



STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

April 17, 2013

PLANNER: Jeff Hook, Principal Planner

SUBJECT: Demonstration of the new web-based, Preliminary Draft Centennial General Plan and review of the Draft General Plan's status and recent changes to the project's work schedule, tentative hearing dates and anticipated timeline for adoption.

SITUATION

At tonight's meeting, staff will demonstrate a working version of the Preliminary Draft Centennial General Plan. Although the General Plan website is still under construction, it is complete enough to demonstrate its organization, content and functionality. Staff expects that the website will be complete and publicly accessible by the end of this month.

At the meeting, staff will also provide an update on the status of the Draft Centennial General Plan, discuss anticipated review dates and discuss next steps. Since the Commission's last review of the Preliminary Draft Plan, we've made significant progress on two fronts: 1) the Planning Center and City staff prepared a "Public Hearing Draft" General Plan which incorporates the Commission's changes and additions, and 2) an Initial Environmental Study and Notice of EIR Preparation were prepared and publicly released. The Draft Plan, Initial Environmental Study and Notice of EIR Preparation are available on the City's website at:

<http://san-clemente.org/sc/News1.aspx?PageID=1>.

An early administrative version of the Public Hearing Draft was routed to City departments for review and the comment period is now closed. Non-substantive (i.e. typographical, grammatical) changes are being addressed by the consultant, with the Public Hearing Draft expected to be publicly released later this month. Policy- and program-related comments will be presented at Planning Commission hearings on the Draft, starting in mid-May.

According to the Planning Center, technical sections of the Draft EIR on noise, air quality and greenhouse gases have been delayed. Consequently, preparation and review of the Draft EIR will be delayed an estimated eight to ten weeks. This is expected to "push back" final City Council action on the new draft General Plan until September or October 2012. Key tentative dates and next steps include:

- Public EIR Scoping Meeting – Thursday, April 25th at 6 p.m., City Hall

General Plan Website Demonstration and Update

- Special Planning Commission Meeting: Introduction to Public Hearing Draft – **Wednesday, May 1st, 4 p.m.**, City Hall (Discuss Draft GP review strategy; document organization)
- Special Planning Commission Meeting on General Plan (if needed) – **Wednesday, May 15th, at 4 p.m., City Hall**
- Special Planning Commission Meeting on General Plan (if needed) – **Tuesday, June 11th, at 4 p.m., City Hall**
- Consultant Delivery of complete DEIR on or before June 14th, starting a 45-day review period
- Regular Planning Commission Meeting: Final Action on General Plan – **Wednesday, June 19th, at 4 p.m., City Hall**
- 45-day DEIR public review period closes on or before July 29th
- July 1st – Newly appointed Planning Commissioners assume office

Staff will provide additional details at the meeting.

Enclosed:

1. Initial Environmental Study on the Draft General Plan
2. Notice of EIR Preparation and Scoping Meeting