



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

**Wednesday, February 6, 2019
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 Adjourned Regular Planning Commission Meeting of January 16, 2019.](#)

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. [Zoning Amendment \(ZA\) 18-497 – Regulation of Leaf Blowers](#)
(Stonich)

A City-initiated zoning amendment for regulation of leaf blowers. The proposed code amendment will incorporate limitations on the use of leaf blowers in the City of San Clemente Municipal Code Title 8: Chapter 8.48, Noise Control and Chapter 8.64.190, Leaf Blower Operation.

Staff recommends the project be found exempt from CEQA because the adoption of the proposed ordinance is not a project within the meaning of the term set forth in State CEQA Guidelines, section 15378(a) and 15061(b). Staff further recommends that the project be found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Sections 15307 (Class 7) Actions by Regulatory Agencies for Protection of Natural Resources and 15308 (Class 8): Actions by Regulatory Agencies for Protection of the Environment.

B. [709 North El Camino Real – Conditional Use Permit 18-574 – Terra Brazil Convenience Store](#) (Morones)

A request to consider a convenience store in an existing multitenant building located in the Neighborhood Commercial 1.2 Zone and Coastal Zone and Affordable Housing Overlays.

Staff recommends 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 proposed project involves the conversion of an existing structure from one use to another.

C. [203 La Paloma – Cultural Heritage Permit 18-051/Tentative Parcel Map 18-081 – La Paloma Triplex](#) (Lightfoot)

A request to consider a three unit development on a vacant lot in the Residential Medium Zone within the Coastal Overlay (RM-CZ) and within 300 feet of historic properties. The proposal also includes the subdivision of air space to allow for individual sale of the proposed condominium units.

Staff recommends the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303(a) (Class 3: New Construction or Conversion of Small Structures) and Section 15315 (Class 15: Minor Land Divisions). The project is categorically exempt because it involves the construction of a multi-family residential structure, totaling no more than four dwelling units, and the proposed subdivision occurs in an urbanized area zoned for residential use.

9. NEW BUSINESS

A. [2018 Downtown Parking Study T-Zone Occupancy Count Update](#) (Stiehl)

Review and recommendation of parking management strategies for the Downtown T-Zone in the Mixed Use Zone.

B. [2018 North Beach Parking Study](#) (Stiehl)

Review and recommendation of parking management strategies for North Beach area in the Mixed Use and Public Zone.

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Staff Waiver 18-648](#)
- C. [Staff Waiver 19-012](#)
- D. [Staff Waiver 19-013](#)
- E. [Staff Waiver 19-030](#)
- F. [Staff Waiver 19-037](#)

12. ADJOURNMENT

The next Regular Meetings of the Study Session and Planning Commission will be held on March 6, 2019 at 6:00 p.m. in Council Chambers located at 100 Avenida Presidio, San Clemente, California as the February 20, 2019 Study Session and Planning Commission meetings have been cancelled due to a lack of business.