



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

**Wednesday, April 18, 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 Study Session Meeting of March 21, 2018.](#)

B. [Minutes from the Regular Planning Commission Meeting of March 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

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. [3 Paseo Vista – Conditional Use Permit 17-390 – Rasta Child Care](#)
(Norwood) (Continued from 03/21/2018)

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. [215 S. El Camino Real – Conditional Use Permit 18-056 – JD’s Indoor Entertainment](#) (Roxas)

Public Hearing to consider a request for the addition of indoor live entertainment with amplified sound at an existing restaurant, JD's Kitchen and Bar, located at 215 S. El Camino Real. The project site is located in the Downtown Mixed-Use (MU 3.0) zone within the Architectural (-A) and Central Business (-CB) Overlay Districts. The site's legal description is Lot 53 of Tract 789. The Assessor's Parcel Number is 692-402-10.

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 indoor activities in conjunction with a restaurant in an existing commercial building with no expansion of the use proposed.

C. [STLU Zoning Amendment 17-392](#) (Stiehl)

Public Hearing to consider a City-initiated proposal to amend San Clemente Municipal Code Title 17, the Zoning Ordinance, regarding regulation of Short-term Lodging Units (STLUs). The Planning Commission will be considering changes to the existing STLU regulations including, but not limited to the expansion of the STLU overlay area and existing development standard requirements. The proposed amendment contains updates, clarifications and internal cross-references to the permitting of STLUs in the Zoning Ordinance.

The project has been reviewed in accordance with the California Environmental Quality Act (Pub. Resources Code, § 21000 et seq.) ("CEQA") and the State CEQA Guidelines (Cal. Code Regs., tit. 14, § 15000 et seq.), and the proposed amendment to the Zoning Ordinance is exempt from environmental review pursuant to State CEQA Guidelines sections 15301 and 15061(b)(3) because the revisions relate to the operation, permitting, leasing, and licensing of existing structures, involve no expansion of use or capacity, and because it can be seen with certainty that the revisions will not result in a potentially significant physical impact on the environment.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of March 21, 2018](#)
- C. [Staff Waiver 18-145](#)
- D. [Staff Waiver 18-149](#)
- E. [Staff Waiver 18-187](#)
- F. [Staff Waiver 18-188](#)
- G. Reminder of the Joint Council/Commissions/Committees Meeting which will be held on Thursday, May 10, 2018 at 7:00 p.m. at the Ole Hanson Beach Club located at 105 West Avenida Pico, San Clemente, CA.

12. ADJOURNMENT

The next Study Session of the Planning Commission will be held at 6:00 p.m. on May 2, 2018 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, California.