

CITY OF SAN CLEMENTE

City Council Minutes

Regular City Council Meeting – November 17, 2015

These minutes reflect the order in which items appeared on the meeting agenda and do not necessarily reflect the order in which items were actually considered.

A Regular Meeting of the San Clemente City Council was called to order on November 17, 2015 at 5:00 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California, by Mayor Hamm.

PRESENT BAKER, BROWN, DONCHAK, WARD*, MAYOR HAMM
*Arrived at 5:05 p.m.

ABSENT NONE

STAFF PRESENT James Makshanoff, City Manager; Scott Smith, City Attorney;
Joanne Baade, City Clerk; Laura Campagnolo, Deputy City Clerk

CLOSED SESSION

MOTION BY COUNCILMEMBER BROWN, SECOND BY COUNCILMEMBER DONCHAK, CARRIED 4-0 (COUNCILMEMBER WARD ABSENT), to recess to Closed Session at 5:00 p.m. to discuss the following:

- A. **PUBLIC EMPLOYEE PERFORMANCE EVALUATION**
Pursuant to Government Code Section 54957
Title: City Manager

- B. **CONFERENCE WITH LABOR NEGOTIATORS**
Pursuant to Government Code Section 54957.6
Agency designated representative: Mayor
Unrepresented employee: City Manager

In attendance for the full Closed Session were all members of the City Council, City Attorney Smith and City Manager Makshanoff.

MEETING RECONVENED

Council reconvened at 6:08 p.m., with all members present.

INVOCATION

Dave Keehn, Chaplain with the Orange County Fire Authority, gave the invocation.

PLEDGE OF ALLEGIANCE

Mayor Pro Tem Baker led the Pledge of Allegiance.

1. **SPECIAL PRESENTATIONS**

A. **Certificates of Recognition – Members of the Young Entrepreneurs of San Clemente High School**

Mayor Hamm presented Certificates of Recognition to Lauren Woodstra, Hannah Reed, Nicky Chin, Lance Woodstra, and Mikayla Hartigan, who represented San Clemente High School at the World Expo in Milan, Italy and emerged victorious in the global technology competition.

B. **Update on State Legislative Matters**

Senator Pat Bates provided an update on State legislative matters involving homelessness, Medical Marijuana, short-term vacation rentals, sober living homes and transportation. A hard copy of Senator Bates' presentation outline is on file with the City Clerk.

C. **Presentation of City Tile – Dennis Roger Reed**

Mayor Hamm presented a City Tile to Dennis Roger Reed, Beaches and Parks Maintenance Supervisor, in recognition of 36 years of exceptional service to the City of San Clemente.

D. **San Clemente Village Update**

Nancy Sutherland, Human Affairs Committee member and Kathy Carchidi, Chair of the San Clemente Village, provided a progress report on the San Clemente Village project.

E. **Planning Commission Update**

Don Brown, Planning Commission Chair, provided an update on Planning Commission activities, focusing on recent accomplishments, ongoing efforts, and future involvements. A hard copy of Mr. Brown's presentation is on file with the City Clerk.

F. Long Term Financial Plan

Assistant City Manager Sund narrated a PowerPoint presentation entitled "2016 Long-Term Financial Plan". A hard copy of the presentation is on file with the City Clerk.

Council requested white papers to address the following: 1) Report on fines collected for excess water usage, including a recommendation as to whether to suspend the fines and suggestions for usage of the funds collected; 2) Report addressing the Transient Occupancy Tax issue, including recommendations for the next five years.

2. ORAL COMMUNICATIONS (PART 1)**Short -Term Vacation Rentals**

Sandra Sturla, San Clemente, reported that the City has issued permits for short-term vacation rentals in the Coast Homeowners Association even though the Association's CC&Rs do not allow for short-term rentals; opined short-term rentals become "party houses" and are disruptive to neighborhoods.

Dolores Padgett, Coast Homeowners Association President, voiced concern with the City issuing permits for short-term vacation rentals when The Coast CC&Rs do not allow for short-term rentals.

Jim Laurent, San Clemente, voiced concern with the negative impacts that short-term rentals have on neighborhoods and urged Council to place a moratorium on short-term rentals.

In response to Council inquiry, City Attorney Smith noted that Staff is developing possible regulations concerning short-term rentals that will be agendized for Council consideration in January 2016; noted that the possibility of adopting a temporary moratorium on such rentals will be included among the alternatives that are provided for Council consideration.

