



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

**Wednesday, September 16, 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 September 2, 2015](#)

B. [Minutes from the Planning Commission meeting of September 2, 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. [101 West Avenida Vista Hermosa – Conditional Use Permit 15-278 – Kiosk Carts and VIP Alcohol](#) (Nicholas)

Public Hearing to consider a request for a full range of alcohol for the VIP area associated with guest relations on the second floor between buildings 17A and 19 of the Outlets at San Clemente, and for small outdoor retail kiosk carts throughout the outlet shopping center. The Outlets at San Clemente are located at 101 West Avenida Vista Hermosa within the

Regional Commercial (RC1) zoning designation of the Marblehead Coastal Specific Plan. The legal description is Lot 327, of Tract 8817, Assessor's Parcel Number 691-422-13.

**B. 318 Avenida Del Mar – Cultural Heritage Permit 15-040 – Woodnutt Duplex (Jones)**

Public Hearing to consider a request for an addition to a duplex at 318 Avenida Del Mar that abuts a historic property at 319 Avenida Cabrillo. The property is located in the Residential Medium zoning district and Architectural and Coastal Overlays (RM-A-CZ). The legal description is Lot 26, Block 27 of Tract 779, Assessor's Parcel Number 692-054-23.

**C. 1527 North El Camino Real – Conditional Use Permit 15-211/Minor Cultural Heritage Permit 15-212 – Shwack Cantina (Gregg)**

Public Hearing to consider a request to review exterior facade modifications, and the ability to serve a full range of alcoholic beverages, at a bona fide restaurant located at 1527 North El Camino Real, within the Mixed Use zoning district and Architectural and Coastal Zone overlays. The legal description is Lots 5 and 6, Block 2, Tract 795, Assessor's Parcel Numbers 057-170-27 and -28.

**D. Interim Mixed Use 3.2 Zone Design Guidelines (Wright)**

Public Hearing to consider the adoption of Mixed Use 3.2 zone design guidelines. The proposed guidelines would supplement the overall City Design Guidelines. The proposed design guidelines encourage projects to have architecture and site design that reduces the apparent mass and scale of buildings, improves architectural quality, and minimizes obstructions of freeway ocean views. At this hearing, the Planning Commission will consider a resolution that recommends the City Council to adopt the proposed guidelines at a future hearing that will be public noticed. If adopted by the City Council, the design guidelines would be used to review projects until the City's Design Guidelines are updated. An update to the City Design Guidelines is identified as an implementation measure of the General Plan.

**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 September 2, 2015](#)
- C. [Staff Waiver 15-294, 319 W. Avenida Gaviota](#)
- D. [Staff Waiver 15-299, 3316 Avenida Del Presidente](#)
- E. [Staff Waiver 15-304, 259 Avenida Granada](#)

**12. ADJOURNMENT**

Adjourn to the Study Session to be held at 6:00 p.m. on October 7, 2015 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.