



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

**Wednesday, October 3, 2018  
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**

None

**5. MINUTES**

- A. [Minutes from the Adjourned Regular Meeting of the Planning Commission of September 19, 2018.](#)

**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. [235 Avenida Lobeiro, Unit 101 – Appeal \(STLU 18-507\) of Denial of Short-Term Lodging Unit Zoning Permit No. 18-357](#) (Roxas)

Public hearing to consider an appeal of the Community Development Director’s denial of a Short-Term Lodging Unit (STLU) Zoning Permit requesting to operate a STLU at 235 Avenida Lobeiro, Unit 101 in the Residential Medium zone within the Montalvo STLU area.

The project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15268 (Ministerial Projects) because CEQA does not apply to ministerial projects.

The property owner is unavailable to attend the October 3, 2018 meeting, and therefore, staff recommends the hearing be continued to the October 17, 2018 Planning Commission meeting.

**B. [317 Avenida Del Mar, Unit C – Appeal \(AP STLU 18-509\) of Denial of Short-Term Lodging Unit Amortization Extension Permit No. 18-343](#) (Roxas)**

Public hearing to consider an appeal of the Community Development Director’s denial of a Nonconforming STLU Amortization Extension Permit requesting continued operation of a STLU at 317 Avenida Del Mar, Unit C.

The project is statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15268 (Ministerial Projects) because CEQA does not apply to ministerial projects.

**C. [228 West Mariposa, Unit 2 – Appeal \(AP STLU 18-508\) of Denial of Short-Term Lodging Unit Amortization Extension Permit No. 18-368](#) (Roxas)**

Public hearing to consider an appeal of the Community Development Director’s denial of a Nonconforming STLU Amortization Extension Permit requesting continued operation of a STLU at 228 W. Mariposa, Unit 2.

The project is statutorily exempt from the requirements of CEQA pursuant to State CEQA Guidelines Section 15268 (Ministerial Projects) because CEQA does not apply to ministerial projects.

**D. [259 Avenida Granada, Units A, B, C – Appeal \(AP STLU 18-516\) of Denial of Short-Term Lodging Unit Amortization Extension Permit Nos. 18-379, 18-380, 18-381](#) (Roxas)**

Public hearing to consider an appeal of the Community Development Director’s denial of a Nonconforming STLU Amortization Extension Permit requesting continued operation of a STLU at 259 Avenida Granada, Units A, B, and C.

The project is statutorily exempt from the requirements of CEQA pursuant to State CEQA Guidelines Section 15268 (Ministerial Projects) because CEQA does not apply to ministerial projects.

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of 9/20/2018](#)
- C. [Staff Waiver 18-500](#)
- D. [Staff Waiver 18-579](#)

**12. ADJOURNMENT**

The next Regular Meeting of the Study Session of the Planning Commission will be held on October 17, 2018 at 6:00 p.m. in Council Chambers located at 100 Avenida Presidio, San Clemente, California.