Bikes for Kids

George Gregory, San Clemente, reported on the 5th Annual Holiday Bikes for Kids drive, explaining that the fundraiser will provide bicycles for needy children through the local Boys and Girls Club; encouraged Council and residents to participate, noting that 100% of funds raised are used to purchase bicycles for local youth.

3. MOTION BY COUNCILMEMBER BROWN, SECOND BY COUNCILMEMBER WARD, CARRIED 5-0, to waive reading in full of all Resolutions and Ordinances.

4. **CONSIDERATION OF AGENDIZING ITEMS REQUIRING IMMEDIATE ACTION**

None.

5. **CLOSED SESSION REPORT – CITY ATTORNEY**

City Manager Evaluation/Compensation Increase

City Attorney Smith reported that Council completed the City Manager's performance evaluation and a step increase in compensation will occur pursuant to the employment agreement that provides for a step increase for satisfactory performance.

6. **CONSENT CALENDAR**

MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER WARD, CARRIED 5-0, to approve the Consent Calendar, with the removal of Items D and F.

A. **City Council Minutes**

MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER WARD, CARRIED 5-0, to approve the following:

1. Regular City Council Meeting minutes of October 20, 2015.

B. **Commission/Committee Minutes**

MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER WARD, CARRIED 5-0, to receive and file:

1. Minutes of the Outlets at San Clemente Planning Commission Tour of October 30, 2015.
2. Minutes of the Regular Zoning Administrator Meeting of November 4, 2015.
3. Minutes of the Regular Study Session of the Planning Commission of November 4, 2015.
4. Minutes of the Regular Planning Commission Meeting of November 4, 2015.

C. Warrant Register

MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER WARD, CARRIED 5-0, to approve:

Wire Transfers Nos. 1446 through 1449, paid on 10-30-15, and Warrant Nos. 528523 through 528651, paid on 10-30-15, in the amount of.....\$2,491,271.83

Warrant Nos. 528652 through 528813, paid on 11-6-15, in the amount of.....\$1,673,616.07

TOTAL WARRANT REGISTER..... \$4,164,887.90

Payroll Register

MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER WARD, CARRIED 5-0, to approve:

Warrant Nos. 439 through 441 and Automatic Deposit Advises 27919 through 28229 for the period of 10-12-15 through 10-26-15, paid on 10-30-15, in the amount of.....\$ 424,613.96

TOTAL PAYROLL REGISTER.....\$ 424,613.96

E. Contract Award - Interagency Instructional Service Agreement with Rancho Santiago Community College

MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER WARD, CARRIED 5-0, to approve, and authorize the Mayor to execute, Contract C15-73, by and between the City of San Clemente and the Rancho Santiago Community College District, providing for Inter-Agency Instructional Services.

G. **Contract Award – Standard Multi-Tenant Office Lease Agreement, 910 Calle Negocio, 2nd Floor**

MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER WARD, CARRIED 5-0, to:

1. Approve, and authorize the Mayor to execute, Contract No. 15-74, a Standard Multi-Tenant Lease-Gross, by and between the City of San Clemente and Makoil, Inc. for the lease of 4,825 square feet on the 2nd floor of the 910 Calle Negocio building.
2. Approve a supplemental appropriation of \$10,690; \$6,690 to Account 006-803-43605 (Broker commissions) and \$4,000 to Account 006-803-43500 (Improvements) from the Negocio Debt Service Fund Balance.

ITEMS REMOVED FROM THE CONSENT CALENDAR FOR DISCUSSION

D. **Granada Trash Enclosure Screen**

Deputy Public Works Director Bonigut responded to Council inquiries.

MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER WARD, CARRIED 4-1 (MAYOR PRO TEM BAKER VOTING NOE), to:

1. Approve the installation of wrought iron screen panels to the existing Granada Trash Enclosure.
2. Approve a supplemental appropriation of \$8,600 from the Solid Waste Fund undesignated fund balance to Account 058-518-45300-000-00000.

F. **Contract Amendment – Temporary Community Development Staffing**

Building Official Jorgensen responded to Council inquiries.

