



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

**Wednesday, May 04, 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 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. [Fiscal Year 2017 Capital Improvement Program General Plan Consistency Review](#) (Atamian)**

Public Hearing to consider a request to review the Fiscal Year 2016-2017 Capital Improvement Program for consistency with the San Clemente General Plan.

- B. [101 Avenida Calafia, Conditional Use Permit 15-071 / Site Plan Permit 15-072 / Architectural Permit 15-073 / Abandonment Permit 16-122 / Interpretation 16-147, Raya's Paradise](#) (Jones)**

Public Hearing to consider a request for the construction of a 40 unit congregate care/assisted living facility at 101 Avenida Calafia. The proposed building is two-stories with subterranean parking. The site is located in the Community Commercial (CC3) zoning district and Coastal Overlay. The site's legal description is TR NO 960, LOT 39, 40, 41, 48, 49, 50 AND POR OF AB AND STR (AVENIDA ESPLANDIAN), Assessor's Parcel Number 060-125-12.

- C. [212 Avenida Princesa, Conditional Use Permit 15-478, Holt 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 Low Density zoning district and Coastal Overlay (RL/CZ) at 212 Avenida Princesa. The site's legal description is Lot 6, Block 20 of Tract 852 and Assessor's Parcel Number 692-222-20.

## 9. NEW BUSINESS

- A. [Bicycle Corridor Improvement Program Project and Pacific Coast Bicycle Route Signage](#) (Donnelly-Terrey)**

Consider a recommendation to the City Council proposing approval of revised Cooperative Agreement No. C-5-3811 with OCTA eliminating the bicycle racks and including sharrows in the project scope; and approval of Option 1 of the San Clemente Bike Route signage with QR coding.

## 10. OLD BUSINESS

None

## 11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of 04-20-16](#)
- C. [Staff Waiver 16-157, 2365 South Ola Vista](#)
- D. [Staff Waiver 16-162, 218 South El Camino Real](#)
- E. [Staff Waiver 16-165, 222 W Paseo De Cristobal](#)
- F. [Staff Waiver 16-166, 233 Avenida Miramar](#)
- G. [Staff Waiver 16-168, 163 W Avenida San Antonio](#)

## 12. ADJOURNMENT

Adjourn to the Adjourned Regular Planning Commission Meeting to be held at 6:00 p.m. on May 18, 2016 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.