



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

**Wednesday, May 8, 2019
6:00 p.m.**

**Council Chambers
100 Avenida Presidio
San Clemente, California 92672**

****This Revised Agenda for the Planning Commission meeting of May 8, 2019 varies from the original Agenda that was posted on May 2, 2019 in that an omission of an Analysis section occurred in the Item 8-C Staff Report and the report has since been revised and the Analysis section included. The Analysis Section can be found on pages 4 and 5 in the staff report.***

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 March 6, 2019 continued from April 17, 2019.](#)
- B. [Minutes from the Regular Planning Commission meeting of March 6, 2019 continued from April 17, 2019.](#)
- C. [Minutes from the Adjourned Regular Planning Commission meeting of April 3, 2019 continued from April 17, 2019.](#)
- D. [Minutes from the Adjourned Regular Planning Commission meeting of April 17, 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**

- A. [Proposed Parking Prohibitions at 702 Avenida De La Estrella](#) (Mangohig)

Staff Recommendation

That the Planning Commission forward to the City Council a recommendation to approve parking prohibitions on the east side of Avenida De La Estrella adjacent to 702 Avenida De La Estrella, for a distance of thirty (30) feet between the two driveways, and for a distance of thirty (30) feet between the handicap parking lot driveway and the curb return of El Oriente; and to reduce the parking prohibition distance on the east side of Avenida De La Estrella, from the southeast corner of El Oriente, from a distance of forty three (43) feet to twenty (20) feet.

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. [940 Calle Amanecer K and L – Amendment to Conditional Use Permit 18-607/Minor Architectural Permit 19-109 – Drift Distillery Modifications](#) (Carrillo)

A request to consider an amendment to Conditional Use Permit 17-036 to expand a tasting room and increase seating for indoor and outdoor on-site consumption of a full range of alcohol, in conjunction with a new outdoor patio.

Staff recommends the Planning Commission continue this item to May 23, 2019.

B. [990 Avenida Vista Hermosa – Discretionary Sign Permit 18-215 – Vista Hermosa Esplanade \(Target Center\)](#) (Crockett)

A request to modify an existing Master Sign Program for the Target retail center to include additional signage for the approved expansion of the retail center (Vista Hermosa Esplanade) located at 990 Avenida Vista Hermosa.

Staff recommends the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15311 (Class 11, Accessory Structures) because the project involves the addition and alteration of on-site signs.

C. [127 South El Camino Real – Special Activities Permit 19-079 – Live Bands at Ole’s Tavern](#) (Webber)

[*REVISED* Report - 127 South El Camino Real – Special Activities Permit 19-079 – Live Bands at Ole’s Tavern](#) (Webber)

A request to allow up to 14 special events consisting of an indoor live band and amplified music during the 2019 calendar year at a local bar establishment. The site is located at 127 South El Camino Real in the Mixed Use 3.0 Zoning District and Architectural and Central Business Overlays (MU 3.0-A-CB).

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) because the project involves a negligible temporary expansion of an approved use.

D. [Zoning Amendment 17-043 – Check Cashers, Pawnbrokers, and Smoke Shops Ordinance](#) (Perez)

Public hearing to consider a proposal to amend San Clemente Municipal Code Title 17, the Zoning Ordinance, regarding the regulation of check cashers, pawnbrokers, 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

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. Development Story Map Demonstration
- B. [Tentative Future Agenda](#)
- C. [Zoning Administrator Minutes of April 4, 2019](#)

- D. [Staff Waiver 19-106](#)
- E. [Staff Waiver 19-129](#)
- F. [Staff Waiver 19-141](#)

12. ADJOURNMENT

The next Adjourned Regular Meeting of the Planning Commission will be held on May 23, 2019 at 6:00 p.m. in Council Chambers located at 100 Avenida Presidio, San Clemente, California as the May 22, 2019 Study Session and Planning Commission meetings were previously cancelled.