



AGENDA REPORT

SAN CLEMENTE CITY COUNCIL MEETING

Meeting Date: January 19, 2016

Agenda Item 7B
Approvals:
City Manager MM
Dept. Head CGD
Attorney TL
Finance JV

Department: Community Development
Prepared By: Adam Atamian, Associate Planner

Subject: **GENERAL PLAN AMENDMENT 15-427/ ZONING AMENDMENT 15-428/ SPECIFIC PLAN AMENDMENTS 15-449 TO 15-452, CAMINO DE LOS MARES MEDICAL ZONES.**

Fiscal Impact: None. The proposed amendments maintain existing patterns of development and no adverse fiscal impacts are anticipated.

Summary: Staff recommends that Council amend the General Plan, Zoning Ordinance, Zoning Map and multiple Specific Plans to provide use and development standards for two new zones, Regional Medical Facilities (RMF 1) and Community Commercial (CC 4), rezone the property located at 654 Camino De Los Mares to RMF 1 and the Community Commercial area along Camino De Los Mares to CC 4, add new and revise existing definitions, and use standards related to medical and counseling uses and facilities.

Background: On October 21, 2015 the City Council directed staff to initiate a General Plan Amendment and Zoning Amendment to rezone the property located at 654 Camino De Los Mares ("Hospital site") to encourage the maintenance of the current hospital use. The proposed amendments represent a combined approach to maintain the hospital site for hospital uses, rezone the surrounding area to help support medical-related uses and the existing hospital facilities, and refine the definitions and permitted locations for some medical-related uses across the City's multiple land-use regulatory documents. The Planning Commission recommends Council approve these amendments.

Discussion: The purpose of the proposed amendments are to establish a regional hospital zone, which maintains the existing use of the Hospital site, that is integrated with a hospital-focused zone to create a synergy among surrounding needs and uses. The proposed General Plan Amendment would add a new land use designation, Regional Medical Facilities (RMF), to the General Plan and revise some of the Community Commercial land use standards. The contents of the General Plan Amendment are contained in Attachment 1, Sections 3 and 4. This amendment would revise Figure LU-1, Land Use Map, to identify the land use designation of the Hospital site as RMF (shown in Exhibit 1 of Attachment 1).

The proposed Zoning Amendment includes multiple revisions to the Commercial Zones and Standards section that will define the RMF 1 zone and its development standards, create a new Community Commercial (CC 4) zone, and more robust definitions of medical-related terms in the Definitions section. The contents of the

Zoning Amendments are contained in Attachment 2, Sections 4 through 12, with the revised Zoning Maps included as Exhibit 1 of Attachment 2. In totality, these changes would only allow general, acute-care hospitals in the RMF 1 zone. Medical offices and other specialized medical care facilities would still be allowed in other CC zones. Also, a new use, "group counseling," would be conditionally permitted in the CC 4 and RMF 1 zones.

The proposed Specific Plan Amendments would modify four of the City's Specific Plans to revise or add new medical-related definitions and, in some cases, modify the sections that specify where uses are permitted for consistency. The contents of the Specific Plan Amendments are contained in Attachment 2, Sections 13 through 19.

Hospital-Focused Zone (RMF 1)

The proposed General Plan and Zoning Ordinance amendments related to the Hospital site maintain the current use of the site, and encourage the enhancement of the site to continue providing necessary emergency and in-patient services to the community. The property is ideally located to serve regional customers because of its proximity to the I-5 freeway, a nearby fire station, and surrounding medical facilities already established. Additionally, the large size of the property (6.6 acres), and the ability to further develop the existing facilities make this particular site ideal for the long-term maintenance of a hospital use. The Hospital was constructed in 1971, and has been expanded twice, once in 1987 and again in 1996. The large size of the zone, 6.6 acres, allows for the flexibility of a hospital use to address and respond to future growth needs. Additionally, the Hospital is the anchor for the Camino De Los Mares Focus Area to serve as a medical office hub, as envisioned in the General Plan.

