



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

**Wednesday, March 16, 2016
6:00 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 Planning Commission meeting of February 24, 2016](#)

B. [Minutes from the Planning Commission meeting of March 2, 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. [102 Avenida Santa Inez – Conditional Use Permit 15-394 – Rice Residence](#) (Wright)

Public Hearing to consider a request to construct a detached accessory building that exceeds the 15 foot height limit. The project is a two-story detached accessory building with floor area above a garage. The site is located in the Residential Medium Density zoning district (RM) at 102

Avenida Santa Inez. The site’s legal description is Lot 30, Block 2 of Tract 900 and Assessor’s Parcel Number 060-072-12.

B. [Corner of Presidio and Empalme – Discretionary Sign Permit 16-009 – Broadmoor Community Sign](#) (Nicholas)

Public Hearing to consider a request for a new monument sign to replace the existing Broadmoor monument sign located in the public right-of-way at Avenida Presidio and Calle Empalme.

C. [1819 S. El Camino Real – Conditional Use Permit 15-108 – Verizon at Little Inn](#) (Jones)

Public Hearing to consider a request for the construction of two tower extensions with cupolas, which would conceal cellular antennas at the Little Inn hotel. The site is located at 1819 S. El Camino Real within the Neighborhood Commercial (NC1.3) zoning district, legal description being Lots 2 and 3 of Block 10, Tract 851, Assessor’s Parcel Number 690-401-39.

D. [Zoning Amendment 15-426/Specific Plan Amendment 16-072, Short-Term Lodging Units](#) (Atamian) (continued from 03-02-16)

Public Hearing to consider a recommendation to the City Council of a City-initiated Zoning Amendment and Specific Plan Amendment to regulate and place restrictions on short term lodging units in multiple zoning districts and the Pier Bowl Specific 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 March 2, 2016](#)
- C. [Staff Waiver 16-076, 2377 S. El Camino Real](#)
- D. [Staff Waiver 16-077, 2717 S. El Camino Real](#)
- E. [Staff Waiver 16-078, 245 Avenida Del Poniente](#)
- F. [Staff Waiver 16-079, 309 W. Avenida De Los Lobos Marinos](#)
- G. [Staff Waiver 16-086, 427 Avenida Santa Barbara D](#)

12. ADJOURNMENT

Adjourn to the Adjourned Regular Planning Commission meeting to be held at 6:00 p.m. on April 6, 2016 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.