



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

**Wednesday, December 6, 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

5. MINUTES

- A. [Minutes from the Regular Study Session of the Planning Commission Meeting of November 8, 2017.](#)
- B. [Minutes from the Regular Planning Commission Meeting of November 8, 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. [111 West Avenida Vista Hermosa – Sign Exception Permit 15-423 and Amendment to Discretionary Sign Permit 05-176 \(Outlets at San Clemente Freeway Oriented Signs\)](#) (Vazquez)

Public Hearing to consider 1) an amendment to a previously-approved Discretionary Sign Permit to allow 35 freeway oriented signs comprised of

25 tenant signs, four project identification signs and five hotel signs; and 2) a Sign Exception Permit to allow freeway- oriented signs, signs to exceed 64 square feet, and sign areas in excess of one square foot per lineal foot of building frontage proposed at 101 West Avenida Vista Hermosa within the Marblehead Coastal Specific Plan zoning designation. The site’s legal description is Lot 327 of Tract 8817. The Assessor’s Parcel Number is 691-422-13.

A Draft Supplemental Environmental Impact Report (EIR) is available for review and comment during the Public Comment Period running from November 13, 2017 through January 5, 2018. The required 45-day comment period has been lengthened to 53 days in recognition of the City holiday closures.

Based on the analysis contained in the Draft Supplemental EIR, the Project will result in a significant and unavoidable environmental impact in the area of Aesthetics due to the incompatibility of proposed color exceptions which are considered inconsistent with the City’s Spanish Village by the Sea theme. All remaining potential environmental impacts are insignificant or can be mitigated to a level that is less than significant. The project site is not located on any lists of sites enumerated under Section 65962.5 of the Government Code related to hazardous waste or materials.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of 11-8-2017](#)
- C. [Staff Waiver 17-367](#)
- D. [Staff Waiver 17-368](#)
- E. [Staff Waiver 17-381](#)
- F. [Staff Waiver 17-387](#)
- G. [Staff Waiver 17-398](#)

12. ADJOURNMENT

Adjourn to the Regular Planning Commission Meeting to be held at 6:00 p.m. on December 20, 2017 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA as the Study Session has been cancelled.