The creation of the RMF 1 zone reinforces the importance of regional-serving hospital uses. This new zone provides the City with the zoning tools necessary to maintain this use where it is currently located and allows for easier rezoning efforts in the future for other areas that may be identified as appropriate for hospital uses. The RMF 1 zone will be the only zone that allows hospitals, and includes higher intensity development standards than other commercial zones (i.e., a 45', 4-story height limit and 2.0 FAR). The higher intensity development standards are currently provided for hospital uses in multiple zones, including the entire CC 2 zone along Camino De Los Mares. Placing the higher intensity development standards only in the RMF 1 zone, hospital uses are further incentivized in the RMF 1 zone by being the only zone with such standards.

Hospital Support Zone (CC 4)

The new CC 4 zone permits the same uses allowed in the CC 2 zone, with the exception of additional hospital-supporting and medical office-related uses. These uses include the new "group counseling" use category, which encompasses myriad types of group services typically related to the medical profession. The new "group counseling" use will only be conditionally permitted in the CC 4 and RMF 1 zones to encourage a synergy of hospital-supporting uses around the Hospital site. Additionally, "group counseling" uses are generally provided to populations that are at

a higher risk of needing emergency medical treatment, and by allowing the use only in this zone, the public's health, safety and welfare is protected.

The CC 4 zone is differentiated from the RMF 1 zone due to its focus on hospital-supporting uses and development standards. As noted above, this area is currently zoned CC 2, and allows hospitals, along with many commercial retail and office uses not currently provided for the hospital site. The current CC 2 zone also allows development densities for hospital uses that are beyond what the base zoning allows. The new CC 4 zone will maintain the CC 2 base development standards. By rezoning the Camino De Los Mares Focus Area with two new zones, the medical intensity of the area is better centralized and defined. This will help establish the foundation for the long-term success of all properties in this area to fulfill the intent of the General Plan.

Definitions

In order to provide consistency and clarity among the City's multiple zoning documents, staff is proposing to add new definitions and revise existing definitions related to medical uses. The revisions will create consistency among the various documents where similar words are defined differently. The new definitions will specify the parameters of terms not previously defined. Some of these definitions include "hospital", "medical office", "clinical services", and "group counseling". In the instances when new definitions are created, the development standards sections of the specific plans will be revised to identify the areas where the new use categories will be allowed, consistent with existing zoning.

Recommended

Action:

STAFF RECOMMENDS THAT the City Council adopt Resolution No. _____, entitled "A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, TO ADOPT GENERAL PLAN AMENDMENT 15-427, CAMINO DE LOS MARES MEDICAL ZONES, A CITY-INITIATED REQUEST TO AMEND THE GENERAL PLAN TO CREATE A REGIONAL MEDICAL FACILITIES LAND USE DESIGNATION APPLIED TO THE 6.6 ACRE PROPERTY LOCATED AT 654 CAMINO DE LOS MARES, AMEND THE COMMUNITY COMMERCIAL LAND USE DESIGNATIONS USE AND DEVELOPMENT STANDARDS, AND CREATE A COMMUNITY COMMERCIAL 4 LAND USE DESIGNATION APPLIED TO A PORTION OF THE PROPERTIES ALONG CAMINO DE LOS MARES."

STAFF RECOMMENDS THAT the City Council introduce Ordinance No. _____, entitled "AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, TO ADOPT ZONING AMENDMENT 15-428, AND SPECIFIC PLAN AMENDMENTS 15-449 TO 15-452, CAMINO DE LOS MARES MEDICAL ZONES, A CITY-INITIATED REQUEST TO AMEND THE ZONING ORDINANCE AND ZONING MAP TO CREATE A REGIONAL MEDICAL FACILITIES ZONE APPLIED TO THE 6.6 ACRE PROPERTY LOCATED AT 654 CAMINO DE LOS MARES, AMEND THE COMMUNITY COMMERCIAL ZONES USE AND DEVELOPMENT STANDARDS, CREATE A COMMUNITY COMMERCIAL 4 ZONE APPLIED TO A PORTION OF THE PROPERTIES ALONG CAMINO DE LOS MARES, AND ADD AND REVISE MULTIPLE MEDICAL-RELATED USES AND DEFINITIONS OF THE ZONING

ORDINANCE AND THE FORSTER RANCH, RANCHO SAN CLEMENTE, TALEGA,
AND WEST PICO CORRIDOR SPECIFIC PLANS.”

