



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

**Wednesday, June 20, 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 PRESENTATIONS**

None

5. **MINUTES**

- A. [Minutes from the Adjourned Regular Meeting of the Planning Commission of May 16, 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. [Parking Restriction on North End of Avenida San Pablo](#) (Mangohig)

Staff Recommendation

That the Planning Commission forward to the City Council a recommendation to approve a parking restriction between the hours of 10:00 p.m. and 6:00 a.m. on the west side of Avenida San Pablo from the cul-de-sac tangent southerly for a distance of 1,120 feet, along the cul-de-sac to Avenida Acapulco, and on the east side of Avenida San Pablo from the beginning of curb return at Avenida Acapulco southerly for a distance of 350 feet.

- B. [Parking Restriction from 198 to 301 East Avenida Cordoba](#) (Mangohig)

Staff Recommendation

That the Planning Commission forward to the City Council a recommendation to approve a parking restriction between the hours of 10:00 p.m. and 6:00 a.m. on the west/south side of E. Avenida Cordoba from the south side of the pedestrian walkway/staircase at 301 E. Avenida Cordoba to the corner of the fence foundation at 198 E. Avenida Cordoba, an approximate distance of 260 feet.

**C. Extension of Parking Restriction on Calle Oso (Mangohig)**

Staff Recommendation

That the Planning Commission forward to the City Council a recommendation to approve the extension of existing parking restrictions between the hours of 7:30 a.m. and 3:30 p.m. on school days, on the east side of Calle Oso, from its existing end point prior to the ninety degree bend in a northerly direction for a distance of fifty-five (55) feet.

**D. Proposed Parking Prohibitions on Via Montego at Via Alegre (Mangohig)**

Staff Recommendation

That the Planning Commission forward to the City Council a recommendation to approve parking prohibitions on the east side of Via Montego, from the southeast curb return of Via Alegre southerly forty (40) feet.

**E. Proposed Parking Prohibitions and Resident Permit Parking on Avenida De La Paz (Frank)**

Staff Recommendation

That the Planning Commission forward to the City Council a recommendation to approve parking prohibitions on the west side of Avenida De La Paz, from the bend at 151 to Avenida Caballeros; and establish a resident permit parking area for the east side of Avenida De La Paz from 158 to Avenida Caballeros.

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. 239 Avenida La Cuesta – Cultural Heritage Permit 17-292 – Romney Residence (Lightfoot)**

A request to consider a new two-story residence on a vacant lot in the Residential Low Zone and Special Residential Overlay (R-2). The lot sits between two existing residences which are on the City's Historic Structures List at 233 Avenida La Cuesta and 243 Avenida La Cuesta.

The project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15303(a) (Class 3: New Construction or Conversion of Small Structures).

**B. 2435 S. El Camino Real – Amendment to Conditional Use Permit 90-70/15-473/Architectural Permit 15-474/Site Plan Permit 15-475 – La Vista Inn Addition (Roxas)**

A request to expand a 10 room motel with the addition of 5 rooms in a 3-story building located at 2435 South El Camino Real in the Neighborhood Commercial 1.3 Zoning District and Affordable Housing Overlay (NC 1.3-AH).

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1, Existing Facilities).

**C. 100 N. Avenida Esperanza – Tentative Parcel Map 2018-137 – Esperanza Subdivision (Wright)**

A request to consider the subdivision of a single-family residential lot into three lots. No development is proposed in conjunction with the subdivision. The site is located within the Residential Low Density Zone (RL) at 100 North Avenida Esperanza, adjacent to Interstate-5 at the north end of North Avenida Esperanza.

The project is categorically exempt from CEQA pursuant to CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions).

**D. Vested Rights Ordinance Amendment (Stiehl)**

A request to consider a proposal to amend San Clemente Municipal Code Title 17, the Zoning Ordinance, regarding the timing of vested rights. The Planning Commission will be considering changes to the Zoning Ordinance in Chapter 17.04 related to applicability, the timing for expiration of entitlements for non-conforming uses, and how projects may obtain vested rights.

**9. NEW BUSINESS**

**A. [West Avenida Valencia Speed Cushions and Striping Revisions](#)  
(Frank)**

A report from Tom Frank, Transportation Engineering Manager with the City of San Clemente, regarding a petition to install speed cushions and associated restriping of the roadway.

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)**
- B. [Zoning Administrator Minutes 5-16-2018](#)**
- C. [Staff Waiver 18-218](#)**
- D. [Staff Waiver 18-270](#)**
- E. [Staff Waiver 18-278](#)**
- F. [Staff Waiver 18-284](#)**
- G. [Staff Waiver 18-286](#)**
- H. [Staff Waiver 18-287](#)**
- I. [Staff Waiver 18-307](#)**
- J. [Staff Waiver 18-316](#)**
- K. [Staff Waiver 18-371](#)**
- L. [Staff Waiver 18-372](#)**
- M. A special thank you to Commissioner Smith in recognition of his four years of service on the Planning Commission.**

**12. ADJOURNMENT**

In observance of Independence Day, the Study Session and Regular Meeting of the Planning Commission of July 4, 2018 have been cancelled.

The next Adjourned Regular Meeting of the Planning Commission will be held at 6:00 p.m. on July 18, 2018 in Council Chambers located at 100 Avenida Presidio, San Clemente, California.