



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

**Wednesday, October 19, 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 meeting of October 5, 2016](#)
- B. [Minutes from the Planning Commission meeting of October 5, 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. [504 N. Avenida De La Estrella \(Valero Service Station\) – Amendment to Conditional Use Permit 11-507, Sign Exception Permit 11-508, Discretionary Sign Permit 11-509, Architectural Permit 11-511, and Site Plan Permit 11-512 – Plaza De La Estrella Master Sign Program Amendment](#) (Atamian)

A request to consider the modification of a master sign program, consisting of changes to freeway-oriented wall signs and the maintenance of a freeway-oriented pole sign at 504 Avenida De La Estrella within the Neighborhood Commercial (NC 1.2) 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.

After the Notice of Public Hearing for this item was published, in compliance with Zoning Ordinance Section 17.12.100 – Public Hearing and Notification, the applicant requested that the item be continued to a later meeting date.

B. Reserve Community – Amendment To Site Plan Permit 98-63 and Tentative Tract Map 15718 – Reserve Landscape Amendment (Ciampa)

A request to consider the modification of the Reserve Community’s common area slope planting pallet, new tree locations on the previously landscaped common area slopes, and amendments to the CC&Rs and conditions of approval for Tentative Tract Map 15718 to memorialize the proposed landscape modifications. The proposal augments the existing landscape plan and brings the design in better conformance with the City’s Hillside Development Ordinance (HDO), landscape development requirements, and all other City regulations. The project site is located in the Reserve Community at the Intersection of Camino Vera Cruz and Avenida Vista Hermosa.

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, staff recommends that the Planning Commission:

1. Determine the project’s CEQA was scope was adequately addressed under the previously prepared Environmental Impact Reports (EIR) for the Forster Ranch Specific Plan EIR. The project also qualifies as categorically exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15304, Class 4, and direct staff to file a Notice of Exemption.
2. Approve AM SPP 98-63 and TTM15718, subject to attached Resolution PC 16-028 and conditions of approval.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

A. [Tentative Future Agenda](#)

B. [Zoning Administrator Minutes of 10-05-16](#)

12. ADJOURNMENT

Adjourn to the Adjourned Regular Planning Commission Meeting to be held at 6:00 p.m. on November 2, 2016 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.