



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

**Wednesday, November 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 November 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. [Discretionary Sign Permit Amendment 11-509, De La Estrella Plaza, 504 North Avenida De La Estrella](#) (Atamian) - Continued from 10/19/16

Public Hearing to consider a request to 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 the Valero service station within the Neighborhood Commercial (NC 1.2) zone located at 504 Avenida De La Estrella.

Due to an unforeseen emergency, the applicant has requested that the item be continued to a date uncertain.

**B. [General Plan Amendment 16-374, Zoning Amendment 16-375, General Plan and Zoning Cleanup](#) (Wright)**

Public Hearing to consider a request to forward a recommendation to the City Council on the adoption of City-initiated amendments that clean up and clarify the Centennial General Plan, land use map, Zoning Ordinance, and zoning map, with no substantive changes to policy intent.

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. Recommend the City Council find the project is exempt from further review of the California Environmental Quality Act (CEQA) beyond Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014, pursuant to California Public Resources Code §21083.3, and
2. Adopt Resolution PC 16-029 and forward a recommendation to the City Council that it adopt amendments to the Centennial General Plan and land use map (GPA 16-374), and adopt an Ordinance amending San Clemente Municipal Code Title 17 and the Zoning Map (ZA 16-375).

**C. [General Plan Amendment 15-311 – Housing Element Update](#) (Gregg)**

A Public Hearing to consider the Draft Housing Element for the 2014-2017 State planning period as required by State Law. The Housing Element identifies the goals and policies to meet the City’s housing objectives.

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Staff Waiver 16-389, 410 Corto Ln 5](#)

**C.** [Staff Waiver 16-392, 254 La Paloma](#)

**12. ADJOURNMENT**

Adjourn to the Adjourned Regular Planning Commission Meeting to be held at 6:00 p.m. on December 7, 2016 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.