



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

**Wednesday, July 19, 2017  
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**

**Selection of Planning Commission Chair, Vice Chair, and Chair Pro Tem**

**A. Selection of Design Review Subcommittee Members**

Select three members and one alternate to serve on the Design Review Subcommittee which meets the second and fourth Wednesday of each month at 3:00 p.m. in the Community Development Department, Conference Room A.

**B. Selection of Coastal Advisory Committee Member**

Select one member to serve on the Coastal Advisory Committee which meets the second Thursday of each month at 7:00 p.m. in the Community Center, Ole Hanson Fireside Room.

**5. MINUTES**

**A. [Minutes from the Planning Commission meeting of June 21, 2017](#)**

**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. [Riachuelo Speed Cushions](#) (Frank/Rosales)**

**B. [Establishment of Speed Limit on Avenida La Pata](#) (Frank/Rosales)**

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. Cultural Heritage Permit 16-434 and Minor Exception Permit 17-144, 404 Monterey Lane, Silk Residence (Norwood)**

Public Hearing to consider a request to: 1) construct a second floor addition that encroaches into the required side yard setback, 2) replace a deck facing the rear of the property, and 3) remodel the garage, of a historic structure located at 404 Monterey Lane in the Residential High zoning district and Coastal Zone Overlay (RH-CZ). The site's legal description is Lot 8, Block 6 of Tract 785, and Assessor's Parcel Number is 692-025-27.

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 is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Sections 15301 and 15303; and direct staff to file a Notice of Exemption.
2. Approve Cultural Heritage Permit 16-434 and Minor Exception Permit 17-144, subject to Resolution 17-019 and conditions of approval.

**B. CHP 16-444, 100 Avenida Rosa, Rosa Duplex (Carrillo)**

Public Hearing to consider a request to construct a new 1,002 square-foot office building on a vacant site located at 121 Avenida Granada in the Downtown Transition Mixed-Use Zone and Architectural Overlay (MU3.1-A). The site's legal description is Lot 35, Block 8 of Tract 779, and Assessor's Parcel Number is 058-091-19.

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 is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15303; and direct staff to file a Notice of Exemption.

2. Approve Cultural Heritage Permit 16-444, subject to Resolution 17-021 and conditions of approval.

**C. Conditional Use Permit 17-159, 2340 South El Camino Real Suite 6, Mizokami Sports Therapy (Vo)**

Public Hearing to consider a request to establish and operate a massage establishment located in an existing commercial building at 2340 South El Camino Real, Suite 6 in the Neighborhood Commercial Zoning district (NC1.3). The site's legal description is Parcel 2, of Page 29, of Assessor's Parcel Book 73; and Assessor's Parcel Number is 060-032-07.

Staff recommends the Planning Commission continue this item to the regularly scheduled Planning Commission meeting of August 16, 2017. Following the advertisement for the public hearing, the applicant requires more time to pursue a shared parking agreement and provide additional parking spaces; they have requested their item to be continued.

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of 6-21-2017
- C. Staff Waivers

**12. ADJOURNMENT**

Adjourn to the Adjourned Regular Study Session of the Planning Commission Meeting to be held at 6:00 p.m. on August 2, 2017 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.