



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

**Monday, August 10, 2015, 5:00 p.m.  
Community Development Department, Conference Room A  
910 Calle Negocio, San Clemente, California 92673**

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**CALL TO ORDER**

**ROLL CALL**

**INTRODUCTION: MU3.2 Standards**

- 1) Set the Stage
  - a. Study Session Overview and Objective
  - b. General Plan Policy
    - i. Focus area description and policies.
    - ii. Freeway ocean view policy.
    - iii. Existing standards.
    - iv. City Council direction for General Plan Amendment.
  - c. Character of Commercial on El Camino Real frontage
  - d. Character of Commercial on Alley Frontage
  - e. Character of Alley and Adjacent Residential Area
  - f. Topography
  - g. Freeway Views
- 2) Objectives for setting standards and guidelines
  - a. Implementation of General Plan goals and polices
    - i. Incentivizing development to revitalize South El Camino Real
    - ii. Minimizing impacts to freeway ocean views
    - iii. Making development compatible with adjacent residential uses
  - b. Finding balance between standards that are specific enough to ensure General Plan goals can be achieved, while being flexible enough to provide a sufficient range of solutions to design around unique constraints of each site in ways that minimizes impacts and development costs.

## **DISCUSSION**

- 1) What makes mixed use successful
  - a. Observations from tours of mixed use projects
  - b. Observations from articles on mixed use
- 2) Development Standard Options
  - a. Height off El Camino Real
    - i. 30 ft PL 35 TOR height.
    - ii. 30 ft PL 35 TOR, with guideline to limit height to 28 ft PL 33 TOR when less height is needed for side-street garage and/or to avoid significant impacts to freeway ocean views.
    - iii. 28 ft PL 33 TOR height, with CUP to allow side-street garage with maximum height of 30 ft PL and 35 TOR.
    - iv. 28 ft PL 33 TOR height.
    - v. Other?
  - b. Heights in the Middle of the Lot
    - i. Average plus a guideline no height more than three stories above grade.
    - ii. Average plus requirement no height more than three stories above grade.
    - iii. Other?
  - c. Heights Off Alley
    - i. Existing 10 foot setback for third floor in design guidelines.
    - ii. Height above 33 feet shall be set back minimum of 15 feet with guideline for varied setbacks.
    - iii. Height above 33 feet shall be set back average of 25 feet without guideline.
    - iv. Other?
  - d. Commercial Percentages
    - i. % of project area.
    - ii. % of lot area.
    - iii. Other?
  - e. Previous Consensus Items
    - i. Open area adjacent to streets/alley
    - ii. Residential storage
    - iii. Parking

## **OTHER BUSINESS**

## **COMMISSION COMMENT**

## **ADJOURNMENT**

Adjourn to the Study Session to be held at 6:00 p.m. on August 19, 2015 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.