



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

**Wednesday, August 2, 2017
7:00 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.

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 City Planner 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.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**

3. ROLL CALL

4. SPECIAL ORDERS OF BUSINESS

None

5. MINUTES

A. [Minutes from the Study Session of July 19, 2017](#)

B. [Minutes from the Planning Commission meeting of July 19, 2017](#)

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. [100 Avenida Rosa – Cultural Heritage Permit 16-444 – Rosa Duplex \(Carrillo\)](#)

Public Hearing to consider a request to construct a new duplex on a vacant lot located at 100 Avenida Rosa in the Residential Medium Zoning

District and Architectural and Coastal Zone Overlays (RM-A-CZ). The site's legal description is Lot 35, Block 8 of Tract 779, and Assessor's Parcel Number is 058-091-19.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15303 Class 3 because the project involves the construction of a duplex in an urbanized area.

B. [109-111 La Ronda, Conditional Use Permit 16-222 and Architectural Permit 16-221 - La Ronda 6 Apartments](#) (Schuller)

Public Hearing to consider a request to construct two residential structures containing a total of six (6) apartments located at 109-111 La Ronda in the Residential Medium Zone and Coastal Zone Overlay (RM-CZ). The site's legal description is Lot 28 and a portion of Lot 27, Block 7 of Tract 793; and a portion of Lot 3, Block 11 of Tract 795; Assessor's Parcel Number 057-151-26.

Staff recommends that the project be found statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 3 Categorical Exemption pursuant to State CEQA Guidelines Section 15303(b), because the project involves the construction of a multi-family residential structure totaling no more than six dwelling units in an urbanized area.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of 7-19-17](#)
- C. [Staff Waiver 17-222](#)
- D. [Staff Waiver 17-224](#)
- E. [Staff Waiver 17-225](#)
- F. [Staff Waiver 17-228](#)
- G. [Staff Waiver 17-229](#)
- H. [Staff Waiver 17-231](#)

12. ADJOURNMENT

Adjourn to the Planning Commission Study Session Meeting to be held at 6:00 p.m. on August 16, 2017 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.