- Attachments:** 1. Resolution No. _____
2. Ordinance No. _____

Draft Meeting Minutes of the Planning Commission, dated December 16, 2015

Notification: Public notification was completed in accordance with State Law and Municipal Code regulations. Public notices for all amendments were printed in the San Clemente Sun Post, and interested parties were notified.

ATTACHMENT 1

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, TO ADOPT GENERAL PLAN AMENDMENT 15-427, CAMINO DE LOS MARES MEDICAL ZONES, A CITY-INITIATED REQUEST TO AMEND THE GENERAL PLAN TO CREATE A REGIONAL MEDICAL FACILITIES LAND USE DESIGNATION APPLIED TO THE 6.6 ACRE PROPERTY LOCATED AT 654 CAMINO DE LOS MARES, AMEND THE COMMUNITY COMMERCIAL LAND USE DESIGNATIONS USE AND DEVELOPMENT STANDARDS, AND CREATE A COMMUNITY COMMERCIAL 4 LAND USE DESIGNATION APPLIED TO A PORTION OF THE PROPERTIES ALONG CAMINO DE LOS MARES.

WHEREAS, on October 21, 2015, the City Council initiated General Plan Amendment (GPA) 15-427 to encourage the maintenance of the property at 654 Camino De Los Mares for a hospital use. The proposed amendment creates a new Regional Medical Facilities (RMF) land use designation, updates the General Plan Land Use Map to reflect the location of the RMF land use designation, and revises the Community Commercial (CC) land use designation summary in the General Plan; and

WHEREAS, on December 16, 2015, the Planning Commission reviewed the proposed amendment and recommends the City Council approve the project; and

WHEREAS, the Planning Division conducted an environmental review in conformance with CEQA and the State CEQA Guidelines, and determined that the General Plan Amendment is exempt from further CEQA review beyond the Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014 pursuant to California Code §21083.3 because the proposed amendments are consistent with the community plan, defined as, "a part of the general plan of a city... which (1) applies to a defined geographic portion of the total area included in the general plan, (2) complies with Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code by including or referencing each of the mandatory elements specified in Section 65302 of the Government Code, and (3) contains specific development policies adopted for the area included in the community plan and identifies measures to implement those policies, so that the policies which will apply to each parcel can be determined." CEQA Guidelines Section 15183 stipulate that, "projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review." Additionally, this project does not require an EIR addendum pursuant to CEQA Guidelines Section 15162 and 15164 because any significant effects of the proposed amendments were previously examined and there is no potential for the project to substantially increase any environmental effects since the change to the permitted uses and development densities do not increase the intensity or the potential for additional negative environmental effects beyond what is currently allowed and exists in the zone; and

WHEREAS, on January 19, 2016 the City Council of the City of San Clemente held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, and other interested parties.

NOW, THEREFORE, The City Council of the City of San Clemente does hereby resolve as follows:

Section 1. The General Plan Amendment is exempt from further CEQA review beyond the Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014 pursuant to California Code §21083.3 because the proposed amendments are consistent with the community plan, defined as, “a part of the general plan of a city... which (1) applies to a defined geographic portion of the total area included in the general plan, (2) complies with Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code by including or referencing each of the mandatory elements specified in Section 65302 of the Government Code, and (3) contains specific development policies adopted for the area included in the community plan and identifies measures to implement those policies, so that the policies which will apply to each parcel can be determined.” CEQA Guidelines Section 15183 stipulate that, “projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review.” Additionally, this project does not require an EIR addendum pursuant to CEQA Guidelines Section 15162 and 15164 because any significant effects of the proposed amendments were previously examined and there is no potential for the project to substantially increase any environmental effects since the change to the permitted uses and development densities do not increase the intensity or the potential for additional negative environmental effects beyond what is currently allowed and exists in the zone.

