



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

**Wednesday, October 18, 2017  
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.*

*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**

**5. MINUTES**

- A. [Minutes from the Study Session meeting of October 4, 2017.](#)
- B. [Minutes from the Planning Commission meeting of October 4, 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. [230 Avenida Granada, Cultural Heritage Permit 16-304/Minor Conditional Use Permit 17-310, Alvarez Remodel](#) (Norwood)

Public Hearing to consider a request for a remodel and addition to a single-family residence and to allow additional height for a proposed elevator tower located at 230 Avenida Granada in the Mixed Use Zoning District and Architectural and Coastal Overlays (MU3.3-A-CZ). The site's legal description is Lot 44, Block 17 of Tract 779; and the Assessor's Parcel Number is 058-112-44.

Staff recommends that it be determined that the above item is categorically exempt in accordance with CEQA.

**B. [2340 S. El Camino Real 6 – Conditional Use Permit 17-159 – Mizokami Sports Therapy](#) (Vo)**

Public Hearing to consider a request to establish and operate a massage establishment located in an existing commercial building. In addition, the applicant requests an off-street parking agreement to bring the massage establishment into conformance with parking requirements. The off-site parking agreement would be with the City of San Clemente for the use of 5 public parking spaces located within 300 feet of the project site. The project is located in the Neighborhood Commercial Zoning district and the Affordable Housing Overlay (NC1.3-AH). The site’s legal description is Parcel 2, of Page 29, of Assessor’s Parcel Book 73; Assessor’s Parcel Number is 060-032-07.

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 massage establishment located within an existing commercial building, and will be a negligible expansion of the previous professional office use.

**C. [101 West Avenida Vista Hermosa – Appeal 17-280 – Appeal of 18 Temporary Banner Permits for the Marblehead Outlet Commercial Center](#) (Gregg)**

Public Hearing to consider an Appeal filed by the Craig Reality Group concerning the City’s denial of 18 temporary banner sign permits.

**D. [101 West Avenida Vista Hermosa – Appeal 17-276 - Appeal of the Marblehead Outlet Signs Master Sign Program](#) (Gregg)**

Public Hearing to consider an Appeal filed by the Craig Reality Group concerning the Community Development Director’s decision that the proposed Master Sign Program application for freeway oriented signs requires a Sign Exception Permit.

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of 10-4-17](#)
- C. [Staff Waiver 17-318](#)

**12. ADJOURNMENT**

Adjourn to the Study Session of the Planning Commission to be held at 6:00 p.m. on November 8, 2017 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.