



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

**Wednesday, January 17, 2018
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

None

5. MINUTES

- A. [Minutes from the Regular Planning Commission Meeting of December 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. [136 Avenida Victoria – Cultural Heritage Permit 17-199 / Tentative Parcel Map 2017-184 – Casa Victoria Triplex](#) (Norwood)

Public Hearing to consider a request to: 1) construct a triplex residential building; and, 2) approve a tentative parcel map to allow for separate ownership of the units as condominiums. The site is a vacant lot located at 136 Avenida Victoria in the Mixed Use 3.1 Zoning District, and

Architectural Overlay (MU3.1-A). The site’s legal description is Tract 779, Block 7, Lot 31 and a portion of Lot 30. The Assessor’s Parcel Number is 058-083-44.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 3 Categorical Exemption pursuant to State CEQA Guidelines Section 15303(b), because the project involves the construction of a multi-family residential structure totaling no more than four dwelling units in an urbanized area; and, as a Class 15 pursuant to State CEQA Guidelines Section 15315 because the project involves the subdivision of four or fewer parcels.

B. [101 West Avenida Vista Hermosa- Conditional Use Permit 16-349 - Outdoor Events at Outlets at San Clemente](#) (Vazquez)

Public Hearing to consider a request to permit outdoor events with the sale and consumption of alcoholic beverages at the Outlets at San Clemente proposed at 101 West Avenida Vista Hermosa within the Marblehead Coastal Specific Plan zoning designation. The site’s legal description is Lot 327 of Tract 8817. The Assessor’s Parcel Number is 691-422-13.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 Class 1 because the project consists of outdoor activities in conjunction with an existing regional commercial development and no new construction is proposed.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of 12-20-2017](#)
- C. [Staff Waiver 17-421](#)
- D. [Staff Waiver 17-423](#)
- E. [Staff Waiver 17-429](#)
- F. [Staff Waiver 18-001](#)
- G. [Staff Waiver 18-002](#)
- H. [Staff Waiver 18-024](#)

12. ADJOURNMENT

The next Planning Commission Meeting which will be held at 6:00 p.m. on February 7, 2018 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, California.