



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

**Wednesday, October 17, 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. [Revised draft minutes from the Adjourned Regular Meeting of the Planning Commission of September 19, 2018.](#)

B. [Minutes from the Adjourned Regular Meeting of the Planning Commission of October 3, 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. [235 Avenida Lobeiro, Unit 101 – Appeal \(STLU 18-507\) of Denial of Short-Term Lodging Unit Permit No. 18-357](#) – Continued from October 3, 2018 (Roxas)

Public hearing to consider an appeal of the Community Development Director’s denial of a Short-Term Lodging Unit (STLU) Permit requesting to operate a STLU at 235 Avenida Lobeiro, Unit 101 within the Montalvo STLU area.

The project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15268 (Ministerial Projects) because CEQA does not apply to ministerial projects.

**B. [Zoning Amendment 17-043 – Thrift Store Ordinance](#) (Morones)**

Public hearing to consider a proposal to amend San Clemente Municipal Code Title 17, the Zoning Ordinance, regarding the regulation of check cashers, pawnbrokers, secondhand dealers, and smoke shops. The Planning Commission will be considering changes to the Zoning Ordinance in Chapters 17.28, 17.36, 17.40, and 17.88 related to special uses, the permitted zones for the special uses, and related definitions.

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 15378(b)(2) and 15378(b)(5) because the revisions relate to the ongoing administrative activities and organizational or administrative activities of governments that will not result in direct or indirect physical changes in the environment, and therefore do not constitute a “project” as defined by the State CEQA Guidelines (Cal. Code Regs., title 14, § 15000 et seq.) and therefore are exempt from CEQA and no further environmental review is required.

**9. NEW BUSINESS**

**[Standard Conditions](#)** (Vander Dussen)

Proposal to endorse revised procedures to maintain standard conditions of approval that may be imposed on land use applications.

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

**A. [Tentative Future Agenda](#)**

**B. [Zoning Administrator Minutes of 10/4/2018](#)**

- C.** [Staff Waiver 18-585](#)
- D.** [Staff Waiver 18-595](#)
- E.** [Staff Waiver 18-596](#)
- F.** [Staff Waiver 18-599](#)

## **12. ADJOURNMENT**

The next Regular Meeting of the Study Session of the Planning Commission will be held on November 8, 2018 at 6:00 p.m. in Council Chambers located at 100 Avenida Presidio, San Clemente, California.