MOTION BY MAYOR PRO TEM BAKER, SECOND BY COUNCILMEMBER DONCHAK, CARRIED 5-0, to:

1. Approve a supplemental appropriation for temporary Community Development staffing in the amount of \$87,850 to Account 001-422-43890-000-00000 to provide for temporary permit counter staff and building inspection staff.

Motion continued on following page

2. Accept additional Building Permit revenue of \$44,000 to Account 001-000-32210-000-00000 and additional Building Plan Check revenue of \$44,000 to Account 001-000-34121-000-00000.
3. Approve, and authorize the Mayor to execute, Amendment No. 2 to Contract AC-661, by and between the City of San Clemente and VCA Code Group. This amendment will modify the scope of services and increase the maximum contract amount from \$104,000 to \$319,750, an increase of \$215,750.

MEETING RECESSED

Council recessed at 7:40 p.m. and reconvened at 7:54 p.m. with all members present except Councilmember Brown.

7. **PUBLIC HEARINGS**

- A. **Santiago Mixed Use (1010 South El Camino Real) - Zoning Amendment 14-364/Site Plan Permit 14-365/Conditional Use Permit 14-366/Cultural Heritage Permit 14-367**

Public Hearing to consider amending the Zoning Ordinance and Zoning Map to designate a portion of the Neighborhood Commercial (NC 2) zone along South El Camino Real to a new Mixed Use (MU 3.2) zone, and consider a mixed use development consisting of seven residential units and 4,416 square feet of commercial space located at 1010 South El Camino Real.

Councilmember Brown announced that he would recuse himself from deliberations on this item because he owns property within 500' of the project; left the Council Chambers at 7:40 p.m.

Associate Planner Atamian reviewed the contents of the Administrative Report and responded to Council inquiries.

Mayor Hamm opened the Public Hearing.

Nick Buchanan, applicant, narrated a PowerPoint presentation entitled “1010 S. El Camino Real” that is on file with the City Clerk; reviewed the history of the property, noting that it is located on an abandoned gas station site in a somewhat blighted area; reviewed the General Plan changes that were intended to incentivize redevelopment; explained that he purchased the property in 2013 after confirming that a three-story, 45’ high project would be allowed, but subsequently reduced the project height to 35’ and two stories facing El Camino Real in response to Staff’s recommendations; asserted that the project will not significantly block ocean views from the I-5; stated that the proposed parking conforms to the City’s mixed-use requirements; spoke on the importance of developing high-quality residential units to ensure overall project viability; spoke on the amenities and benefits of the project, focusing on the high-quality Spanish Colonial Revival architecture of the structure.

Michael Luna, Project Architect, stated the project’s design has received compliments from the Planning Commission and Staff; provided an overview of the project’s attributes; stated that the General Plan Advisory Committee devoted much effort to incentivize development in the subject area; voiced concern that a Council decision to change the rules for the mixed-use zone threatens the project; asserted that reducing the height of the project will not make an appreciable difference to views from travelers on the I-5, but could render the project inviable because lower ceiling heights could affect marketability; opined that the parking standards for mixed-use projects are appropriate for the subject development.

Sandra Marins, San Clemente, urged Council to reject the project citing parking, scale and area compatibility concerns.

James Wynne, representing the Chamber of Commerce, urged Council to amend the Zoning Ordinance and Zoning Map to reflect the Centennial General Plan and allow the project to proceed.

Jennifer Massey, San Clemente, urged Council to maintain the Spanish Village feel of the City and reject the current project; asserted the project is too large and will set a precedent for other vacant lots on El Camino Real.

Jim Dahl, San Clemente, urged Council to support the project; asserted that the revitalization of El Camino Real is important to the community, noting that the project will incentivize other property owners to improve their properties.

Catherine Grand, San Clemente, urged Council to deny the current project; voiced concerns with the size of the project and shortage of parking.

Zachary Gilmore, San Clemente, complimented the project's architecture, but voiced concern that the height of the structure will set a precedent for future development; noted that he resides in the area and voiced concern that the project will further impact an area that already experiences a shortage of on-street parking.

Bob Conrad, San Clemente, noted that downsizing the project could render the development inviable; suggested that the property will remain vacant if the City determines to not provide incentives; asserted that the project's impact on the view from one lane of the I-5 is insignificant and should not be allowed to jeopardize the project.

Kevin Nelson, San Clemente, opined the project will change the feel of El Camino Real; stated the proposed project is too large for the area and urged Council to deny the application.

