



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

**Wednesday, September 4, 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 August 21, 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. [105 West Avenida Pico and 112 Boca De La Playa – Minor Cultural Heritage Permit 13-281 – Ole Hanson Beach Club Rehabilitation](#)  
(Ciampa)

A request to consider the rehabilitation and exterior modifications to the historic Ole Hanson Beach Club and pools 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.

**B. [Site Plan Permit 13-080 – Alora Architecture and Model Homes](#) (Wright) (continued from 08-21-13)**

A request to consider revised architecture and a model home complex for 36 vacant lots in Tract 16795 "Alora." The properties are located within the Low Density Residential area (TSP-RL) of the Talega Specific Plan. Specifically, the subject properties are located at 11-17 Calle Estilo Nuevo (Lots 23-26), 20-30 and 23-33 Via Lampara (Lots 7-18), 11-22 Calle Loyola (Lots 40-49), and 12-30 Via Paulina (Lots 30-39).

**C. [987 Avenida Vista Hermosa – Conditional Use Permit 12-334/Site Plan Permit 13-200/Architectural Permit 13-201 – Verizon Wireless at Vista Hermosa Sports Park](#) (Jones) (continued from 08-21-13)**

A request to consider allowing the replacement of a field light pole with a cellular field light pole at Avenida Vista Hermosa Sports Park located at 987 Avenida Vista Hermosa within the Public Use zoning district within the Forster Ranch Specific Plan. If approved, the field lighting would be relocated to the cellular pole at the same elevation and orientation as the existing lighting to assure there is no added light pollution. The park site is located at the southwest corner of the intersection of Avenida Vista Hermosa and La Pata and is a portion of Assessor's Parcel Number 124-081-64.

**D. [110 Avenida La Pata – Conditional Use Permit 13-220/Minor Site Plan Permit 13-221/Minor Architectural Permit 13-222/Discretionary Sign Permit 13-223/Sign Exception Permit 13-224 – 24 Hour Fitness](#) (Atamian)**

A request to consider a commercial recreation use, minor site improvements, minor exterior façade improvements, and a Master Sign Program with signs exceeding the maximum allowable sign size. The project is located at 110 Avenida La Pata in the Business Park zoning district of the Rancho San Clemente Specific Plan. The legal description is Lot 4, of Tract 12125, Assessor's Parcel Number 688-141-01.

**E. [721 Avenida Salvador – Conditional Use Permit 11-547 – Verizon on Salvador](#) (Jones)**

A request to consider allowing a faux eucalyptus tree containing cellular antennas on a City reservoir site at 721 Avenida Salvador. The subject property is located in the Rancho San Clemente Specific Plan designated as Private Open Space (OS 2). The legal description is Assessor's Parcel Number 690-502-16.

**F. [Zoning Amendment 13-313, Zoning Ordinance Clean-up and Streamlining Items](#) (Wright)**

The City has initiated amendments to the Zoning Ordinance that would clean up items and streamline rules and procedures. The City Council and staff have placed a high priority on customer service, and a primary customer service goal is to create a Zoning Ordinance that is clear, easy to use and streamlines review processes. The amendments are proposed to meet this goal. The clean-up amendments would: 1) correct erroneous text and/or formatting problems, 2) clarify ambiguous language, 3) remove unnecessary and/or obsolete text, and 4) provide new and updated definitions to clarify existing standards. The first streamlining amendment would: 1) remove Home Occupation Permits from the Zoning Ordinance because they are unnecessary. Business licenses are already required for home-based businesses. The second streamlining amendment would: 2) create a provision that allows the City to withdraw, or recommend for denial, a project that has been deemed incomplete or inactive for longer than 180 days due to applicant delays.

**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 August 21, 2013](#)
- C. [Staff Waiver 13-315, 1905 S. Ola Vista](#)
- D. [Staff Waiver 13-316, 308 Avenida Victoria](#)
- E. [Staff Waiver 13-320, 315 Avenida Monterey](#)

**12. ADJOURNMENT**

Adjourn to the Study Session to be held at 6:00 p.m. on September 18, 2013 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.