



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

**Wednesday, October 18, 2023
6:00 P.M.**

**San Clemente City Hall Council Chambers
910 Calle Negocio, 2nd Floor
San Clemente, California 92673**

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.

CALIFORNIA ENVIRONMENTAL QUALITY ACT. The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decisions. (See, California Public Resources Code Sections 21000-21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000-15387). For each item that requires a CEQA determination by the Planning Commission, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this agenda.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. SPECIAL ORDER OF BUSINESS/SPECIAL PRESENTATION**

A. Central Square/Trak-iT Overview

Presentation by Christopher Wright, Associate Planner II, on the end-user experience and functionality of Central Square.

5. MINUTES

[A. Minutes from the Regular Meeting of the Planning Commission of September 20, 2023](#)

6. ORAL AND WRITTEN COMMUNICATIONS

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 and, if you desire, state your name and/or city of residence for the record and make your presentations. Please limit your presentations to three (3) minutes.

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.

None.

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. Cultural Heritage Permit \(CHP\) 22-148/ Architectural Permit \(AP\) 22-162, Nielsen Residence, 222 West Mariposa](#)

A request to consider: 1) an addition and exterior changes to a historic single-story residence, 2) construction of a detached garage with an Accessory Dwelling Unit on the second floor that requires a height limit increase, 3) construction of detached storage sheds, and 4) changes to the garden landscape, hardscape, and walls. The site is located at 222 West Mariposa.

Staff recommends that the project be found categorically exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15301 (14 CCR § 15301, Class 1: Existing Facilities), Section 15303 (14 CCR § 15303, Class 3: New Construction Or Conversion Of Small Structures), and Section 15331 (14 CCR § 15331, Class 31: Historical Resource Restoration/Rehabilitation).

9. NEW BUSINESS

None.

10. OLD BUSINESS

None.

11. REPORTS OF COMMISSIONERS AND STAFF

A. [Tentative Future Agenda](#)

B. [Staff Waivers](#)

12. ADJOURNMENT

The next Regular Meeting of the Planning Commission will be held on Wednesday, November 8, 2023 at 5:00 p.m. at the San Clemente City Hall Council Chambers located at 910 Calle Negocio, 2nd Floor, San Clemente, California.

PLANNING COMMISSION MEETING PROCEDURES

PRESENTATION OF WRITTEN MATERIALS TO THE COMMISSION

In order to ensure that the Commissioners have adequate time to consider written materials concerning agenda items, it is strongly recommended that such materials be submitted to the Community Development Department by noon the date preceding the Planning Commission meeting.

MEETINGS RECORDED AND TELEVISED

Planning Commission meetings are broadcast live on Cox Communications Local Access Channel 854 and are available on the City's YouTube channel at.

USE OF ELECTRONIC VISUAL AIDS BY PUBLIC AT MEETINGS

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 Community Development Department 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.

LENGTH OF MEETINGS

At 11:00 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon at this meeting and will continue all other agenda items to a future meeting.

AMERICANS WITH DISABILITIES ACT

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 modification or accommodation 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.

COMMUNICATION DEVICES

To minimize meeting distractions and sound system interference, please be sure all personal communication devices are turned off or on silent mode.

MEETING SCHEDULE

Regular Planning Commission Meetings are held on the first and third Wednesdays of each month following the first Tuesday in the Council Chambers located at City Hall, 910 Calle Negocio, 2nd Floor, San Clemente. The Regular Planning Commission Meeting will commence at 6:00 p.m. Additional meetings of the Planning Commission may be called as needed.

AGENDAS, ADMINISTRATIVE REPORTS AND SUPPLEMENTAL WRITTEN MATERIALS

Agendas and Administrative Reports can be viewed by accessing the City's website at www.san-clemente.org. All written material distributed to a majority of 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, during normal business hours.

The Community Development Department also offers an agenda packet subscription service free of charge. If you wish to receive email copies of Planning Commission agendas, which include hyperlinks to staff reports and other back-up material, please send an email to Planning@san-clemente.org or call (949)361-6184.