



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

**Wednesday, November 6, 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 Planning Commission meeting of October 16, 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. [1306 North El Camino Real – Conditional Use Permit 13-190 – Chabad Jewish Center, School/Tutoring, and Shared Parking Agreement](#) (Nicholas)

A request to consider allowing a religious facility and ancillary religious school and a secular non-religious school/tutoring facility and associated shared parking agreement within the Neighborhood Commercial (NC 2) zoning designation located at 1306 North El Camino Real. The legal

description is Lot 8, of Block 8, of Tract 793, Assessor's Parcel Number 692-381-57.

- B. [105 Avenida Barcelona – Cultural Heritage Permit 13-095/Demolition of Historic Property 13-339/Historic Property Preservation Agreement 13-327 and Negative Declaration – McMahon Residence](#) (Ciampa)

A request to consider the addition and remodel of a historic house, demolition of the original garage, new trellis and outdoor fireplace, Historic Property Preservation Agreement and Negative Declaration CEQA Review for a project located at 105 Avenida Barcelona, legal description is Lot 53 of Block 4, Tract 822, Assessor's Parcel Number 692-151-21.

- C. [105 West Avenida Pico and 112 Boca De La Playa – Minor Cultural Heritage Permit 13-281 – Negative Declaration – Ole Hanson Beach Club Rehabilitation](#) (Ciampa) (continued from 10-16-13)

A request to consider the rehabilitation and exterior modifications to the historic Ole Hanson Beach Club and pools and Negative Declaration CEQA review for a project within the Open Space zoning designation and Architectural Overlay (O-A). The project is located at 105 West Avenida Pico and 112 Boca De La Playa, legal description is a portion of Block 5 of Tract 821, Assessor's Parcel Number 057-192-20.

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 October 16, 2013](#)
- C. [Staff Waiver 13-420, 903 Buena Vista E](#)
- D. [Staff Waiver 13-422, 217 Calle Roca Vista](#)
- E. [Staff Waiver 13-428, 390 Camino De Estrella](#)
- F. [Staff Waiver 13-431, 202 Avenida Victoria](#)
- G. [Staff Waiver 13-433, 413 Calle Gomez](#)
- H. [Staff Waiver 13-443, 240 La Paloma A](#)

12. ADJOURNMENT

Adjourn to the Study Session to be held at 6:00 p.m. on November 20, 2013 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.