



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

**Wednesday, October 4, 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

Presentation by Julia Darden of Pier Pride

5. MINUTES

- A. [Minutes from the Study Session meeting of September 20, 2017.](#)
- B. [Minutes from the Planning Commission meeting of September 20, 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

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. [230 Avenida Granada, Cultural Heritage Permit 16-304, Alvarez Remodel](#) (Norwood)

Public Hearing to consider a request for a remodel and addition to a single-family residence located at 230 Avenida Granada in the Mixed Use Zoning District and Architectural and Costal Overlays (MU3.3-A-

CZ). The site’s legal description is Lot 44, Block 17 of Tract 779; and the Assessor’s Parcel Number is 058-112-44.

Staff recommends that this item be continued to October 18, 2017 pending re-noticing.

B. 504 North Avenida De La Estrella – Amendment to Discretionary Sign Permit 11-509, Valero Service Station (Vazquez)

Public Hearing to consider a request to amend a previously-approved Master Sign Program, consisting of the removal of freeway-oriented all signs and to retain a freeway-oriented pole sign at 504 North Avenida De La Estrella.

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 (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and
2. Adopt Resolution PC 17-032, approving AM DSP 11-509, Amendment to Discretionary Sign Permit (Valero Master Sign Program), subject to the Resolution and Conditions of Approval.

C. 104 Loma Lane – Conditional Use Permit 16-393 – Loma Lane Boarding House (Wright)

Public Hearing to consider a request to allow a boarding house with up to eight residents in two bedrooms. The site is located in the Residential Medium Zoning District (RM) at 104 Loma Lane. The site’s legal description is Lot 3, Block 1 of Tract 784, and the Assessor’s Parcel Number is 058-062-75.

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 CEQA pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and
2. Adopt Resolution PC 17-032, approving Conditional Use Permit 16-393, Loma Lane Boarding House, subject to the required findings in the 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 9-20-17](#)
- C. [Staff Waiver 17-296](#)
- D. [Staff Waiver 17-304](#)
- E. [Staff Waiver 17-306](#)
- F. [Staff Waiver 17-311](#)

12. ADJOURNMENT

Adjourn to the Regular Planning Commission Meeting to be held at 6:00 p.m. on October 18, 2017 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.