



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

**Wednesday, September 19, 2018
6:00 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 Meeting of the Study Session of the Planning Commission of September 5, 2018.](#)

B. [Minutes from the Regular Meeting of the Planning Commission of September 5, 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. [218 Avenida Del Mar – Conditional Use Permit 18-353/Minor Cultural Heritage Permit 18-354 – Brussels Bistro](#) (Stonich)

A request to consider exterior façade changes, to amend MCUP 06-285 to modify the current hours of operation, and allow a full line of alcoholic beverage service at a new restaurant located at 218 Avenida Del Mar.

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA) as a Class 1 exemption pursuant to CEQA Guidelines Section 15301, Existing Facilities.

B. 504 Monterey Lane – Cultural Heritage Permit 17-279 - Jones Remodel and Addition

A request to consider an 856 square foot two-story addition to a single-family home included on the City’s List of Designated Historic Resources, located at 504 Avenida Monterey.

Staff recommends the project be found categorically exempt from CEQA as a Class 1 and Class 31 exemption pursuant to CEQA Guidelines Section 15301, Existing Facilities, and Section 15331, Historical Resource Restoration/Rehabilitation.

C. Focused Land Use Plan (LUP) Amendment

A request to consider publication of a draft Local Coastal Program (LCP) Land Use Plan (LUP) Amendment for a six-week public review and comment period beginning September 19, 2018 and ending October 31, 2018.

Staff recommends that the project be found exempt from the California Environmental Quality Act (CEQA) pursuant to California Public Resources Code Section 21080.9 and CEQA guidelines section 15265 because CEQA shall not apply to activities and approvals by any local government as necessary for the preparation and adoption of a Local Coastal Program (LCP) or amendments to them pursuant to The Coastal Act. The LCP process is exempt because the criteria under the Coastal Act are considered the functional equivalent of the EIR process under CEQA.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Staff Waiver 18-555](#)
- C. [Staff Waiver 18-559](#)
- D. [Staff Waiver 18-560](#)

12. **ADJOURNMENT**

The next Adjourned Regular Meeting of the Planning Commission will be held on October 3, 2018 at 6:00 p.m. in Council Chambers located at 100 Avenida Presidio, San Clemente, California as the October 3, 2018 Study Session has been cancelled.