



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

**Wednesday, January 18, 2017
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 December 21, 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. [Specific Plan Amendment 16-361, General Plan consistency for Shorecliff's Senior Housing Site](#) (Wright)

A continuance of a public Hearing to consider applicant initiated amendments to the Forster Ranch Specific Plan that involve updating the land use designation and standards of a site to be consistent with and implement the Centennial General Plan, adopted in February 2014. The amendments apply to an approximately 8-acre portion of the Shorecliff's Golf Course in the Sector G

Coastal Zone area. The land use designation is currently resort hotel (as a conditionally permitted use) for a 6-acre portion of the site and Shorecliffs Golf Course for a 2-acre portion. The proposed Specific Plan amendments change the land use of the resort hotel area (the 6-acre portion) to Residential High Density with the intent to allow senior housing. This change is needed to make the Specific Plan consistent with the Residential High Density designation and standards in the Centennial General Plan.

Staff recommends that the Planning Commission continue this item. At the meeting, staff will recommend a meeting date for the continuance.

B. 120 Avenida Algodon – Cultural Heritage Permit 16-307 – Jones Addition
(Carrillo)

Public Hearing to consider a request for the construction of a rear addition to a historic home located at 120 Avenida Algodon in the Residential Medium (RM) zoning district. The site's legal description is Lot 21, of Tract 779, Assessor's Parcel Number 058-093-08.

1. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301; and direct staff to file a Notice of Exemption.
2. Approve CHP 16-307, subject to attached Resolution PC 17-001 and conditions of approval.

C. 102 Avenida Cabrillo – Conditional Use Permit 16-398 – Nomad's Cantina
(Beck/Jones)

Public Hearing to consider a request for a full range of alcohol for indoor and outdoor consumption for an existing restaurant located at 102 Avenida Cabrillo in the Mixed-Use 3.1 (MU 3.1) Zoning District. The site's legal description is Lot 25, of Tract 779, Assessor's Parcel Number 058-073-25.

1. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301; and direct staff to file a Notice of Exemption.
2. Approve CUP 16-398, subject to attached Resolution PC 17-002 and conditions of approval.

D. Discretionary Sign Permit 16-178, Los Mares 76 Station Master Sign Program (Coury)

Public hearing to consider a request for a new Master Sign Program for an existing service station located at 606 Camino De Los Mares within the Community Commercial (CC-2) zoning district and the legal description is Lot 7 of Tract 1127 and Assessor's Parcel Number 675-091-01.

1. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and direct staff to file a Notice of Exemption.
2. Approve DSP 16-178, Los Mares 76 Station Master Sign Program, subject to attached Resolution 17-005 and Conditions of Approval.

E. 635 Camino De Los Mares – Discretionary Sign Permit 16-177, Los Mares Master Sign Program (Wright)

Public Hearing to consider a request to establish a master sign program for a two-story commercial building located at 635 Camino De Los Mares. The sign program includes seven wall signs, several directional signs in the parking lot, and building address signs. The site's legal description is Lot 6 of Tract 5951, and Assessor's Parcel Number is 675-071-17.

1. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and direct staff to file a Notice of Exemption.
2. Approve DSP 16-177, Los Mares Master Sign Program, subject to the attached Resolution and Conditions of Approval.

F. 513 & 515 Elena Lane, Cultural Heritage Permit (CHP) 16-202, Elena Lane Residences (Wright)

Public Hearing to consider a request to construct single-family residences on two adjacent lots across the street from a historic structure. The site is within Residential Medium Density zoning district and Coastal Overlay (RM-CZ) at 513 and 515 Elena Lane. The site's legal description is Lot 16, 17, and Portion of Lot 15, Block 2 of Tract 785. The Assessor's Parcel Number is 692-044-13.

1. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303 (Class No. 3: New Construction or Conversion of Small Structures); and direct staff to file a Notice of Exemption.
2. Approve CHP 16-202, Elena Lane Residences, subject to the attached Resolution 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 12-21-16](#)
- C. [Zoning Administrator Minutes of 01-04-17](#)
- D. [Staff Waiver, 16-438 2222 S El Camino Real](#)
- E. [Staff Waiver, 16-442 215 S El Camino Real](#)

12. ADJOURNMENT

Adjourn to the Adjourned Regular Planning Commission Meeting to be held at 6:00 p.m. on February 8, 2017 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.