



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

**Wednesday, January 23, 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 December 19, 2012](#)

B. [Minutes from the Planning Commission meeting of January 9, 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**

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.

**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. [240 Avenida La Cuesta – Cultural Heritage Permit 12-027/Minor Exception Permit 12-086 – Skillman Residence](#) (Ciampa)

A request to consider the construction of a house that is adjacent to two historic houses. The project also proposes walls that exceed 42 inches within the required setbacks and a pool within the front yard setback. The project site is located at 240 Avenida La Cuesta within the Residential Low (RL-2) zoning district, legal description being Lot 179 of Tract 898, Assessor's Parcel Number 057-072-34.

**B. [4159 ½ Costero Risco – Amendment to Conditional Use Permit 12-052 – Verizon at Costero Risco Water Tank](#) (Wright)**

A request to consider amending a previously approved wireless communication facility near a City water tank within the Forster Ranch Specific Plan at 4159 ½ Costero Risco. The wireless facility includes: 1) nine cellular panel antennas on a 20-foot high "faux" eucalyptus tree and 2) equipment in a walled enclosure. The legal description of the property is Lot A of Tract 15718, Assessor's Parcel Number 679-242-05.

**C. [831 Via Suerte – Conditional Use Permit 12-380/Minor Architectural Permit 12-381 – Wine Bar Arnoa](#) (Wright)**

A request to consider allowing beer and wine sales for on-site consumption at a new wine bar. The wine bar would have indoor and outdoor seating. The subject site is located within the commercial area of the Talega Village Center at 831 Via Suerte, Suite 106. The legal description is Lot 4 of Tract 16936, Assessor's Parcel Number 701-372-01.

**X. NEW BUSINESS**

**A. [Story Poles Interpretation](#) (Gregg)**

A request to clarify if story poles are required for residential projects that are four or more units, or three stories or more in height, and located in the Architectural Overlay.

**B. [Draft General Plan Mobility and Complete Streets Element and Technical Background Documents](#) (Hook)**

This Element addresses the full range of transportation modes, including pedestrian, bicycle, motor vehicle, rail and public transportation. It addresses the general distribution, location and design of public streets, sidewalks, public parking, and other public areas used for public mobility purposes. It also addresses transportation programs, planning and improvements and includes policies and implementation measures to guide transportation changes and

meet community needs. The Technical Background Report, which provides data and evaluation of our current transportation facilities, will also be reviewed and discussed.

**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 December 19, 2012](#)
- D. [Minutes from the Zoning Administrator meeting of January 9, 2013](#)
- E. [Staff Waiver 12-404, 511 Avenida Del Mar #4](#)
- F. [Staff Waiver 12-425, 653 Camino De Los Mares #109](#)
- G. [Staff Waiver 12-433, 212 W. Avenida Alessandro](#)
- H. [Staff Waiver 12-441, 420 Cazador Lane](#)
- I. [Staff Waiver 13-003, 674 Camino De Los Mares](#)
- J. [Staff Waiver 13-004, 3826 Calle Ariana](#)
- K. [Staff Waiver 13-011, 530 Camino De Estrella](#)

**XIII. ADJOURNMENT**

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