



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

**Wednesday, March 21, 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 Adjourned Planning Commission Meeting of February 21, 2018.](#)

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. [La Ronda into a one-way street](#) (Frank)

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. [3 Paseo Vista – Conditional Use Permit 17-390 – Rasta Child Care](#)
(Norwood)

Public Hearing to consider a request to allow a large family day care facility for up to 14 children where a small family day care currently operates in an existing townhome located at 3 Paseo Vista in the Talega

Specific Plan (TSP) zone. The site's legal description is Lot 3, Project 930-02 of Tract 15763. The Assessor's Parcel Number is 701-371-21.

Staff recommends that the project be determined statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15274 (Family Day Care Homes), because CEQA does not apply to the establishment or operation of a large family day care home, which provides in-home care for up to 14 children.

B. [151-155 Avenida Del Mar/150-154 Avenida Granada – Conditional Use Permit 16-363/Cultural Heritage Permit 16-364/Site Plan Permit 17-113 – Zov's Restaurant](#) (Wright)

Public Hearing to consider a request to allow: 1) the construction of a two-story commercial building, 2) restaurant full alcohol service (beer, wine, distilled spirits) for on-site consumption indoors and outdoors, and 3) waivers of six parking spaces with conditions that make 12 on-site parking spaces available as public parking. The site includes four properties located in the Mixed Use 3.0 Zoning District, Central Business, Architectural, and Coastal Zone Overlays (MU 3.0-CB-A-CZ) at 151-155 Avenida Del Mar and 150-154 Avenida Granada. The site's legal description is Lots 18, 19, 35, and 36, Block 6 of Tract 779 and Assessor's Parcel Numbers are 058-082-05 and 06, and 058-082-35 and 36.

Staff recommends that the project be found exempt from further review of the California Environmental Quality Act (CEQA) as a Class 3 Categorical Exemption pursuant to State CEQA Guidelines Section 15303. This is recommended because the project involves the construction of a commercial building under 10,000 square feet on site that is not environmentally sensitive and within an urbanized area.

C. [Municipal Code Amendments – Zoning Amendment 18-090 \(Temporary Fencing Standards\)](#) (Stonich)

Public Hearing to consider Zoning Amendment (ZA) 18-090. This Zoning Amendment is a City-initiated amendment of the San Clemente Municipal Code (SCMC) Title 17, Zoning, to amend standards for temporary fencing. This amendment will be incorporated with the zoning updates for General Plan land use consistency and Housing Element Action Plan updates.

Staff recommends that the project be considered without further review under the California Environmental Quality Act (CEQA). The proposed ordinance is a mandatory action under Government Code section 65860 that the City must take to bring the Zoning Code into conformance with the Centennial General Plan. The environmental impacts of the Centennial General Plan were fully disclosed, evaluated, and mitigated, to the extent feasible, in the Final Environmental Impact Report (EIR), State

Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014, and in the 2015 Addendum to the same. In accordance with State CEQA Guidelines Sections 15162 and 15168, no further environmental review is necessary to adopt ZA 18-090 because the EIR and Addendum adequately describe the project.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of February 21, 2018](#)
- C. [Zoning Administrator Draft Minutes of March 7, 2018](#)
- D. [Staff Waiver 18-070](#)
- E. [Staff Waiver 18-078](#)
- F. [Staff Waiver 18-079](#)
- G. [Staff Waiver 18-094](#)
- H. [Staff Waiver 18-098](#)
- I. [Staff Waiver 18-099](#)
- J. [Staff Waiver 18-112](#)
- K. [Staff Waiver 18-118](#)
- L. [Staff Waiver 18-119](#)

12. ADJOURNMENT

The next Study Session of the Planning Commission will be held at 6:00 p.m. on April 18, 2018 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, California as the April 4, 2018 Study Session and Planning Commission Meetings have been cancelled due to the lack of a quorum.