



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

**Wednesday, February 3, 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 January 20, 2016](#)

B. [Minutes from the Planning Commission meeting of January 20, 2016](#)

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. [606 Camino De Los Mares – Conditional Use Permit 15-305 – 76 Station Beer and Wine](#) (Jones)

Public Hearing to consider a request to allow the sale of beer and wine at the 76 Station located at 606 Camino De Los Mares. The legal description is Lot 7, of Tract 1127, Assessor’s Parcel Number 675-091-01.

- B.** [907 Avenida Pico – Amendment to Site Plan Permit 99-162/Amendment to Concept Plan 94-23/Site Plan Permit 15-218/Architectural Permit 15-217/Tentative Parcel Map 2014-126 – Chase Bank](#) (Ciampa)

Public Hearing to consider a request to allow the subdivision from the Lowes parcel located at 907 Avenida Pico for a Chase Bank with a drive through and detached trash enclosure. The project also includes an Amendment to the Site Plan Permit for the Lowes property to allow the relocation of the early morning truck delivery staging area and amend the Concept Plan parking requirements for the site located at 907 Avenida Pico. The legal description is Lots 3, 5, and a portion of Lots, 2, 4, 6, 7, B, C, D of Tract 15786, Assessor's Parcel Number 688-021-28.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A.** [Tentative Future Agenda](#)
B. [Minutes of the Zoning Administrator Meeting of January 20, 2016](#)
C. [Staff Waiver 16-019, 200 Avenida Del Mar](#)
D. [Staff Waiver 16-021, 215 W. Avenida Cordoba](#)
E. [Staff Waiver 16-025, 119 S. Alameda Lane](#)
F. [Staff Waiver 16-031, 124 Avenida Santa Inez](#)
G. [Staff Waiver 16-034, 207 Avenida Victoria](#)

12. ADJOURNMENT

Adjourn to the Study Session to be held at 6:00 p.m. on February 17, 2016 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.