Section 2. With regard to GPA 15-427, the City Council finds as follows:

1. The proposed General Plan amendment is internally consistent with those portions of the General Plan which are not being amended, in that the proposed amendment meet the goals and objectives of the San Clemente General Plan because the proposed land use designations encourage the fulfilment of the Centennial General Plan’s intent and policies, including:
 - a. Land Use Element Primary Goal #2. “Achieve the City’s Vision by establishing and maintaining balance of uses that provides... distinct and vibrant commercial and industrial areas offering a range of retail, service and employment uses that complement rather than compete with one another.” The proposed land use designations in the Camino De Los Mares Focus Area create a vibrant, hospital-focused commercial area that provides for the collaboration of neighboring properties that encourages the success of the Focus Area.
 - b. Land Use Element Commercial Land Uses Goal. “Achieve and maintain a healthy employment base with diverse retail, office, and service uses that... meet citizens’ needs.” The proposed amendments allow for the continued hospital employment base

- and the anticipated future increase in additional, medical-supporting uses within the Camino De Los Mares Focus Area.
- c. Camino De Los Mares Focus Area Goal "Maintain and improve the Area as a community hub that provides... high quality medical services and related employment opportunities for San Clemente and surrounding communities." The proposed amendments ensure the continued focus of the Camino De Los Mares Focus Area as an attractive medical hub for regional-supporting medical facilities providing critical healthcare services to the residents, businesses, and visitors of the City.
 - d. Land Use Element Policy LU-7.02. Medical Office Uses. "We support the expansion of health care facilities and related medical offices that are consistent with the Land Use Plan and Zoning Code and are compatible with surrounding neighborhoods." The proposed land use designations provide for expanded medical office uses and additional medical-related services in the Community Commercial land use designation, bolstered by the maintenance of the hospital use in the Regional Medical Facilities land use designation.
 - e. Economic Development Element Policy ED-2.02. Business Competitiveness. "We shall give high priority to City initiatives... that address the needs and challenges of conducting business in San Clemente and improve the City's competitiveness as a business location." The property is ideally situated to serve regional customers due to the large size of the property, the ability to further develop the existing facilities, and proximity to the I-5 freeway, a nearby fire station, and surrounding medical facilities already established.
2. The proposed General Plan amendment will not adversely affect the public health, safety and welfare, in that the proposed amendment achieves the goals of the General Plan as it relates to land use designations within the Camino De Los Mares Focus Area, including:
- a. Land Use Element Goal No. 1. "Retain and enhance established residential neighborhoods, commercial and industrial districts, recreational resources, community-activity areas and amenities, and open spaces that improve the community's quality of life, enhance the appeal of our many attractions, maintain our small-town character, and ensure long-term environmental and fiscal health." The proposed land use designations retain and enhance established residential neighborhoods, and the existing commercial areas, in that the proposed land use designations for the Camino De Los Mares Focus Area maintain development that is compatible with the existing scale of development and do not increase the intensity of the area in terms of potential development, or incompatible uses being allowed.
 - b. Land Use Element Land Use Plan Primary Goal #8. "Provide a diversity of land use areas that complement one another and are characterized by differing functional activities and intensities of use." The proposed land use designations reduce the

competition of neighboring properties and provide complementary, yet differing, functions to work synergistically to help the Focus Area flourish.

- c. Safety Element Policy S-7.01. Staffing, Facilities and Supplies. “We ensure adequate staffing, facilities and supplies for our police, fire, marine safety and emergency medical services, and emergency planning to provide appropriate and timely response to emergency needs. The proposed amendments ensure the long-term viability of the hospital site, currently located at a regionally-accessible location, in close proximity to the I-5 freeway, a nearby fire station, and surrounding medical facilities already established.
- d. Governance Element Policy G-1.11. Keeping the General Plan and Specific Plans Current. “The City amends the General Plan to reflect new information, changing conditions, needs and community preferences. This may require updating one or more specific plans and other regulatory documents to maintain consistency.” The proposed amendments represent a complete approach to ensure that the goals and policies of the General Plan are reflected in the Zoning Ordinance and Specific Plans. The project maintains the City’s multiple regulatory documents as current and relevant.

