



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

**Wednesday, April 20, 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 Planning Commission meeting of April 6, 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**

A. [Proposed Parking Restriction on Calle Oso](#) (Thomas)

Consider a recommendation to the City Council proposing parking restrictions on Calle Oso.

B. [Proposed Parking Prohibitions on Elena Lane at Cazador Lane](#) (Thomas)

Consider a recommendation to the City Council proposing parking prohibitions on Elena Lane at Cazador Lane.

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. 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. 504 Avenida De La Estrella – Time Extension Conditional Use Permit 11-507/Time Extension Sign Exception Permit 11-508/Time Extension Discretionary Sign Permit 11-509/Time Extension Architectural Permit 11-511/Time Extension Site Plan Permit 11-512/Time Extension Minor Conditional Use Permit 11-510 – Valero Time Extension (Nicholas)**

Public Hearing to consider a request for a time extension for the demolition of a service station, gas station pumps, gas pump canopy, and multiple office structures to develop a new gas station with six pumps, pump canopy, car wash, convenience store with the sale of beer and wine for off-site consumption, office, and off-site parking agreement, and to approve a master sign program, and freeway-oriented signs at 504 Avenida De La Estrella within the Neighborhood Commercial (NC2) zoning designation. The legal description is Lots 27, 28, 29, 30, 79, 80, and 91, of Block 1, of Tract 793, portion of Lot 91 and 7 of Tract 853, Assessor's Parcel Numbers 057-142-44 and 057-142-37.

**C. 647 Camino De Los Mares Suite 201 – Conditional Use Permit 16-102 – A Mission For Michael (Atamian)**

Public Hearing to consider a request to establish a group counseling use, for up to 10 clients at a time, in a 3,180 square-foot commercial-office suite in the Community Commercial (CC4) zone at 647 Camino De Los Mares, Suite 201. The legal description of the property is Parcel 4 of Parcel Map 170-24, Assessor's Parcel Number 675-071-30.

**9. NEW BUSINESS**

**A. Fiscal Year 2017 Capital Improvement Program General Plan Consistency Review (Atamian)**

Review of projects for the Fiscal Year 2016-2017 Capital Improvement Program for consistency with the San Clemente General Plan.

**B. Interpretation 16-033, Forester Ranch Specific Plan Accessory Structures (Nicholas)**

A request for an interpretation from the Planning Commission whether an accessory structure can exceed 15 feet in height with the approval of a Conditional Use Permit in the Forester Ranch Specific Plan.

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of 04-06-16](#)
- C. [Staff Waiver 15-372, 2922 Calle Grande Vista](#)
- D. [Staff Waiver 16-125, 515 Avenida Del Mar](#)
- E. [Staff Waiver 16-129, 111 Calle Seville E](#)
- F. [Staff Waiver 16-131, 210 Avenida Victoria](#)
- G. [Staff Waiver 16-132, 511 Avenida Del Mar 1](#)
- H. [Staff Waiver 16-139, 26 Via Calandria](#)
- I. [Staff Waiver 16-140, 234 Avenida Aragon](#)

**12. ADJOURNMENT**

Adjourn to the Study Session to be held at 6:00 p.m. on May 4, 2016 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.