Chuck Krolikowski, Attorney representing the Applicant, stated that the Applicant developed a project that conformed with City rules; reviewed the incentives that the City offered to encourage redevelopment in the area; stated that Mr. Buchanan has worked within the rules during the past two years, and has lowered the height of his structure from 45' to 35'; noted that Mr. Buchanan could have proposed more residential units to maximize profits, but did not do so; voiced concern that the City is changing the rules for development.

Charles Mann, San Clemente, voiced concern with the project's scale, height, inadequacy of structure setbacks, impacts on ocean views, and lack of parking; stated the General Plan Advisory Committee (GPAC) supported revitalization of the area and hence supported changing the zoning from Neighborhood Commercial to Mixed Use; voiced concern that the subject project is primarily a residential project with some commercial, instead of a commercial project with some residential as intended by the GPAC.

In response to Council inquiry, City Attorney Smith noted that development rules can change, and legally remain fluid, until a development agreement is approved or a permit is issued and substantial investment occurs in reliance on that permit; confirmed that the project in question has not received either a development agreement or permit.

In rebuttal, Mr. Buchanan, Applicant, stressed that the project is consistent with the proposed development standards for the new MU3.2 land use designation in the General Plan; stated that he has lowered the height of the building from 45' to 35'; noted that 9' ceilings are necessary for marketability; opined that the mixed-use parking standards are justified in this case; spoke in support of garage doors; noted that the question of whether or not the project has been commenced can be debated, but

opined that a moral element exists; noted that he tried to follow the rules and adapt to changing rules; responded to Council inquiries.

There being no others desiring to speak on this issue, the Public Hearing was closed.

Following deliberations, MOTION BY COUNCILMEMBER DONCHAK, SECOND BY MAYOR HAMM, CARRIED 4-0-1 (COUNCILMEMBER BROWN ABSTAINING), to adopt Resolution No. 15-51 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, TO DENY ZONING AMENDMENT 14-364, SANTIAGO MIXED USE, A REQUEST TO AMEND THE ZONING ORDINANCE AND ZONING MAP TO DESIGNATE A PORTION OF THE NEIGHBORHOOD COMMERCIAL (NC2) ZONE ALONG SOUTH EL CAMINO REAL TO A NEW MIXED USE (MU3.2) ZONE, LOCATED AT 1010 SOUTH EL CAMINO REAL.

MOTION BY COUNCILMEMBER DONCHAK, SECOND BY MAYOR HAMM, CARRIED 3-1-1 (COUNCILMEMBER WARD VOTING NOE AND COUNCILMEMBER BROWN ABSTAINING) to adopt Resolution No. 15-52 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, TO APPROVE, WITH MODIFICATIONS, SITE PLAN PERMIT 14-365, CONDITIONAL USE PERMIT 14-366, AND CULTURAL HERITAGE PERMIT 14-367, SANTIAGO MIXED USE, A REQUEST TO ALLOW A MIXED USE DEVELOPMENT CONSISTING OF RESIDENTIAL UNITS AND COMMERCIAL SPACE LOCATED AT 1010 SOUTH EL CAMINO REAL with modifications/directions as follows:

1. The Resolution title was revised to remove reference to number of units and square footage.
2. Resolution Section 3.D was revised to state, "*The use is conditioned to provide all required parking on-site...*"
3. Resolution Section 5 was revised to remove reference to number of units and square footage.
4. Resolution Section 6 was revised to remove the allowance for the applicant to apply for a CUP for height up to 35 feet.
5. Resolution Conditions 6 and 7 were revised to include language that if substantial project modifications are made to the commercial portion of the building, that the project will be reviewed "to ensure that any modifications to the commercial portion of the building have increased the viability of the commercial space by increasing setbacks to avoid canyonization and designing the façade to promote pedestrian interaction with the commercial uses".
6. Resolution Condition 44-E* was revised to remove tree requirements for residential properties. (**Note: This condition is included as Condition 45 in the final resolution to reflect a correction in condition numbering.*)

