



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

**Wednesday, February 6, 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.

I. CALL TO ORDER

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

IV. SPECIAL ORDERS OF BUSINESS

None

V. MINUTES

- A. [Minutes from the Planning Commission meeting of January 23, 2013](#)

VI. ORAL 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.

VII. WRITTEN COMMUNICATION

None

VIII. CONSENT CALENDAR

- A. [Proposed Parking Prohibitions on N. El Camino Real](#) (Frank)

A request to consider forwarding a recommendation of approval to City Council to prohibit parking at the following locations: 100 feet on the northeast side of N. El Camino Real north of the curb ramp on East Escalones for bus stop relocation and 27 feet on the west side of N. El Camino Real adjacent to the driveway at 512 N. El Camino Real to improve traffic movement.

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.

**IX. 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. [119 Boca De La Playa – Cultural Heritage Permit 12-311/Minor Exception Permit 13-017 – 119 Boca](#) (Ciampa)

A request to consider the development of a duplex with walls that exceed 42 inches within the front yard setback that is located adjacent to a historic structure. The project is located in the Residential Medium zoning district, Architectural Overlay, and Coastal Zone (RM-A-CZ). The project site is located at 119 Boca De La Playa legal description being Lot 45, Block 4 of Tract 821, Assessor's Parcel Number 692-121-02.

B. [166-176 Avenida Del Mar – Discretionary Sign Permit 12-207 – Plaza Mar Vista Sign Program](#) (Ciampa)

A request to consider a sign program for a commercial building located within the Mixed Use, Central Business district, Architectural Overlay, and Coastal Zone (MU3-CB-A-CZ). The project site is located at 166-176 Avenida Del Mar, legal description being Lots 42-44, Block 5 of Tract 779, Assessor's Parcel Number 058-081-55.

C. [168 W. Avenida San Antonio – Cultural Heritage Permit 11-318/Variance 12-358/Minor Exception Permit 12-410 – Markuson Residence](#) (Wright)

A request to consider the construction of a 2,283 square foot, two-story residence with zoning exceptions, including a Variance for a reduction of the required front yard setback and garage setback, and a Minor Exception Permit for a reduction of the required side yard setbacks. The site is located at 168 W. Avenida San Antonio, across the street from a historic structure and within the Residential-Low Density, Coastal Overlay zoning district (RL-CZ). The legal description is Block 3, Lot 38 of Tract 852 and Assessor's Parcel Number 692-212-35.

X. NEW BUSINESS

A. [Consideration of Including Alternative Land Use Designations at 229 West Avenida Alessandro \(change from Residential Low Density to Residential Medium Density\) and at 130-162 Avenida Rosa \(change from Mixed Use to Residential Medium Density\) as part of the Draft General Plan](#) (Hook)

At its December 19, 2012 meeting, the Planning Commission directed the City's General Plan consultant to evaluate seven properties under alternative land use

designations as part of the new General Plan. The additional study was to help provide information for possible rezoning of the properties to help improve the City's ability to meet its Regional Housing Needs Allocation. In addition, the City has received requests to consider including two additional properties in the Draft General Plan for possible alternative land uses. The Planning Commission will review these two additional properties to determine whether they should be included as alternative land use designations in the Draft General Plan for further environmental and land use studies. This is not a public hearing item. It is primarily informational and to provide direction for further study. No actual changes to land uses or zoning will be decided at the meeting.

XI. OLD BUSINESS

None

XII. REPORTS OF COMMISSIONERS AND STAFF

- A. Change of Planning Commission Agenda Items (Pechous)
- B. [Tentative Future Agenda](#)
- C. [Minutes from the Zoning Administrator meeting of January 23, 2013](#)
- D. [Staff Waiver 13-020, 111 S. Alameda Lane](#)
- E. [Staff Waiver 13-025, 141 Avenida Victoria](#)
- F. [Staff Waiver 13-030, 247 Avenida Granada](#)
- G. [Staff Waiver 13-033, 412 Arenoso Lane #301](#)

XIII. ADJOURNMENT

Adjourn to the Adjourned Regular Planning Commission Meeting to be held at 6:00 p.m. on February 13, 2013 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.