Section 3. The following portions of Table LU-1 of the San Clemente General Plan are amended to read as follows:

Land Use Designations	Maximum Density/ Intensity (FAR)	Max. No. of Stories/ Building Height ¹	Intention
Community Commercial (CC)	CC 1: 0.50 Floor Area Ratio (FAR) CC 2: 0.50 FAR. CC3: 0.70 FAR CC 4: 0.50 FAR	CC1: 2 stories; Top-of-roof (TOR): 33 ft.; plate line (PL): 26 ft. CC2: 3 stories; TOR: 45 ft.; PL: 37 ft. CC3 : 3 stories; TOR: 45 ft.; PL: 37 ft CC4: 3 stories; TOR: 45 ft.; PL: 37 ft.	More intense development of local-serving retail commercial; personal service; professional office; medical offices, congregate care, and related uses; lodging; cultural uses and eating and drinking uses

Land Use Designations	Maximum Density/ Intensity (FAR)	Max. No. of Stories/ Building Height ¹	Intention
Regional Commercial (RC)	0.35 FAR of project lot area	3 stories TOR: 45 ft. PL: 37 ft. Exceptions granted for a theater or clock tower (62 ft. for highest architectural projection; Plate Line (PL): 55 ft.).	Regional-serving retail commercial, entertainment, dining, financial and professional offices
Regional Medical Facilities (RMF)	2.0 FAR	4 stories TOR: 54 ft.; PL: 45 ft.	Regional-serving hospital with accessory uses, and other integrated medical facilities

Section 4. Figure LU-1 A of the San Clemente General Plan is amended to reflect the addition of the RMF land use designation as shown in Exhibit 1, attached hereto.

Section 5. The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

PASSED AND ADOPTED this _____ day of _____, _____.

ATTEST:

City Clerk of the City of San Clemente, California

Mayor of the City of San Clemente, California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) §
CITY OF SAN CLEMENTE)

I, JOANNE BAADE, City Clerk of the City of San Clemente, California, do hereby certify that Resolution No. _____ was adopted at a regular meeting of the City Council of the City of San Clemente held on the _____ day of _____, _____, by the following vote:

AYES:

NOES:

ABSENT:

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this _____ day of _____, _____.

CITY CLERK of the City of
San Clemente, California

Approved as to form:

