



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

**Wednesday, February 20, 2013
6:00 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.

- 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 February 6, 2013](#)

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. [410 Arenoso Lane – Conditional Use Permit 12-270/Cultural Heritage Permit 12-271/Site Plan Permit 12-272 – Reef Pointe Villas](#) (Gregg)

Reconsideration of Conditional Use Permit 12-270, Cultural Heritage Permit 12-271 and Site Plan Permit 12-272, a request to demolish an existing apartment building and construct a new three story building with five residential units and a subterranean garage located at 410 Arenoso Lane. The project is located in the

Pier Bowl Specific Plan and the Architectural and Coastal Zone Overlays. The legal description is Lot 46, of Block 3, of Tract 784 and Assessor's Parcel Number 692-012-06. The Planning Commission approved these entitlements on December 19, 2012. The City Council appealed these entitlements on January 22, 2013. The City Council requested the Planning Commission reconsider these entitlements at its meeting held on February 5, 2013.

9. NEW BUSINESS

A. [Strategic Priorities](#) (Pechous)

As part of the City's annual budget process, the Planning Commission is being asked to identify its most important strategic priorities for the community. These priorities are then considered by the City Council for possible inclusion in the budget and in the Capital Improvement Plan. Last year, the Commission identified the Zoning Ordinance Update, Specific Plan Updates, Local Coastal Plan and Downtown Business Development and Parking Strategies as the Commission's top priorities. The Commission will review last year's priorities, consider changes or additions to the list and forward its recommendations to the City Council.

B. [Subdivision Ordinance Amendment – Condominium Map Process](#) (Wright)

A request to discuss City initiated amendments to Title 16 "Subdivisions" of the Municipal Code. The proposed amendments would: 1) streamline the subdivision review process for condominiums, condominium conversions, time shares, community apartments, and stock cooperatives, and 2) make minor clean up edits (e.g. repair inaccurate or "broken" text references). The review process would not change for subdivisions of land to create parcels for new development. Specifically, the Municipal Code amendments would make it so Zoning Administrator approval is required to subdivide four or fewer units (e.g. into condominiums), and require Planning Commission approval to subdivide five or more units. Currently, all subdivisions require a Planning Commission recommendation to the City Council and City Council approval.

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

A. [Tentative Future Agenda](#)

B. [Staff Waiver 13-039, 205 Avenida De La Estrella](#)

C. [Staff Waiver 13-040, 101 Calle Seguro](#)

12. ADJOURNMENT

Adjourn to the Planning Commission Architectural Tour at 1:00 p.m. on March 8, 2013 commencing at the Community Development Department located at 910 Calle Negocio, San Clemente, CA.