



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

**Wednesday, July 22, 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 Planning Commission meeting of June 30, 2015](#)

B. [Minutes from the Planning Commission meeting of July 8, 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. [Conditional Use Permit 15-081/Discretionary Sign Permit 15-082 – The Coast Project Identification Signs](#) (Nicholas)

Public Hearing to consider a request to redevelop five existing identification signs and develop one new sign within various locations of the Coast Homeowners Association owned Open Space areas within The Coast Subdivision, Tract 9272, in the City of San Clemente.

**B. [1409 South El Camino Real – Conditional Use Permit 15-160 – Tommy’s Restaurant Full Alcohol](#) (Nicholas)**

Public Hearing to consider a request for a full range of alcohol service for indoor and onsite consumption for an existing restaurant located at 1409 South El Camino Real within the Neighborhood Commercial (NC2) zoning designation. The legal description is Lot 1, of Block 6, of Tract 851, Assessor’s Parcel Number 692-131-07.

**C. [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 06-17-15)**

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.

**D. [234 West Avenida San Antonio – Variance 14-388 – Spencer Residence](#) (Gregg)**

Public Hearing to consider a request to construct a single-family residence with a reduced front yard setback on a vacant coastal canyon lot located at 200 West Avenida San Antonio (future address will be changed to 234 West Avenida San Antonio). The project is located within the Residential Low zoning district and Coastal Zone overlay (RL-CZ). The legal description is Lot 17, of Block 13, of Tract 852, and Assessor’s Parcel Number 692-312-16.

**9. NEW BUSINESS**

**A. [Brown Act Discussion](#) (Richardson)**

A presentation by the City Attorney reviewing the Brown Act with the Planning Commission.

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

**A. [Tentative Future Agenda](#)**

**B. [Minutes from the Zoning Administrator meeting of July 8, 2015](#)**

- C. [Staff Waiver 15-201, 107 Avenida Patero De Oro](#)
- D. [Staff Waiver 15-210, 1531 Buena Vista](#)
- E. [Staff Waiver 15-213, 506 Avenida Victoria](#)
- F. [Staff Waiver 15-224, 113 Coronado Lane](#)
- G. [Staff Waiver 15-226, 1013 Buena Vista](#)

## 12. **ADJOURNMENT**

Adjourn to the Study Session to be held at 6:00 p.m. on August 5, 2015 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.