



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

**Wednesday, May 20, 2020
7:00 p.m.**

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

**THIS PLANNING COMMISSION MEETING WILL BE CONDUCTED VIA
TELECONFERENCE.**

**Public Participation in Planning Commission Meetings During
Coronavirus Pandemic**

To help prevent the spread of the coronavirus, the following practices are being implemented:

- 1) Citizens are invited to listen to the meeting via live stream from the City's YouTube channel at www.san-clemente.org/live or live on Cox Communications Local Access Channel 854.
- 2) Citizens can submit their comments on agenda items to the Planning Commission electronically. Material may be emailed to Scottm1@san-clemente.org. Transmittal by 3:00 p.m. on Planning Commission meeting days is recommended. Comments must indicate by item title or number the agenda item to which they apply, or indicate that they are to be read during the general "oral communications" portion of the meeting. Emails lacking that indication will be forwarded to the Planning Commission's general email accounts. Depending on the number of comments submitted on a particular item and the total amount of time allocated for the Planning Commission meeting, the Planning Commission may, at the beginning of its deliberation of an item, limit equally the time allocated for each comment.

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 ORDER OF BUSINESS/SPECIAL PRESENTATION**

None

- 5. MINUTES**
 - A. [Minutes from the Regular Study Session meeting of April 22, 2020.](#)
 - B. [Minutes from the Regular Planning Commission meeting of April 22, 2020.](#)

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. Speakers can submit their comments on agenda items to the Planning Commission electronically. Material may be emailed to ScottM1@san-clemente.org. Transmittal by 3:00 p.m. on Planning Commission meeting days is recommended. The Planning Commission is not permitted to discuss or take action on items that do not appear on the agenda.

7. CONSENT CALENDAR

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.

A. General Plan Consistency Finding for Fiscal Year 2021 Capital Improvement Program (Wright)

A request for the Planning Commission to find the Fiscal Year 2021 (FY 2021) Capital Improvement Program is consistent with the Centennial General Plan.

Staff recommends the Planning Commission recommend the City Council find the FY 2021 CIP update is not subject to CEQA according to State CEQA Guidelines Section 15378 and Section 15061(b)(3).

**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 not to exceed three (3) minutes per speaker. 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. 610 Camino De Los Mares – Site Plan Permit 19-203/Architectural Permit 19-204/Conditional Use Permit 19-205/Amendment to Discretionary Sign Permit 18-546 – Plaza by the Sea Drive-Thru (Lightfoot)

A request to demolish a freestanding commercial building and construct a new 4,250 square foot commercial building for two tenants including a drive through in an existing commercial center at 610 - 628 Camino De Los Mares within a city Gateway and the Community Commercial 4 Zone (CC4). A dividing wall between Plaza by the Sea and neighboring Ocean View Plaza (638 Camino De Los Mares) is proposed to be removed to allow for shared access between the retail centers. The recently approved Master Sign Program is proposed to be updated to include signage for the new building including a drive up menu-board.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15302 (Class 2: Replacement or Reconstruction) and 15311 (a) (Class 11: Accessory Structures).

B. 132 Avenida Serra – Conditional Use Permit 19-192/Minor Cultural Heritage Permit 20-112 – New Thought Montessori (Carrillo)

A request to consider a day care center on a property located at 132 Avenida Serra, within Downtown and the Mixed Use 3.1 Zone and Architectural Overlay Zoning District (MU 3.1-A). The day care center consists of 30 children and 3 staff members at one time. The request includes an off-site

parking agreement, an off-site ADA ramp, and other minor exterior improvements.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15303 (Class 3: New Construction or Conversion of Small Structures).

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of April 23, 2020](#)
- C. [Staff Waiver Memo and Reports](#)
- D. [Short Term Lodging Units Update](#)

12. ADJOURNMENT

The next Regular Meetings of the Study Session and Planning Commission will be held on June 3, 2020 at 6:00 p.m. in Council Chambers located at 100 Avenida Presidio, San Clemente, California.