



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

**Wednesday, May 8, 2013
7:00 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 Study Session of April 17, 2013](#)

B. [Minutes from the Planning Commission meeting of April 17, 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. [Capital Improvement Program General Plan Consistency Finding \(Atamian\)](#)

A request for review of projects for the Fiscal Year 2013-14 Capital Improvement Program for consistency with the San Clemente General Plan.

B. [211 Avenida Fabricante – Conditional Use Permit 13-006 – The Shoreline Church](#) (Obrero)

A request to consider establishing a church use in an industrial building located at 211 Avenida Fabricante in the Rancho San Clemente Business Park, legal description being Lot 5, Tract 15257, Assessor’s Parcel Number 690-69-107.

C. [107-115 Avenida Serra – Cultural Heritage Permit 13-021/Site Plan Permit 13-023 – Serra Workforce Housing](#) (Jones)

A request to construct a three-story, 19-unit, affordable housing project located at 107-115 Avenida Serra. The project is located within the Mixed Use zoning district, and within the Architectural and Affordable Housing Overlays (MU3-A-AH). The legal description is Lots 7, 8, 9, and 10 of Block 4, of Tract 779, Assessor’s Parcel Numbers 058-073-18 and 058-073-46.

D. [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](#) (Pechous/Nicholas) (continued from 04-03-13)

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.

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 April 17, 2013](#)
- C. [Staff Waiver 13-123, 255 Avenida Lobeiro H](#)
- D. [Staff Waiver 13-129, 412 Arenoso Lane #101](#)

- E. [Staff Waiver 13-148, 252 Avenida Lobeiro](#)
- F. [Staff Waiver 13-150, 101 Calle Seguro](#)

12. ADJOURNMENT

Adjourn to the Adjourned Regular Planning Commission Meeting to be held at 4:00 p.m. on May 15, 2013 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.