



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

**Wednesday, October 7, 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 16, 2015](#)

B. [Minutes from the Planning Commission meeting of September 16, 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. [110 North El Camino Real – Amendment to Conditional Use Permit 11-093/Amendment to Minor Cultural Heritage Permit 11-094 – South of Nick’s](#) (Ciampa)

Public Hearing to consider a request for exterior modifications to a historic commercial building, as well as the expansion of the restaurant and the service of alcohol for on-site consumption for a new banquet room. The

project is located at 110 North El Camino Real within the Mixed Use zoning district (MU3-CB-A), Assessor's Parcel Number 058-081-22.

**B. [951 Avenida Pico – Conditional Use Permit 15-124 – Wal-Mart Instructional Alcohol Tasting](#) (Nicholas)**

Public Hearing to consider a request for beer, wine, and hard alcohol tastings within the grocery area of the Wal-Mart located within the Mixed Use zoning designation of the Rancho San Clemente Specific Plan at 951 Avenida Pico. The legal description is Lot 10, of Tract 15786, Assessor's Parcel Number 688-021-15.

**C. [Sea Summit \(Marblehead Coastal Residential\) – Conditional Use Permit 15-199 – Temporary Residential Signs for Sea Summit Model Complex](#) (Nicholas)**

Public Hearing to consider a request for temporary signs throughout Sea Summit (Marblehead Coastal Residential) associated with the various model home complexes throughout the development. The signs are located at various locations throughout the residentially zoned portion of the Marblehead Coastal Specific Plan, Tract 8817.

**9. NEW BUSINESS**

**A. [Parking Prohibition on Avenida San Pablo](#) (Rosales)**

Consider parking prohibition in front of 105 Avenida San Pablo.

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Minutes from the Zoning Administrator meeting of September 16, 2015](#)
- C. [Staff Waiver 15-316, 308 Avenida De Las Palmeras](#)
- D. [Staff Waiver 15-323, 910 Calle Negocio](#)

**12. ADJOURNMENT**

Adjourn to the Study Session to be held at 6:00 p.m. on October 21, 2015 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.