



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

**Wednesday, December 19, 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 December 5, 2018.](#)
- B. [Minutes from the Regular Planning Commission Meeting of December 5, 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. [990 West Avenida Vista Hermosa – Site Plan Permit 17-400, Architectural Permit 17-403, Conditional Use Permit 17-404, Tentative Parcel Map 17-405 and Discretionary Sign Permit 18-215 – Target Site Commercial Retail Center](#) (Stonich)

A request to subdivide the Target property into two parcels and to construct a multi-tenant commercial retail center with a drive-through and amend a discretionary sign permit (DSP 09-317) for signage at 990 West Avenida Vista Hermosa in the Forster Ranch Specific Plan area.

Staff recommends the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15311 (a) (Class 11: Accessory Structures) and 15303 (Class 3: New Construction or Conversion of Small Structures).

B. 612 Avenida Victoria – Conditional Use Permit 17-362 – La Galette Alcohol Service (Wright)

A request to consider allowing an existing restaurant to serve alcoholic beverages for indoor consumption on a site at 612 Avenida Victoria. The site is located within the Pier Bowl Core Mixed Use 4.1 area of the Pier Bowl Specific Plan and located within the Pedestrian, Architectural, and Coastal Overlays (PBSP MU 4.1, P, A, CZ). The site’s legal description is Lots 4 and 5, Block 12 of Tract 785 and Assessor’s Parcel Number is 692-021-03.

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

C. Zoning Amendment 18-243 – Accessory Dwelling Unit Ordinance (Stonich)

Notice is hereby given that the City of San Clemente shall have a public hearing to consider a city-initiated amendment to San Clemente Municipal Code Title 17, the Zoning Ordinance, regarding the regulation of Accessory Dwelling Units (“ADUs”) for consistency with State law.

Notice is hereby given that the draft Ordinance has been assessed in accordance with the California Environmental Quality Act (“CEQA”) and the State CEQA Guidelines (Cal. Code Regs., § 15000 et seq.). The ordinance is statutorily exempt from CEQA under Public Resources Code section 21080.17, which exempts from CEQA any ordinance that is adopted to implement Government Code section 65852.1 or 65852.2. This ordinance implements section 65852.2.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of December 6, 2018](#)
- C. [Staff Waiver 18-625](#)
- D. [Staff Waiver 18-660](#)
- E. [Distribute 2019 meeting dates to Planning Commissioners](#)

12. ADJOURNMENT

The next Adjourned Regular Meeting of the Planning Commission will be held on January 16, 2019 at 6:00 p.m. in Council Chambers located at 100 Avenida Presidio, San Clemente, California as the January 2, 2019 Study Session and Planning Commission meetings have been cancelled as well as the January 16, 2019 Study Session.