



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

**Wednesday, February 18, 2015  
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 February 4, 2015](#)

B. [Minutes from the Planning Commission meeting of February 4, 2015](#)

**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. [2727 Via Cascadita Suite I – Conditional Use Permit 15-014 – Poche Burger and Kitchen Full Alcohol](#) (Atamian)

A request to consider the sale of a full range of alcohol for in-door and outdoor on-site consumption at a restaurant located at 2727 Via Cascadita, Suite I, within the Neighborhood Commercial (NC1.1) zoning district. The legal description is Lot 6, of Tract 4577, Assessor’s Parcel Number 691-303-04.

**B. 117 Avenida Del Reposo – Tentative Tract Map 14-252 – Reposo Condo Conversion (Nicholas)**

A request to consider a seven unit condo map for a seven unit apartment complex currently under construction at 117 Avenida Del Reposo, in the Residential Medium (RM) zoning district within the Coastal (-CZ) overlay, legal description being Lots 24 and 25, of Block 3, of Tract 820.

**C. 310 E. Avenida Pico – Amendment to Conditional Use Permit 80-011 – Pico U-Haul Left Turn Lane (Nicholas)**

A request to consider the removal of a condition of approval from the original approval of the Pico U-Haul facility that prevents median cuts, and U-Haul is proposing to install a new left turn lane on Avenida Pico. The project site is located at 310 E. Avenida Pico, in the Industrial (M-2) zoning district with an Architectural (-A) overlay, Assessor’s Parcel Number 691-011-15.

**D. 1880 N. El Camino Real – Variance 14-474/Conditional Use Permit 14-475 – Capistrano Shores Wall and Landscaping (Gregg) (continued from 02-04-15)**

A request to consider an eight foot tall decorative block wall between the railroad tracks and the Capistrano Shores Mobile Homes Park with 9’9” accent columns at the main entrance, along with accessory structures, landscaping, and utility improvements within the park. The project is located at 1880 N. El Camino Real within the Open Space zoning district and Coastal Zone Overlay (OS2-S2-CZ), the legal description being a strip of land 27.55 feet wide in the City of San Clemente, County of Orange, State of California, being a portion of Section 32, Township 8 South, Range 7 West, and Assessor’s Parcel Number 691-432-02.

**E. 1880 N. El Camino Real – Conditional Use Permit 14-389/Architectural Permit 14-378 – Capistrano Shores Transformers and Fence (Gregg) (continued from 02-04-15)**

A request to consider seven new transformers, enclosed by temporary chain link fencing, located in the Capistrano Shores Mobile Homes Park leased portion of the railroad right-of-way. The project is located at 1880 N. El Camino Real within the Open Space zoning district and Coastal Zone Overlay (OS2-S2-CZ), the legal description being a strip of land 27.55 feet wide in the City of San Clemente, County of Orange, State of California, being a portion of Section 32, Township 8 South, Range 7 West, and Assessor’s Parcel Number 691-432-02.

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

- A. [1880 N. El Camino Real Space 22, Appeal of Building Permit B14-1374](#) (Gregg) (continued from 01-07-15)

A request to appeal comments rendered by Planning staff for a Building permit to install a new double wide mobile home in the Capistrano Shores Mobile Home Park.

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)  
B. [Minutes from the Zoning Administrator meeting of February 4, 2015](#)  
C. [Staff Waiver 15-036, 115 Avenida Del Mar](#)  
D. [Staff Waiver 15-043, 2727 Via Cascadita I](#)  
E. [Staff Waiver 15-048, 249 Vista Marina](#)  
F. [Staff Waiver 15-050, 2340 S. El Camino Real](#)  
G. [Staff Waiver 15-051, 105 Avenida Barcelona](#)

**12. ADJOURNMENT**

Adjourn to the Adjourned Regular Planning Commission Meeting to be held at 6:00 p.m. on March 9, 2015 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.