City Attorney

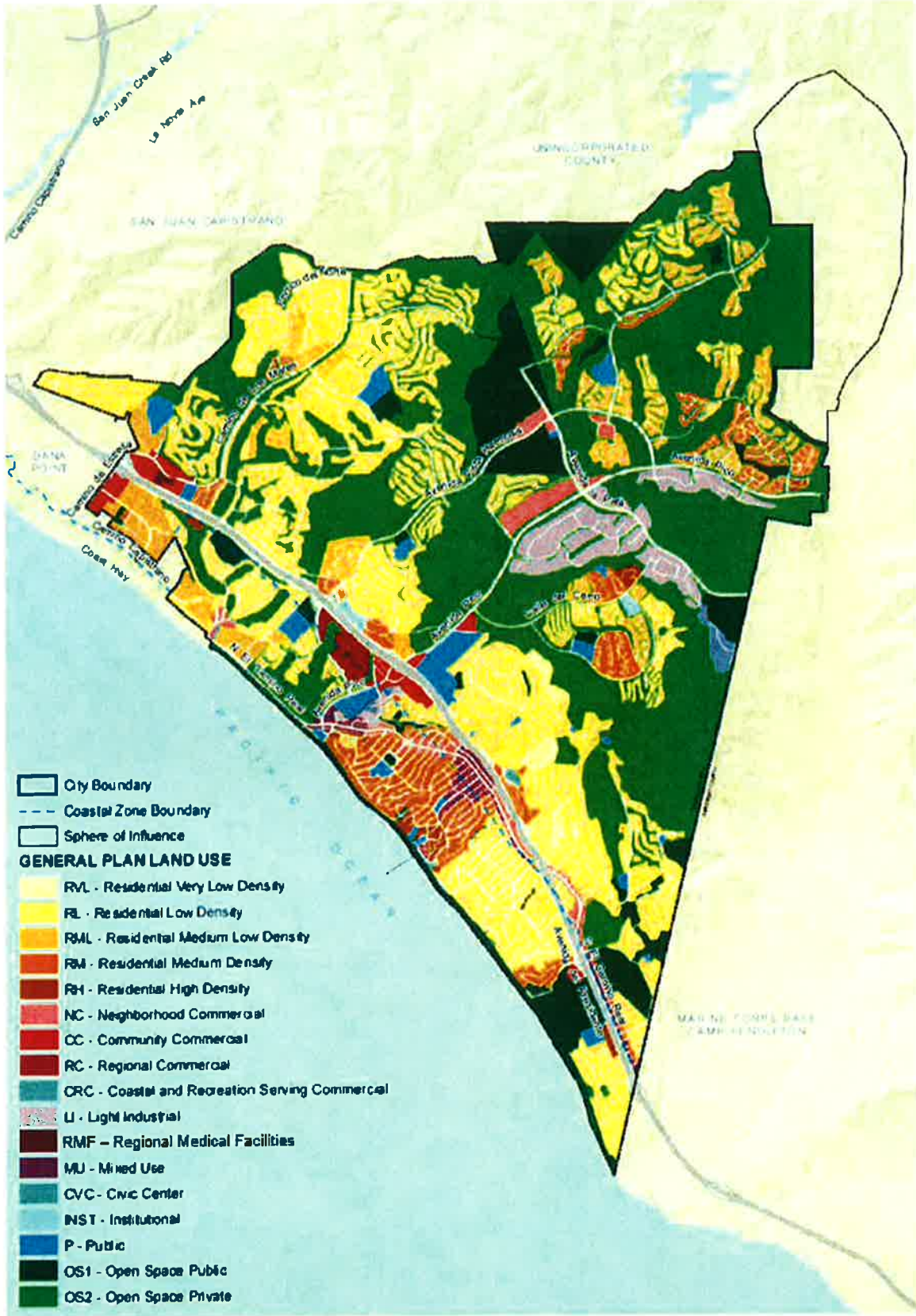



Figure LU-1A
Land Use

0 100 200 300

ATTACHMENT 2

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF SAN CLEMENTE, CALIFORNIA, TO ADOPT ZONING AMENDMENT 15-428, AND SPECIFIC PLAN AMENDMENTS 15-449 TO 15-452, CAMINO DE LOS MARES MEDICAL ZONES, A CITY-INITIATED REQUEST TO AMEND THE ZONING ORDINANCE AND ZONING MAP TO CREATE A REGIONAL MEDICAL FACILITIES ZONE APPLIED TO THE 6.6 ACRE PROPERTY LOCATED AT 654 CAMINO DE LOS MARES, AMEND THE COMMUNITY COMMERCIAL ZONES USE AND DEVELOPMENT STANDARDS, CREATE A COMMUNITY COMMERCIAL 4 ZONE APPLIED TO A PORTION OF THE PROPERTIES ALONG CAMINO DE LOS MARES, AND ADD AND REVISE MULTIPLE MEDICAL-RELATED USES AND DEFINITIONS OF THE ZONING ORDINANCE AND THE FORSTER RANCH, RANCHO SAN CLEMENTE, TALEGA, AND WEST PICO CORRIDOR SPECIFIC PLANS.

WHEREAS, on October 21, 2015, the City Council initiated Zoning Amendment (ZA) 15-428, and Specific Plan Amendments (SPA) 15-449 through 15-452 (“the project”) to encourage the maintenance of the property at 654 Camino De Los Mares for a hospital use. The project includes the following amendments: 1) provide use and development standards for two new zones, RMF 1 and CC 4, and revise the development and use standards for CC 2; 2) rezone the property located at 654 Camino De Los Mares as RMF 1; 3) rezone the Community Commercial area along Camino De Los Mares to CC 4, with the exception of 654 Camino De Los Mares; 4) create a new use category for group counseling and identify permitted zones for the use; and 5) add and revise definitions related to medical and counseling uses and facilities, in the applicable definitions and development standards sections, contained in the Zoning Ordinance, Forster Ranch Specific Plan, Rancho San Clemente Specific Plan, Talega Specific Plan, and West Pico Corridor Specific Plan; and

WHEREAS, on December 16, 2015, the Planning Commission reviewed the proposed amendments and recommends the City Council approve the project; and

