



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

**Thursday, November 8, 2018
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 Regular Study Session Meeting of October 17, 2018.](#)

B. [Minutes from the Regular Planning Commission Meeting of October 17, 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. [Zoning Amendment \(ZA\) 18-497 – Regulations of Leaf Blowers](#)
(Stonich)

A City-initiated zoning amendment for regulation of leaf blowers. The proposed code amendment will incorporate limitations on the use of leaf

blowers in the City of San Clemente Municipal Code Title 8, Chapter 8.48, Noise Control and Chapter 8.64.190 – Leaf Blower Operation.

Staff recommends the project be found exempt from the requirements of the California Environmental Quality Act (CEQA) because the adoption of the proposed ordinance is not a project within the meaning of the term set forth in State CEQA Guidelines, section 15378(a) and 15061(b). Staff further recommends that the project be alternatively and independently found categorically exempt from CEQA pursuant to State CEQA Guidelines Sections 15307 (Class 7) Actions by Regulatory Agencies for Protection of Natural Resources and 15308 (Class 8): Actions by Regulatory Agencies for Protection of the Environment.

B. [1814 North El Camino Real – Conditional Use Permit 18-441 – Ichibiri’s Full Alcohol](#) (Carrillo)

A request to allow the on-site sale of a full range of alcohol for indoor and outdoor consumption with more than 16 outdoor seats or four tables at a restaurant located at 1814 N. El Camino Real in the Mixed Use 1 Zoning District and Architectural, Central Business, and Coastal Zone Overlay Districts.

Staff recommends the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

C. [235 Avenida Lobeiro, Unit 101 – Appeal \(STLU 18-507\) of Denial of Short-Term Lodging Unit Permit No. 18-357](#) – Continued from October 17, 2018 (Roxas)

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

The project is statutorily exempt from the requirements of CEQA pursuant to State CEQA Guidelines Section 15268 (Ministerial Projects).

D. [317 Avenida Del Mar, Unit C – Appeal \(AP STLU 18-509\) of Denial of Short-Term Lodging Unit Amortization Extension Permit No. 18-343](#) – Continued from October 3, 2018 (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 CEQA pursuant to State CEQA Guidelines Section 15268 (Ministerial Projects).

- E. [228 West Mariposa, Unit 2 – Appeal \(AP STLU 18-508\) of Denial of Short-Term Lodging Unit Amortization Extension Permit No. 18-368](#) – Continued from October 3, 2018 (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).

- F. [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](#) – Continued from October 3, 2018 (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).

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of October 18, 2018](#)
- C. [Staff Waiver 18-605](#)
- D. [Staff Waiver 18-610](#)

12. ADJOURNMENT

In Observance of Thanksgiving, the Regular Study Session and Planning Commission meetings of November 21, 2018 have been cancelled.

The next Regular Meetings of the Study Session and Planning Commission will be held on December 5, 2018 at 6:00 p.m. in Council Chambers located at 100 Avenida Presidio, San Clemente, California.