



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

**Wednesday, August 7, 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

None

5. MINUTES

- A. [Minutes from the Planning Commission meeting of July 10, 2013](#)
- B. [Minutes from the Planning Commission meeting of July 17, 2013](#)
- C. [Minutes from the Planning Commission meeting of July 24, 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/Minor Exception Permit 13-084/Outdoor Dining Permit 13-085 – North Beach Rooftop Bar and Grill](#) (Nicholas)
(continued from 07-24-13)

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, and parking waivers for outdoor seating. 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 (Hook)

At this meeting, the Commission is expected to complete its review of 1) the Draft Environmental Impact Report (DEIR) for the Centennial General Plan, 2) the City Council Hearing Draft Centennial General Plan, 3) the Draft Strategic Implementation Program and 4) other General Plan-related documents. Based on its review, the Commission may adopt a resolution recommending City Council action on the Draft Centennial General Plan and Draft Environmental Impact Report, Draft Bicycle and Pedestrian Master Plan and the Draft Climate Action Plan.

The Draft Centennial General Plan was prepared by the City's consultant, The Planning Center DC&E, 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 by the City's Planning Commission. The Commission must consider the DEIR, which covers a wide range of potential environmental impacts, as part of any action on the proposed Draft Centennial General Plan and related documents. The Commission's action is not final. Its action will be a recommendation to the City Council, which must take action on a "City Council Hearing Draft" Centennial General Plan, DEIR and related documents before these policy documents can take effect.

Once adopted, the Centennial General Plan will help guide public and private decisions through 2028 regarding land use, environmental quality, fiscal issues, capital improvements, public safety and many other important aspects of San Clemente's character and quality of life. The Draft Plan, Draft Environmental Impact Report and related documents are available on the City's website at <http://san-clemente.org/sc/News1.aspx?PageID=1>.

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 July 17, 2013](#)
- C. [Staff Waiver 13-270, 724 S. El Camino Real](#)
- D. [Staff Waiver 13-271, 411 Avenida Granada](#)
- E. [Staff Waiver 13-273, 223 Calle Primavera](#)
- F. [Staff Waiver 13-277, 420 Cazador Lane](#)
- G. [Staff Waiver 13-278, 100 S. El Camino Real](#)
- H. [Staff Waiver 13-284, 267 W. Marquita](#)
- I. [Staff Waiver 13-290, 140 W. Escalones](#)

12. ADJOURNMENT

Adjourn to the Adjourned Regular Planning Commission Meeting to be held at 6:00 p.m. on August 21, 2013 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.