



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

**Wednesday, October 2, 2024  
6:00 p.m.**

**San Clemente City Hall Council Chambers  
910 Calle Negocio, 2<sup>nd</sup> 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**

None.

**5. MINUTES**

- A. [Receive and file Minutes from the Planning Commission Special Meeting of August 21, 2024.](#)
- B. [Receive and file Minutes from the Planning Commission Adjourned Meeting of September 18, 2024.](#)

**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.

- A. [Parking Modification for Passenger and School Bus Loading Zones for Las Palmas Elementary School](#)

A request to consider forwarding a recommendation to the City Council on parking modification to create designated passenger and school bus loading zones for Las Palmas Elementary School.

**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. [Continued Public Hearing Project \(PHP\)23-487, Shoreline Dental Master Sign Program, 1409 South El Camino Real](#)

A continued public hearing item for the Planning Commission to consider a request for a Discretionary Sign Permit (DSP) 24-003 to establish a Master Sign Program and exceed 25 square feet of signage for a business within the Architectural (A) Overlay District.

The Planning Commission will also consider whether the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines §15301 (Class 1: Existing Facilities).

**B. Continued Conditional Use Permit (CUP) 21-268, AT&T Wireless Telecommunications Facility, 4159 Costero Risco**

A continued public hearing item for the Planning Commission to consider a request by AT&T to construct a new Monobroadleaf wireless facility with accompanying ground mounted equipment that would be placed within an expanded enclosure at 4159 Costero Risco.

The Planning Commission will also consider whether the project is Categorically Exempt from the California Environmental Quality Act under Section 15303 of the CEQA guidelines (14 CCR§ 15303, Class 3: New Construction or Conversion of Small Structures).

**C. Continued Public Hearing Project (PHP) 24-187, Sunset Shores Façade Remodel Permit Amendment, 410 Corto Lane**

A continued public hearing item for the Planning Commission to consider a request for an amendment to Development Permit (DP) 23-415 for exterior improvements, including a height increase for faux roof extensions, façade improvements, and architectural embellishments, to an existing 18-unit condominium building located at 410 Corto Lane within the Pier Bowl Specific Plan and the Architectural (A) Overlay District.

The Planning Commission will also consider whether the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines §15301 (Class 1: Existing Facilities).

**D. Continued Housing Element Action Plan – Objective Design Standards**

A continued public hearing item for the Planning Commission to provide recommendations to City Council on Zoning Amendment ZA24-193 to adopt Objective Design Standards, selection of sites previously identified in the Housing Element to be added to the Housing Overlay, and zoning table amendments to authorize additional residential uses within residential, commercial, and mixed-use zoning districts; and finding that the zoning amendment is exempt from CEQA per the Community Plan exemption pursuant to PRC Sec. 21083.3 and Guidelines Sections 15183, 15060(C) and 15061(B)(3).

**9. NEW BUSINESS**

None.

**10. OLD BUSINESS**

None.

**11. REPORTS OF COMMISSIONERS AND STAFF**

A. [Tentative Future Agenda](#)

B. [Administrative Development Permit Report](#)

**12. ADJOURNMENT**

The next Regular Meeting of the Planning Commission will be scheduled for Wednesday, October 16, 2024 at 6:00 p.m., and will be held at the San Clemente City Hall Council Chambers located at 910 Calle Negocio, 2<sup>nd</sup> Floor, San Clemente, California.