



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

**Wednesday, November 4, 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**

**A. Selection of City Lighting Subcommittee Members**

City Council has directed the Planning Commission to create a three member subcommittee to develop an ordinance that addresses possibilities of different lights for different areas of the City, safety standards, adaptability, etc.

**5. MINUTES**

**A. [Minutes from the Planning Commission meeting of October 21, 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**

**A. [Six Month Review Poche Burger and Kitchen Conditional Use Permit 15-014](#) (Atamian)**

Report by staff regarding the operations of a restaurant facility approved to sell a full range of alcoholic beverages for indoor and outdoor on-site consumption, located at 2727 Via Cascadita, Suite I.

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. [Zoning Amendment 15-225 – Sign Exception Permit Amendments](#)  
(Nicholas) (continued from 10-21-15)

Public Hearing to consider a request for modifications to the Sign Exception Permit and applicable modifications to the sign ordinance, including but not limited to removal of freeway oriented signs and limitations on the size of signs.

9. **NEW BUSINESS**

A. [Downtown Paseo Plan](#) (Jones)

The City of San Clemente prepared a draft Downtown Paseo Plan that will guide future public improvements in San Clemente's downtown alleys and will provide examples of potential private property improvements for properties fronting alleys. The Plan was developed with input from City staff, downtown merchants and property owners, the Downtown Business Association, and the general public. The purpose of this meeting is to present the Plan to the Planning Commission who will be making recommendations on the Plan to the City Council. The Plan is expected to guide future public and private property improvements related to lighting, surface treatment, landscape, trash and storage areas, loading facilities, and signage along downtown alleys.

10. **OLD BUSINESS**

None

11. **REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Minutes from the Zoning Administrator meeting of October 21, 2015](#)
- C. [Staff Waiver 15-280, 505 Monterey Lane](#)
- D. [Staff Waiver 15-374, 248 Avenida Victoria](#)
- E. [Staff Waiver 15-375, 401 S. El Camino Real](#)
- F. [Staff Waiver 15-393, 127 Avenida Del Mar](#)

12. **ADJOURNMENT**

Adjourn to the Study Session to be held at 6:00 p.m. on November 18, 2015 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.