



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

**Wednesday, January 6, 2016
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 December 3, 2015](#)

B. [Minutes from the Planning Commission meeting of December 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

A. [Proposed Parking Prohibitions on Avenida Cabrillo](#) (Frank)

Consider a recommendation to the City Council prohibiting parking on two existing catch basins located at 240 Avenida Cabrillo.

B. [Proposed Parking Prohibition Modifications in North Beach Area](#) (Frank)

Consider a recommendation to the City Council to modify the parking restrictions within the North Beach area.

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. [2771 North El Camino Real – Discretionary Sign Permit 15-269 – Shorecliffs Monument Sign](#) (Nicholas)

Public Hearing to consider a request for the remodel of an existing residential monument sign for the Shorecliffs neighborhood located in the public right-of-way on Avenida Vaquero at the intersection of Avenida Vaquero and Camino Capistrano.

B. [635 Camino De Los Mares – Architectural Permit 15-313/Site Plan Permit 15-315/Minor Conditional Use Permit 15-481 – Los Mares Façade Remodel](#) (Nicholas)

Public Hearing to consider a request for a façade and site improvements, and an on-site shared parking agreement for an existing commercial and office building located at 635 Camino De Los Mares within the Community Commercial (CC2) zoning designation. The legal description is Lot 6, of Tract 5951, Assessor's Parcel Number 675-071-17.

C. [216 Avenida Fabricante #107 – Conditional Use Permit 15-282 – Exclusive Fitness](#) (Atamian)

Public Hearing to consider a request to allow a commercial recreation use in a multi-tenant commercial building in the Industrial Park portion of the Rancho San Clemente Specific Plan. The project is located at 216 Avenida Fabricante, Suite 107. The legal description is Lots 6, 7, 8, and B, of Tract 14609, Assessor's Parcel Number 690-661-19.

9. NEW BUSINESS

A. [Camino Del Rio Intersection Improvements](#) (Rosales)

Design alternatives will be presented for intersection improvements on Camino Del Rio at Camino De Los Mares and Calle Sarmentoso including roundabouts based on public input from two public workshops. Should the Planning Commission forward to the City Council a recommendation to approve the 30% conceptual plan for the subject project?

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Minutes from the Zoning Administrator meeting of December 16, 2015](#)
- C. [Staff Waiver 15-482, 419 Calle Neblina](#)
- D. [Staff Waiver 15-492, 229 Via Socorro](#)

E. [Staff Waiver 15-493, 206 Avenida Rosa](#)

12. ADJOURNMENT

Adjourn to the Study Session to be held at 6:00 p.m. on January 20, 2016 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.