



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

**Wednesday, September 17, 2014
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 noon 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 Study Session of September 3, 2014](#)
- B. [Minutes from the Planning Commission meeting of September 3, 2014](#)

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. [1041 Avenida Pico, Suite A – Conditional Use Permit 14-303 – Pure Barre Fitness](#) (Gregg/Pechous)

A request to consider a group instruction fitness studio, Pure Barre, located at 1041 Avenida Pico, Suite A, in the Talega Courtyards Shopping Center within the Talega Specific Plan. The legal description is Lot 4 of Tract 16253, and Assessor’s Parcel Number 701-321-13.

B. [92 Avenida La Pata – Conditional Use Permit 14-266/Minor Architectural Permit 14-267 – Gratitude Garden Preschool](#) (Atamian)

A request to consider a new preschool located at 92 Avenida La Pata in the Neighborhood Commercial zone of the Rancho San Clemente Specific Plan with a playground located on an adjacent 2,883 square foot portion of City-owned property zoned Open Space in the Forster Ranch Specific Plan. The legal descriptions are Parcel 2 on Page 4 of Assessor’s Parcel Book 331, Assessor’s Parcel Number 688-132-02, and a portion of Parcel 1 of Lot Line Adjustment Number LL 98-83 in the City of San Clemente located to the south of Avenida Vista Hermosa and east of Avenida La Pata, Assessor’s Parcel Number 678-164-01.

C. [Nonconforming Ordinance Amendment](#) (Nicholas)

A request to consider an amendment to the Nonconforming Use section of the Nonconforming Ordinance of the Municipal Code related to existing nonconforming mobile home uses and associated accessory structures and improvements.

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 September 3, 2014](#)
- C. [Staff Waiver 14-337, 104 Avenida Barcelona](#)
- D. [Staff Waiver 14-338, 3515 Calle La Quinta](#)

12. ADJOURNMENT

Adjourn to the Study Session to be held at 6:00 p.m. on October 8, 2014 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.