



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

**Wednesday, December 3, 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 November 19, 2014](#)
- B. [Minutes from the Planning Commission meeting of November 19, 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. [1410 Calle Alcazar – Variance 14-374 – Koshay Residence Retaining Walls](#) (Atamian for Gregg)

A request to consider the replacement of a failing retaining wall in excess of eight and a half feet in height and replace it with a new retaining wall located at 1410 Calle Alcazar in the Residential Low (RL-1) zoning district. The legal description is Sec 3, T 9, R 7, POR NW ¼ A S PER DD - 6985/655 OR, and Assessor’s Parcel Number 690-412-10.

**B. [234 West Avenida Palizada – Cultural Heritage Permit 14-275 – Zulfacar Addition](#) (Jones)**

A request to consider a second story addition to a legal nonconforming duplex at 234 West Avenida Palizada that is adjacent to a historic house at 236 Avenida Palizada located within the Residential Medium Density zone and Coastal Overlay (RM-CZ). The legal description of the property is Lot 29, Block 1 of Tract 784, and Assessor's Parcel Number 058-133-20.

**9. NEW BUSINESS**

**A. [Downtown License Plate Survey](#) (Jones)**

The survey, conducted in August of 2014, reveals parking trends such as the number of cars utilizing the Downtown Core parking supply and how long they stay. Based upon that analysis the attached report makes parking management recommendations. Staff requests the Commission comment on the results of the survey and provide recommendation on the parking management strategies identified within the report. The Commission's comments, along with public input, will be presented to the City Council.

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Minutes from the Zoning Administrator meeting of November 19, 2014](#)
- C. [Staff Waiver 14-464, 230 Avenida Del Poniente](#)
- D. [Staff Waiver 14-470, 104 Avenida Adobe](#)
- E. [Staff Waiver 14-476, 161 W. Avenida Palizada](#)

**12. ADJOURNMENT**

Adjourn to the Study Session to be held at 6:00 p.m. on December 17, 2014 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.