



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

**Wednesday, September 20, 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 Planning Commission Meeting of September 6, 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. [163 Calle Redondel – Cultural Heritage Permit 17-035 – Webber Residence](#) (Norwood)

Public Hearing to consider a request to construct a new single-family residence on a site located at 163 Calle Redondel in the Low Density Residential and Coastal zones (RL-CZ). The subject parcel is located adjacent to a historic residence which is located at 165 Calle Redondel.

The subject site's legal description is Lot 10, Block 7, of Tract 795, Assessor's Parcel Number 057-161-10.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 3 Categorical Exemption pursuant to State CEQA Guidelines Section 15303(a), because the project involves the construction of a single-family residence in a residential zone.

B. 161 Calle Redondel – Cultural Heritage Permit 17-094 – Webber Residence (Norwood)

Public Hearing to consider a request to construct a new single-family residence on a site located at 161 Calle Redondel in the Low Density Residential and Coastal zones (RL-CZ). The subject parcel is located adjacent to a historic residence which is located at 165 Calle Redondel. The subject site's legal description is Lot 11, Block 7, of Tract 795, Assessor's Parcel Number 057-161-11.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 3 Categorical Exemption pursuant to State CEQA Guidelines Section 15303(a), because the project involves the construction of a single-family residence in a residential zone.

C. 225 Calle Pintosco – Conditional Use Permit 17-214 – Gracie Barra (Im)

Public Hearing to consider a request to operate a Brazilian Jiu Jitsu group instruction studio located in an existing commercial building at 225 Calle Pintosco in the Business Park Zoning district of the Rancho San Clemente Specific Plan. The site's legal description is Lot 2, of Tract 13688, and Assessor's Parcel Number is 690-651-11.

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 15301 Class 1 because the project consists of the operation of a commercial recreational establishment within an existing commercial building, and will be a negligible expansion of the previous office and retail use.

9. NEW BUSINESS

A. Calle Saluda Striping

A request to consider forwarding a recommendation to the City Council on restriping plans for Calle Saluda.

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of 9-6-17](#)
- C. [Staff Waiver 17-281](#)
- D. [Staff Waiver 17-293](#)
- E. [Staff Waiver 17-298](#)

12. ADJOURNMENT

Adjourn to the Planning Commission Study Session to be held at 6:00 p.m. on October 4, 2017 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.