



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

July 17, 2013

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**PLANNER:** Jeff Hook, Principal Planner

**SUBJECT:** Public Hearing Draft Centennial General Plan: Review 1) the Draft Environmental Impact Report (DEIR) and 2) the unresolved policy issues, including revisions to the Glossary and related changes.

### **BACKGROUND**

At this meeting, the Commission should 1) review the enclosed Draft General Plan Environmental Impact Report and 2) resolve the remaining general plan policy issues, as described in Table 1. The "City Council Hearing Draft" Centennial General Plan was provided at the July 10<sup>th</sup> meeting and is referenced in the Table. Because of the quick turnaround between the July 10<sup>th</sup> meeting and the agenda report deadline for the July 17<sup>th</sup> meeting, there was not sufficient time to provide a detailed evaluation with the agenda packet of each of the listed items. Additional details will be provided and staff and the consultant will summarize the changes and/or additions at the meeting. If possible, the Commission should give final direction on text or graphic changes. This would allow the possibility of final Commission action on the General Plan, DEIR and related documents at the Commission's July 24<sup>th</sup>, 2013 special meeting.

At its June 26<sup>th</sup> meeting, the Planning Commission received an introduction to the DEIR from the City's general plan/environmental consultant, reviewed the draft Glossary and discussed several unresolved issues. Commissioner questions and comments also generated discussion and several policy changes. At the meeting, the Commission directed staff and the consultant to return with changes to the items summarized in Table 1.

### **Draft Environmental Impact Report**

The Commission should review and consider the Executive Summary, Project Description, Impact and Mitigation Summary and Alternatives. Particularly important is the relationship between proposed land use changes, potential environmental impacts and proposed mitigation measures. The consultant and staff will be available at the meeting to respond to questions and provide additional background as needed. The DEIR has been distributed to the State Clearinghouse and many public agencies, including Capistrano Unified School District, Caltrans, and the County of Orange. It is available on the City's website and in "hard copy" at the San Clemente Public Library, City Hall and City Offices at 910 Calle Negocio. CDs of the DEIR and Appendix are available at the Community Development Department on Calle Negocio. A 45-day public review period has begun. During this period, individuals, groups and agencies may submit comments on the DEIR. As required under the California Environmental Quality Act (CEQA), the consultant will

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respond to comments in the Final EIR (FEIR), to be considered by the City Council as part of any final action on the Draft General Plan and related documents.

**Unresolved Issues**

At its July 10<sup>th</sup> meeting, the Commission directed that several unresolved issues, including several terms in the Draft Glossary, return for Commission action. Those items are listed below.

**Table 1 – Unresolved Issues/Remaining Changes**

<b>Item/Issue</b>	<b>Page/Policy References</b>	<b>Comment/Evaluation</b>
1. Should city hall site (100 Avenida Presidio) designation be changed from Civic to R-2 with AH overlay?	Figure LU-1, Land Use Map	
2. Should new car rental businesses be allowed on El Camino Real?	p. LU-16, Policy LU-5.02	
3. Should mixed use designation in North Beach (at Calle Lago) on former hockey rink site be expanded to include adjacent self-storage warehousing parcel(s)	Figure LU-2A, Mixed Use Areas Map	
4. Define "Minor Remodel" and "Major Remodel."	p. 16, Glossary	
5. Re-define "View Corridor" and "Scenic Corridor" to differentiate these terms.	pp. 17 and 21, Glossary	
6. Add policy to Nat. Res. Element, Aesthetic Resources section, re: "View Corridors" to include existing designated view corridors plus Victoria and Linda Lanes. Revise Fig. NR-1, Aesthetic Resources and Fig. M-2, Scenic Corridors, accordingly.	p. NR-5, add new Policy 2.09.	
7. Add implementation measure to Nat. Res. Element to prepare visual assessment and designate additional view corridors	p. NR-14, add new IM #10 and renumber other IMs	
8. Resolve possible conflicts between LU-5.01 and LU-5.03 re: expansion of "conforming" auto related uses	p. LU-16	
9. Revise HP-2.06 to address commercial development.	p. HP-4, Policy HP-2.06, "New Development"	
10. Define "designated view corridor" in Glossary.	p. 21, Glossary	
11. Link income level definitions in Glossary to State standards.	p. 10, Glossary	
12. Revise "Downtown Core" definition.	p. 6, Glossary	
13. Revise "Mixed Use, Horizontal definition.	p. 12, Glossary	
14. Add "utility boxes"	p. M-5/Policy M-1.17(f)	
15. Add "and Liquefied Natural Gas (LNG) facilities" after "drilling"	p. NR-7/Policy 4.02	
16. Delete last sentence in "Canyonization" definition	p. 3 of Glossary	

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The Draft General Plan, DEIR, Draft Bicycle and Pedestrian Master Plan and Draft Climate Action Plan are tentatively scheduled to return on July 24<sup>th</sup>, at which time staff anticipates recommending final Commission action. The "Council Hearing Draft", together with a list of changes and corrections, will reflect the Planning Commission's final recommendations. These changes and corrections would then be incorporated into a new, "clean" draft that would be considered by the City Council, tentatively in September or October.

**RECOMMENDATION:** Review and consider the DEIR and Unresolved Policy Issues/Remaining Changes; provide direction to the consultant and/or staff as appropriate.

**ENCLOSED:**

1. Draft Environmental Impact Report

(To be provided separately)

2. Expanded Table 1 with staff Comments/Evaluation