion of a one-story commercial building into a restaurant with an open roof top bar and grill with a full range of alcohol, live amplified music, an off-site parking agreement, parking waivers for outdoor seating, and approve a new sign package which exceeds the allowed total sign area for the site. The project is located at 1509 North El Camino Real within the C2/MU-3 zoning designation. The legal description is Lot 9, of Block 2, of Tract 795, Assessor’s Parcel Number 057-170-31.

**B. Public Hearing Draft Centennial General Plan – Continued Review of the Land Use Element (Hook)**

This is the third in a series of meetings on the City’s new Public Hearing Draft General Plan. The Commission will continue its review of the Draft Land Use Element (LUE), begun at its May 22<sup>nd</sup> meeting. The Commission will review the LUE text and possible wording changes suggested by City staff. The LUE addresses the types, locations and distribution, intensity and general development standards for all land uses in the City. The City’s general plan consultant will also address potential traffic effects of various land use changes proposed in the Draft General Plan. The Draft General Plan is available at [http://san-clemente.org/sc/Services/planning/GeneralPlan/PublicHearingDraftCombined\\_vers050113.pdf](http://san-clemente.org/sc/Services/planning/GeneralPlan/PublicHearingDraftCombined_vers050113.pdf). This is a public meeting and public comments are welcome.

The Draft Plan was prepared by the City’s consultant, The Planning Center, with extensive input received during over 60 public workshops and meetings held by the General Plan Advisory Committee (GPAC), a 25-member citizen committee appointed by the City Council, and the City’s Planning Commission. The Commission will review draft goals, policies and programs and may change, delete or add language to the draft elements during its reviews. When it completes its review of all 12 Draft General Plan chapters, or “elements”, the Commission will forward a recommended Draft General Plan to the City Council for adoption. Once adopted, the Centennial General Plan will help guide public and private decisions regarding land use, fiscal issues, capital improvements, public safety and many other important aspects of San Clemente’s character and quality of life through 2028. The Draft Plan, Initial Environmental Study and Notice of EIR Preparation are available on the City’s website at <http://san-clemente.org/sc/News1.aspx?PageID=1>.

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

**A. Citizen Outreach and Survey Methods (Pechous)**

At the May 8, 2013 Study Session there was a presentation by Maryann Mooney of Granicus, a company specializing in citizen collaboration and outreach. The City Council has requested that the Planning Commission provide a recommendation regarding the services offered.

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Minutes from the Zoning Administrator meeting of May 22, 2013](#)
- C. [Staff Waiver 13-189, 201 W. Marquita](#)
- D. [Staff Waiver 13-192, 806 E. Avenida Pico E](#)
- E. [Staff Waiver 13-196, 408 N. El Camino Real](#)
- F. [Staff Waiver 13-199, 100 Avenida La Pata #110](#)
- G. [Staff Waiver 13-208, 3922 Calle Ariana](#)

**12. ADJOURNMENT**

Adjourn to the Adjourned Regular Planning Commission Meeting to be held at 4:00 p.m. on June 11, 2013 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.