



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

**Wednesday, May 21, 2014
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 p.m. 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 Planning Commission meeting of May 7, 2014](#)

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. [415 Avenida Granada – Minor Cultural Heritage Permit 14-114 – Courtyard Lawn Replacement at the Casa Romantica](#) (Ciampa)
(continued from 04-16-14)

A request to consider modifying the courtyard lawn of the historic property to artificial turf. The subject site is located within the Pier Bowl Specific Plan and is zoned Mixed Use (MU4.3-P-A) at 415 Avenida Granada. The

legal description is Lot 27, Block 3, of Tract 784, and Assessor's Parcel Number 692-012-38.

B. 2401.5 Avenida Del Presidente – Amendment to Conditional Use Permit 94-028 – AT&T Right-of-Way (Ciampa)

A request to consider the installation of new antennas and equipment for an existing AT&T cellular site. The project site is located in the City right-of-way located at 2401.5 Avenida Del Presidente and is to the north of the intersection of Avenida Del Presidente and West Avenida Magdalena.

C. 122 Avenida Cabrillo – Cultural Heritage Permit 14-034 – Ritzau Addition (Jones)

A request to consider a 409 square foot addition to an existing commercial building located at 122 Avenida Cabrillo within the Mixed Use zone and Architectural Overlay (MU3.1-A). The legal description of the property is Lot 30, Block 4 of Tract 779, Assessor's Parcel Number 058-073-30.

D. Capital Improvement Program General Plan Consistency Finding (Atamian)

A request for review of projects for the Fiscal Year 2014-15 Capital Improvement Program for consistency with the San Clemente General Plan.

E. Lots 25-28, 43, 44, 48, 49, 54-57, and 71-75 of Tract 16336 – Amendment to Site Plan Permit 02-093 – Carillon at Talega (Gregg)

A request to consider modified floor plans and architecture for the remaining 17 of the 84 lot development. The project is located in the Residential Low density area of the Talega Specific Plan. The legal description is Lots 25-28, 43, 44, 48, 49, 54-57, and 71-75 of Tract 16336, and Assessor's Parcel Numbers 708-052-10-14, -28-31, -57-60, -36, -37, -41, and -42.

F. 2721 and 2723 South El Camino Real – Conditional Use Permit 14-084/Minor Exception Permit 14-085 – Koastal Duplex

2725 and 2727 South El Camino Real – Conditional Use Permit 14-086/Minor Exception Permit 14-087 – Resmkv Duplex

2737 and 2739 South El Camino Real – Conditional Use Permit 14-088/Minor Exception Permit 14-089 – Cade Duplex

2729 and 2731 South El Camino Real – Conditional Use Permit 14-090/Minor Exception Permit 14-091 – Bellers Duplex

2733 and 2735 South El Camino Real – Conditional Use Permit 14-092/Minor Exception Permit 14-093 – SClementem Duplex (Gregg)

A request to consider five separate projects, each consisting of two duplexes to be built on ten separate, but contiguous lots. A Minor Exception Permit is requested for each project to consider walls exceeding 42 inches high in the front yard setback up to five feet, and MEP 14-093, Lot 114 requests a reduced side yard setback on the corner lot. The legal descriptions are Lots 114-122, of Block 938.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Minutes from the Zoning Administrator meeting of May 7, 2014](#)
- C. [Staff Waiver 14-180, 261 W. Avenida Marquita](#)
- D. [Staff Waiver 14-181, 221 Avenida Fabricante](#)
- E. [Staff Waiver 14-182, 147 W. Avenida Ramona](#)
- F. [Staff Waiver 14-185, 147 W. Avenida Ramona](#)
- G. [Staff Waiver 14-191, 319 W. Avenida Palizada](#)

12. ADJOURNMENT

Adjourn to the Adjourned Regular Planning Commission meeting to be held at 6:00 p.m. on May 28, 2014 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.