



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

**Wednesday, May 22, 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 May 1, 2013](#)
- B. [Minutes from the Study Session of May 8, 2013](#)
- C. [Minutes from the Planning Commission meeting of May 8, 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. [301 Cazador Lane – Cultural Heritage Permit 12-359 – Cazador 4-Plex \(Ciampa\)](#)

A request to consider the demolition of a single-family residence and the construction of a four unit apartment building that is within 300 feet of a

historic resource in the Residential Medium zoning district and Coastal Zone (RM-CZ) at 301 Cazador Lane, legal description being Lot 1, Block 10, of Tract 822, Assessor's Parcel Number 692-045-01.

**B. [121 Avenida Lucia – Conditional Use Permit 13-038 – Nakachi Addition](#) (Atamian)**

A request to consider a 470 square foot, second-story addition to a detached garage that exceeds 15 feet in height within the Residential Low zoning district (RL) at 121 Avenida Lucia. The legal description is Lot 9 and a portion of Lot 10, of Block 8, of Tract 900, Assessor's Parcel Number 060-103-24.

**C. [Public Hearing Draft Centennial General Plan](#) (Hook)**

The Planning Commission will continue its review of the Public Hearing Draft Centennial General Plan. At this meeting, the Commission is expected to review the Draft Land Use Element and portions of the Urban Design Element concerning Downtown building height and number of stories.

**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 May 8, 2013](#)
- C. [Staff Waiver 13-160, 405 Avenida Granada #104](#)
- D. [Staff Waiver 13-164, 100 Avenida La Pata #100](#)
- E. [Staff Waiver 13-165, 131 Avenida Pelayo](#)
- F. [Staff Waiver 13-166, 145 W. Avenida Palizada](#)
- G. [Staff Waiver 13-174, 235 Avenida Miramar](#)
- H. [Staff Waiver 13-180, 252 Avenida Lobeiro](#)
- I. [Staff Waiver 13-182, 111 W. Avenida Palizada D](#)
- J. [Staff Waiver 13-183, 553 Avenida Buenos Aires](#)
- K. [Staff Waiver 13-187, 202 Avenida Serra](#)
- L. [Staff Waiver 13-188, 235 Avenida Miramar](#)

**12. ADJOURNMENT**

Adjourn to the Joint City Council/Planning Commission/General Plan Advisory Committee Meeting to be held at 6:00 p.m. on May 29, 2013 at the Community Development Department second floor conference room located at 910 Calle Negocio, San Clemente, CA.