



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

**Wednesday, August 5, 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 Planning Commission meeting of July 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. [629 Camino De Los Mares – Conditional Use Permit 15-107 – Verizon Madrigal Cell Site](#) (Nicholas)

Public Hearing to consider a request to install a new cellular site on the roof of an existing commercial building located at 629 Camino De Los Mares within the Community Commercial (CC2) zoning designation, Assessor's Parcel Number 675-100-02.

B. [107 Avenida De La Estrella – Discretionary Sign Permit 14-438 – 107 Building Sign Program](#) (Jones)

Public Hearing to consider a request to establish a sign program for a building located at 107 Avenida De La Estrella. The legal description is Lot 8 of Tract 789, and Assessor’s Parcel Number 692-401-04.

C. [227 Avenida Granada – Cultural Heritage Permit 14-514 – Haft Duplex](#) (Jones)

Public Hearing to consider a request to construct a 3,154 square foot duplex located at 227 Avenida Granada within the Residential Medium zoning designation and Architectural and Coastal Overlays (RM-A-CZ). The legal description is Lot 14, Block 18, of Tract 779, and Assessor’s Parcel Number 058-113-51.

D. [180 Avenida La Pata – Conditional Use Permit 15-106 – San Clemente Christian School](#) (Atamian)

Public Hearing to consider a request for a new school facility with 248 students, in grades K-12, and 26 employees in the Rancho San Clemente Business Park, located at 180 Avenida La Pata. The legal description is Lot 2, of Tract 15057, and Assessor’s Parcel Number 688-161-07.

E. [Zoning Amendment 15-123 – Massage Ordinance](#) (Atamian)

Public Hearing to consider a City-initiated proposal to add Section 17.28.185 and amend Tables 17.36.020 and 17.40.030 of the Zoning Ordinance of the San Clemente Municipal Code to provide local regulatory authority over massage uses consistent with State law.

9. NEW BUSINESS

A. [New Staff Waiver Format Explanation](#) (Pechous)

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Minutes from the Zoning Administrator meeting of July 22, 2015](#)
- C. [Staff Waiver 15-229, 106 Calle Balboa](#)
- D. [Staff Waiver 15-237, 616 S. El Camino Real](#)
- E. [Staff Waiver 15-245, 1701 N. El Camino Real](#)
- F. [Staff Waiver 15-247, 429 Avenida De La Estrella](#)

12. ADJOURNMENT

Adjourn to the Adjourned Regular Study Session to be held at 5:00 p.m. on August 10, 2015 in the Community Development Department Conference Room A located at 910 Calle Negocio, San Clemente, CA.