Motion continued on following page

7. Resolution Condition 48* was revised to remove reference to a possible shared parking agreement. (**Note: This condition is included as Condition 49 in the final resolution to reflect a correction in condition numbering.*)
8. Resolution Condition 49* was revised to remove the requirement for a shared parking agreement, replacing it with a requirement to provide all required parking on-site without the benefit of a shared parking agreement. (**Note: This condition is included as Condition 50 in the final resolution to reflect a correction in condition numbering.*)
9. In compliance with Condition 7-A, architectural changes that are judged by Staff to be substantially altered shall trigger a review process that commences with the Design Review Subcommittee.
10. Council emphasized that it is interested in viable commercial.
11. In compliance with Condition 52*, the project shall conform to the diagram concerning buildable area that was included as Attachment 3 to the Administrative Report that was submitted to Council at its November 3, 2015 meeting in connection with the General Plan/Zoning update. (**Note: This condition is included as Condition 53 in the final resolution to reflect a correction in condition numbering.*)
12. In compliance with Condition 54*, the applicant shall revise the proposed building plans to remove the individual garage doors from each residential garage space on the lower level parking floor. (**Note: This condition is included as Condition 55 in the final resolution to reflect a correction in condition numbering.*)

Councilmember Brown returned to the dais at 10:05 p.m.

B. Pico U-Haul Left-Turn Lane (310 E. Avenida Pico), Amendment to Conditional Use Permit (CUP) 80-11

Public Hearing to consider an appeal by the City Council to consider the Planning Commission's February 18, 2015 denial of an amendment to a previously approved Conditional Use Permit which established the U-Haul facility at 310 E. Avenida Pico. The applicant is requesting the removal of a condition of approval prohibiting a median cut for a left-turn lane for the facility.

Associate Planner Nicholas reviewed the contents of the Administrative Report and responded to Council inquiries.

Mayor Hamm opened the Public Hearing.

Eric Crocker, representing U-Haul, asserted that the request for a left-turn lane will enhance public safety by reducing traffic conflicts; stated U-Haul intends to pay for the installation of the left-turn lane; urged Council to approve the proposal.

Kevin Schofield, representing U-Haul, opined a left-turn lane will enhance safety by allowing trucks to access the facility without traversing the North Beach neighborhood; urged Council to support the amended Conditional Use Permit.

Kurt Rogers, representing U-Haul; stated that a left-turn lane existed in a safe fashion when the area was being constructed; noted that customers are confused about how to access the facility and asserted that a left-turn lane would solve that problem; noted that some trucks with automobile transports have become stuck at Calle Lago.

Samuel Jacoby, Civil and Traffic Engineer for U-Haul, provided an overview of the traffic report that was submitted to Council.

There being no others desiring to speak, the Public Hearing was closed.

MOTION BY MAYOR HAMM to adopt Resolution No. 15-53 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, APPROVING AMENDMENT TO CONDITIONAL USE PERMIT (CUP) 80-11, PICO U-HAUL LEFT TURN LANE, A REQUEST TO CREATE A LEFT TURN LANE IN AND OUT OF THE U-HAUL FACILITY LOCATED AT 310 EAST AVENIDA PICO, with an added Condition to specify that the subject approval is granted solely to the U-Haul facility as it currently exists. **The motion died for lack of a second.**

Following deliberations, MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER BROWN, CARRIED 4-1 (MAYOR HAMM VOTING NOE) to adopt Resolution No. 15-53 entitled A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, DENYING AMENDMENT TO CONDITIONAL USE PERMIT (CUP) 80-11, PICO U-HAUL LEFT TURN LANE, A REQUEST TO CREATE A LEFT TURN LANE IN AND OUT OF THE U-HAUL FACILITY LOCATED AT 310 EAST AVENIDA PICO.

C. **Amendment to the Emergency Shelters Ordinance - Zoning Ordinance Amendment 15-333**

Public Hearing to consider the October 21, 2015 Planning Commission recommendation to amend sections 17.56.103 and 17.53.104 of Title 17 of the Municipal Code to further encourage and facilitate the development of, or conversion to, emergency shelters as provided in State Law SB2.

City Planner Pechous reviewed the contents of the Administrative Report and responded to Council inquiries.

Mayor Hamm opened the Public Hearing, and there being no one desiring to speak, the Public Hearing was closed.

MOTION BY MAYOR HAMM, SECOND BY MAYOR PRO TEM BAKER, CARRIED 5-0, to introduce Ordinance No. 1611 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, AMENDING SECTIONS 17.56.103 AND 17.53.104 OF TITLE 17 OF THE SAN CLEMENTE MUNICIPAL CODE RELATING TO EMERGENCY SHELTERS.

