



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

**Wednesday, May 2, 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 April 18, 2018.](#)
- B. [Minutes from the Regular Planning Commission Meeting of April 18, 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. [Discretionary Sign Permit 17-347 – Flora Vista Monument Signs](#)
(Norwood)

Public Hearing to consider a request to allow project identification signs for Flora Vista Community with: 1) two new entry monument signs located at Calle Sarmentoso/Via Tulipan; Calle Sarmentoso/Via Solona; and, 2) two

renovated entry wall signs located on both corners of Camino Del Rio and Via Tulipan.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as Class 1 and Class 3 exemptions per CEQA Guidelines Section 15301 and 15303 because two of the signs are existing and being renovated to be compatible with the surrounding area and because the two new signs are small in scale and consistent with the Zoning Ordinance.

B. [323 W. Paseo De Cristobal – Tentative Parcel Map 2017-143 \(PLN 18-089\)/Site Plan Permit \(SPP\) 18-088 – Cristobal Parcel Map](#) (Norwood)

Public Hearing to consider the subdivision of a 22,262 square foot parcel into two parcels located at 323 West Paseo De Cristobal in the Residential Low Zone and Coastal Overlay (RL-CZ) Zoning District.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15, Minor Land Divisions) because the project involves the subdivision of property in an urbanized area zoned for residential use into four or fewer parcels, the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.

C. [620 Avenida Pico – Site Plan Permit 17-348/Conditional Use Permit 17-349/Architectural Permit 17-350/Discretionary Sign Permit 17-413 – Pico Starbucks](#) (Morones)

Public Hearing to consider a request to 1) construct a 2,400 square foot, single-story commercial building for a Starbucks with a drive-through, 2) amplified sound for the drive-through speaker system, 3) a Master Sign Program that includes menu board signs and monument sign, and 4) an outdoor dining area. The site includes parcels located at 620 Avenida Pico, and portion of an adjoining lot at 600 Avenida Pico as part of a lot line adjustment. The project is located in the Community Commercial zone (CC2). The site's legal description is Parcel 2, Page 7 of Book 53, and Parcel 1, Page 7 of Book 53. The Assessor's Parcel Numbers are 679-042-04 and 679-042-01.

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 15303 Class 3 because the project consists of a new commercial building in an urbanized area not involving

the use of significant amounts of hazardous substances, and not exceeding 10,000 square feet in floor area.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of April 18, 2018](#)
- C. [Staff Waiver 18-186](#)
- D. [Staff Waiver 18-197](#)
- E. [Staff Waiver 18-204](#)

12. ADJOURNMENT

The Joint Council/Commissions/Committees Meeting 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.

The next Adjourned Regular Planning Commission Meeting will be held at 6:00 p.m. on May 16, 2018 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, California as the Study Session has been cancelled.