



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

**Wednesday, November 8, 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**

**5. MINUTES**

- A. [Minutes from the Adjourned Planning Commission meeting of October 18, 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. [111 Avenida Vista Montana – Conditional Use Permit No. 16-027, Site Plan Permit No. 16-018, Architectural Permit No. 16-026 and Master Sign Program Permit No. 16-062 \(Life Time Fitness\)](#) (Vazquez)

Public Hearing to consider a request for the redevelopment/renovation of the existing Rancho San Clemente (RSC) Tennis & Fitness Club into a new 45,000-square-foot, single-story clubhouse with terraced, below-grade facilities, a restaurant, spa, locker rooms, child care facilities, exercise rooms, pro shop, and associated

administrative/office spaces. A new swimming pool, shaded outdoor gathering space, and expanded parking area are also proposed at 111 Avenida Vista Montana within the Rancho San Clemente Specific Plan (RSCSP) zoning designation. The site's legal description is Lot F of Tract 12124. The Assessor's Parcel Number is 688-101-03.

Staff recommends that it be determined that a Mitigated Negative Declaration (MND) is appropriate. This determination has been made according to the California Environmental Quality Act (CEQA), the State CEQA Guidelines, and the City of San Clemente's CEQA Implementation Procedures.

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Staff Waiver 17-283](#)
- C. [Staff Waiver 17-325](#)
- D. [Staff Waiver 17-326](#)
- E. [Staff Waiver 17-333](#)
- F. [Staff Waiver 17-335](#)
- G. [Staff Waiver 17-337](#)
- H. [Staff Waiver 17-341](#)
- I. [Staff Waiver 17-342](#)
- J. [Staff Waiver 17-343](#)
- K. [Staff Waiver 17-351](#)
- L. [Staff Waiver 17-357](#)

**12. ADJOURNMENT**

Adjourn to the Regular Study Session of the Planning Commission to be held at 6:00 p.m. on December 6, 2017 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA as the November 22, 2017 Regular Study Session of the Planning Commission and the Planning Commission Meetings have been cancelled.