8. **UNFINISHED BUSINESS**

None.

9. **NEW BUSINESS**

None.

10. **ORAL COMMUNICATIONS (PART 2)**

Orange County Mosquito and Vector Control District Report

Jim Dahl, speaking as the City's representative to the Orange County Mosquito and Vector Control District, provided an update on the Yellow Fever Mosquito, explaining that it has been found in nine cities in Orange County and is proliferating; identified diseases carried by the Yellow Fever Mosquito and urged residents to contact the Orange County Mosquito and Vector Control District if they come in contact with a day-biting mosquito.

11. **REPORTS**

A. **Commissions and Committees**

(1). **City Representative to Orange County Mosquito and Vector Control District Board of Trustees**

City Clerk Baade reviewed the contents of the Administrative Report.

Council directed the City Clerk to advertise and solicit applications from San Clemente registered voters to fill the vacancy for the City representative on the Orange County Mosquito and Vector Control District Board of Trustees. Council scheduled interviews to take place at the Council meeting of December 15, 2015 (time to be determined).

B. City Manager**(1). Meetings with Potential Providers for Emergency Medical Services in San Clemente**

City Manager Makshanoff reported that meetings are being scheduled for the first week of December with hospital providers that may be interested in providing medical services in San Clemente; stated that a community meeting will be scheduled to review the results of those meetings.

C. City Attorney

None.

D. Councilmembers**Grand Opening of Outlets at San Clemente**

Councilmember Donchak thanked Councilmember Ward for representing the Council at the Ribbon Cutting and Grand Opening event at the Outlets at San Clemente.

Infrastructure Technology Committee Chair for ACC-OC

Councilmember Brown reported that he is the Chair of the Infrastructure and Technology Committee for ACC-OC; reported that the committee is considering public transportation issues and invited Council to attend the monthly meetings.

Santa Ana Street Car Project

In response to an inquiry by Mayor Pro Tem Baker, Councilmember Donchak provided an overview of OCTA's Santa Ana streetcar project, noting that it will entail a four-mile route; explained the project will cost \$56 million in Measure M2 funds, and is being used to leverage state and federal money; explained that the longer term vision is that a county-wide network will ensue.

12. RESOLUTIONS/ORDINANCES

A. Ordinance No. 1609 (Second Reading) – Amendments to the Zoning Map and Zoning Amendment 14-456, Excluding Amendments Related to the MU3.2 Zone, NC2 Zone, and NC3 Zone, and Boundaries of the ECR A-Overlay

MOTION BY COUNCILMEMBER DONCHAK, SECOND BY COUNCILMEMBER BROWN, CARRIED 5-0, to adopt Ordinance No. 1609 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ADOPTING AMENDMENTS TO THE ZONING MAP OF THE CITY OF SAN CLEMENTE AND ADOPTING ZONING AMENDMENT 14-456; EXCLUDING AMENDMENTS RELATED TO THE MU3.2 ZONE, NC2 ZONE, AND NC3 ZONE, AND BOUNDARIES OF THE ECR A-OVERLAY.

B. Ordinance No. 1610 (Second Reading) – Amendments to the Zoning Map and Zoning Amendment 14-456; with Amendments Limited to the MU3.2 Zone, NC2 Zone, and NC3 Zone and Boundaries of the ECR-A Overlay


MOTION BY COUNCILMEMBER DONCHAK, SECOND BY MAYOR HAMM, CARRIED 4-0-1 (COUNCILMEMBER BROWN ABSTAINING) to adopt Ordinance No. 1610 entitled AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ADOPTING AMENDMENTS TO THE ZONING MAP OF THE CITY OF SAN CLEMENTE AND ADOPTING ZONING AMENDMENT 14-456; WITH AMENDMENTS LIMITED TO THE MU3.2 ZONE, NC2 ZONE, AND NC3 ZONE, AND BOUNDARIES OF THE ECR-A OVERLAY.

13. ADJOURNMENT

MOTION BY MAYOR HAMM, SECOND BY MAYOR PRO TEM BAKER, CARRIED 5-0, to adjourn at 10:58 p.m. The next Regular City Council meeting will be held on December 1, 2015 in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California. Closed Session items will be considered at 5:00 p.m. The Regular Business Meeting will commence at 6:00 p.m.



MAYOR of the City of
San Clemente, California



CITY CLERK of the City of
San Clemente, California