



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

**Wednesday, November 6, 2019  
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 ORDER OF BUSINESS/SPECIAL PRESENTATION**

None

**5. MINUTES**

- A. [Minutes from the Adjourned Regular Study Session meeting of September 4, 2019 – Continued from October 16, 2019.](#)
- B. [Minutes from the Regular Planning Commission meeting of September 4, 2019 – Continued from October 16, 2019.](#)
- C. [Minutes from the Adjourned Regular Planning Commission meeting of October 2, 2019 – Continued from October 16, 2019.](#)
- D. [Minutes from the Regular Study Session meeting of October 16, 2019.](#)
- E. [Minutes from the Regular Planning Commission meeting of October 16, 2019.](#)

**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 and, if you desire, state your name and/or city of residence for the record 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. 212 South Calle Seville – Cultural Heritage Permit 19-370/ Minor Exception Permit 19-380/ Sidewalk Waiver 19-017 – Wolter Remodel and Addition (Lightfoot)**

A request to consider a remodel and second story addition to an existing duplex. The project also proposes to construct a 7.5 foot tall arbor in the front yard setback as well as miscellaneous walls and hedges above 42” in the front and street side yard setback areas. The project site abuts a historic property at 210 S. Calle Seville. The project site is within the Residential High Zoning District and within the Coastal Zone Overlay. A sidewalk waiver is requested for the drive approach and a portion of the frontage along Avenida Santa Barbara due to topographic constraints.

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

**B. General Plan Amendment 19-291/Specific Plan Amendment 19-292 – Pier Bowl Specific Plan Update – Continued from October 2, 2019 (Wright)**

A continued public hearing to consider forwarding a recommendation to the City Council on the adoption of a City initiated update of the Pier Bowl Specific Plan and a clean up General Plan Amendment. The Specific Plan is being updated for consistency with updates to the General Plan and the Coastal Land Use Plan (LUP). General Plan maps are being updated for consistency with the LUP, including changing two properties on the block of Coronado Lane from Residential High (RH) to Mixed Use 4 (MU 4).

The City conducted an environmental review in conformance with the CEQA and the State CEQA Guidelines. The project does not cause new significant environmental effects or substantially increase environmental effects previously studied and mitigated within the previously certified General Plan Environmental Impact Report (“EIR”). Therefore, an addendum may be prepared, pursuant to CEQA Guidelines Section 15164(b), as minor technical changes or additions must to be made to the EIR to reflect the project. An addendum has been prepared per Public Resources Code Section 21166 and State CEQA Guidelines Sections 15162 and 15164.

**9. NEW BUSINESS**

**A. Transfer of a 4 by 325-foot (1,300-square foot) portion of Senda de la Playa to the Capistrano Shores Mobilehome Park – Continued from October 16, 2019 (Pierucci)**

A request to forward a recommendation to the City Council (1) that the transfer is of the common benefit, (2) that the transfer conforms to the City's General Plan, (3) that the transfer is categorically exempt from environmental review under CEQA as a Class 5 project and to direct staff to file a Notice of Exemption, as well as (4) to direct staff to execute and record the grant deed effectuating the transfer.

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of October 17, 2019](#)
- C. [Staff Waiver Memo and Reports](#)
- D. Review tentative 2020 Planning Commission meeting dates and discuss whether to cancel the January 8, 2020 Planning Commission meeting as City Council has cancelled their scheduled meeting of January 7, 2020.

**12. ADJOURNMENT**

The next Regular Meetings of the Study Session and Planning Commission will be held on November 20, 2019 at 6:00 p.m. in Council Chambers located at 100 Avenida Presidio, San Clemente, California.