



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

**Wednesday, April 3, 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.*

- 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 March 20, 2013](#)

B. [Minutes from the Planning Commission meeting of March 20, 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. [218 West Paseo De Cristobal – Cultural Heritage Permit 13-014/Minor Exception Permit 13-058 – Davies Remodel](#) (Atamian)

A request to consider an addition and a garage encroachment into the front yard setback for a single family residence abutting a historic structure. The project

site is located at 218 West Paseo De Cristobal. The legal description is Lot 9, of Block 13 of Tract 822, Assessor’s Parcel Number 692-242-19.

**B. [910 South El Camino Real – Discretionary Sign Permit 12-159 – San Clemente Medi Center Signage](#) (Wright)**

A request to consider a master sign program for a multi-tenant commercial building. The subject site is located in the Neighborhood Commercial zoning district (NC2) at 910 South El Camino Real. The legal description is Lot 1, of Block 4 of Tract 822, Assessor’s Parcel Number 692-151-23.

**C. [504 Avenida De La Estrella – Conditional Use Permit 11-507/Sign Exception Permit 11-508/Discretionary Sign Permit 11-509/Minor Conditional Use Permit 11-510/Architectural Permit 11-511/Site Plan Permit 11-512 – De La Estrella Plaza](#) (Nicholas)**

A request to consider demolition of a service station, gas station pumps, gas pump canopy, and multiple office structures to develop a new gas station with six pumps, pump canopy, car wash, convenience store with the sale of beer and wine for off-site consumption, office, and off-site parking agreement, and to approve a master sign program, and freeway-oriented signs at 504 Avenida De La Estrella within the Neighborhood Commercial (NC2) zoning designation. The legal description is Lots 27, 28, 29, 30, 79, 80, and 91, of Block 1, of Tract 793, portion of Lot 91 and 7 of Tract 853, Assessor’s Parcel Numbers 057-142-44 and 057-142-37.

**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](#) (Nicholas)**

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. [Staff Waiver 13-100, 4015 Calle Juno](#)
- C. [Staff Waiver 13-103, 410 Corto Lane #17](#)

**12. ADJOURNMENT**

Adjourn to the regular Study Session to be held at 6:00 p.m. on April 17, 2013 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.