



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

**Wednesday, August 19, 2020
7:00 p.m.**

**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 Adjourned Regular Study Session meeting of July 22, 2020.](#)
- B. [Minutes from the Regular Planning Commission meeting of July 22, 2020.](#)
- C. [Minutes from the Adjourned Regular Study Session meeting of August 5, 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. Convert Avenida San Pablo Parking Restriction to Parking Prohibition
(Mangohig)

Staff Recommendation

That the Planning Commission forward to the City Council a recommendation to convert the existing 10:00 p.m. to 6:00 a.m. parking restriction on the west side of Avenida San Pablo from the cul-de-sac tangent southerly for a distance of 1,120 feet, along the cul-de-sac to Avenida Acapulco, and on the east side of Avenida San Pablo from the beginning of curb return at Avenida Acapulco southerly for a distance of 350 feet; to a parking prohibition.

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. 380 Avenida Pico – Conditional Use Permit 19-334 – Verizon Site at SC Treatment Plant (Lightfoot)

A request to construct a new monopalm cellular tower with accompanying ground mounted equipment in the City owned water treatment facility property at 380 Ave. Pico. The parcel is zoned as Public and is within the Coastal Zone overlay and the West Pico Corridor Specific Plan.

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

B. 612 Avenida Victoria, Suites A-E – Conditional Use Permit Amendment 19-405/Minor Cultural Heritage Permit 19-411/Minor Exception Permit 20-138 – La Galette Conditional Use Permit Amendment and Exterior Improvements
(Carrillo)

A request to allow: 1) an amendment to La Galette's Conditional Use Permit to expand the alcohol service area onto adjacent vacant suites; 2) exterior improvements, including additional seating on the sidewalk; and 3) two parking waivers. The property is in the Mixed Use 4 Zone and Architectural and Pedestrian Overlay Districts (MU4-A-P) within the Pier Bowl Specific Plan, and governed by the City's Local Coastal Program.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

C. [Zoning Amendment 20-258 – Lot Consolidation Ordinance](#) (Webber)

A request to consider a Zoning Amendment to incorporate Section 17.24.230, Lot Consolidation, into the San Clemente Municipal Code. Section 17.24.230 establishes development standards and policies providing developers incentives for the consolidation of standard and substandard lots in compliance with objectives in the City of San Clemente Housing Element Action Plan Program 2 with the goal to promote increased housing options in residential and mixed-use zones.

Staff recommend that the project be found consistent with the Addendum to the previously certified General Plan EIR (State Clearinghouse No. 2013-041021) for the City’s 2013-2021 Housing Element Update and that no additional environmental review for the Project is required because implementation of the Project was fully analyzed under the Addendum and EIR. In addition, none of the conditions described in State CEQA Guidelines Section 15162 calling for the preparation of a subsequent EIR or negative declaration have occurred, and therefore no further environmental review is required.

9. NEW BUSINESS

A. [El Camino Real/Esplanade Intersection Safety Improvement](#) (Mangohig)

Staff Recommendation

That the Planning Commission forward to the City Council a recommendation to implement Alternative 1, addition of left turn pockets on El Camino Real at Esplanade.

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

A. [Tentative Future Agenda](#)

B. [Zoning Administrator Minutes of July 23, 2020](#)

12. ADJOURNMENT

The next Regular Meetings of the Study Session and Planning Commission will be held on September 2, 2020 at 6:00 p.m. via teleconference.