



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

**Wednesday, May 6, 2015
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 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 April 22, 2015](#)

B. [Minutes from the Planning Commission meeting of April 22, 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. [Coastal Land Use Plan for the City's Local Coastal Program](#) (Ciampa)

Public Hearing to consider a request for the Planning Commission to review and make a recommendation of approval to the City Council for the adoption of the City's Land Use Plan for the City's Local Coastal Program.

B. [Zoning Amendment 14-456 and General Plan Amendment 15-049](#)
(Wright/Hare) (continued from 04-22-15)

Public Hearing to introduce City-initiated amendments to the Centennial General Plan and Zoning Ordinance. The Planning Commission will review preliminary draft amendments, receive public testimony, provide discussion and direction to staff, and continue the public hearing to a date certain. Based on the input received, staff will finalize and then present draft amendments at an upcoming public hearing.

**C. [Capital Improvement Program General Plan Consistency Finding](#)
(Atamian)**

Public Hearing to consider a request to review projects for the Fiscal Year 2015-2016 Capital Improvement Program for consistency with the San Clemente General Plan.

D. [1010 South El Camino Real – Zoning Amendment 14-364/Site Plan Permit 14-365/Conditional Use Permit 14-366/Cultural Heritage Permit 14-367 – Santiago Mixed-Use](#) (Atamian) (continued from 04-22-15)

Public Hearing to consider forwarding a recommendation to the City Council a request to amend the Zoning Ordinance and Zoning Map to designate portions of the Neighborhood Commercial (NC 2) zone along South El Camino Real to a new Mixed Use (MU 3.2) zone, and a request for a mixed use development consisting of seven residential units and 4,416 square feet of commercial space located at 1010 South El Camino Real. The legal description is Lots 3, 4, and 5, of Block 5, of Tract 822, Assessor’s Parcel Number 692-152-23.

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 April 22, 2015](#)
- C. [Staff Waiver 15-128, 220 Avenida Miramar](#)
- D. [Staff Waiver 15-138, 129 Calle Redondel](#)
- E. [Staff Waiver 15-141, 110 W. Escalones](#)

12. ADJOURNMENT

Adjourn to the Study Session to be held at 6:00 p.m. on May 20, 2015 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.