WHEREAS, the Planning Division conducted an environmental review in conformance with CEQA and the State CEQA Guidelines, and determined that the Zoning, and Specific Plan Amendments are exempt from further CEQA review beyond the Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014 pursuant to California Code §21083.3 because the proposed amendments are consistent with the community plan, defined as, “a part of the general plan of a city... which (1) applies to a defined geographic portion of the total area included in the general plan, (2) complies with Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government

Code by including or referencing each of the mandatory elements specified in Section 65302 of the Government Code, and (3) contains specific development policies adopted for the area included in the community plan and identifies measures to implement those policies, so that the policies which will apply to each parcel can be determined.” CEQA Guidelines Section 15183 stipulate that, “projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review.” Additionally, this project does not require an EIR addendum pursuant to CEQA Guidelines Section 15162 and 15164 because any significant effects of the proposed amendments were previously examined and there is no potential for the project to substantially increase any environmental effects since the change to the permitted uses and development densities do not increase the intensity or the potential for additional negative environmental effects beyond what is currently allowed and exists in the zone; and

WHEREAS, on January 19, 2016 the City Council of the City of San Clemente held a duly noticed public hearing on the subject application, and considered evidence presented by City staff, and other interested parties.

NOW, THEREFORE, The City Council of the City of San Clemente does hereby resolve as follows:

Section 1: The proposed Zoning, and Specific Plan Amendments are exempt from further CEQA review beyond the Final Environmental Impact Report (EIR), State Clearinghouse No. 2013041021, certified for the Centennial General Plan on February 13, 2014 pursuant to California Code §21083.3 because the proposed amendments are consistent with the community plan, defined as, “a part of the general plan of a city... which (1) applies to a defined geographic portion of the total area included in the general plan, (2) complies with Article 5 (commencing with Section 65300) of Chapter 3 of Division 1 of Title 7 of the Government Code by including or referencing each of the mandatory elements specified in Section 65302 of the Government Code, and (3) contains specific development policies adopted for the area included in the community plan and identifies measures to implement those policies, so that the policies which will apply to each parcel can be determined.” CEQA Guidelines Section 15183 stipulate that, “projects which are consistent with the development density established by existing zoning, community plan, or general plan policies for which an EIR was certified shall not require additional environmental review.” Additionally, this project does not require an EIR addendum pursuant to CEQA Guidelines Section 15162 and 15164 because any significant effects of the proposed amendments were previously examined and there is no potential for the project to substantially increase any environmental effects since the change to the permitted uses and development densities do not increase the intensity or the potential for additional negative environmental effects beyond what is currently allowed and exists in the zone.

Section 2: With respect to ZA 15-428, the City Council finds as follows:

1. The proposed Zoning Amendments are consistent with the General Plan because the proposed zoning amendments provide for the fulfillment of the Centennial General Plan's intent and policies, including:
 - a. Land Use Element Primary Goal #2. "Achieve the City's Vision by establishing and maintaining balance of uses that provides... distinct and vibrant commercial and industrial areas offering a range of retail, service and employment uses that complement rather than compete with one another." The proposed zones in the Camino De Los Mares Focus Area create a vibrant, hospital-focused commercial area that provides for the collaboration of neighboring properties that encourages the success of the Focus Area. The size of the proposed RMF 1 zone, approximately 6.6 acres, ensures that the new zone is large enough to adequately provide the amenities necessary for the success of the zone.
 - b. Land Use Element Policy LU-2.04. Maintenance. We require proper maintenance of commercial areas to ensure they reflect community expectations for a quality environment and remain competitive with commercial facilities located outside of the City. The proposed amendments position the Camino De Los Mares Focus Area as a regionally accessible hospital and medical office-focused area that will provide necessary medical and emergency services expected by residents for a quality environment.
 - c. Camino De Los Mares Focus Area Goal "Maintain and improve the Area as a community hub that provides... high quality medical services and related employment opportunities for San Clemente and surrounding communities." The proposed zoning amendments ensure the continued focus of the Camino De Los Mares Focus Area as an attractive medical hub for regional-supporting medical facilities.
 - d. Land Use Element Policy LU-7.02. Medical Office Uses. "We support the expansion of health care facilities and related medical offices that are consistent with the Land Use Plan and Zoning Code and are compatible with surrounding neighborhoods." The proposed zoning amendments provide for expanded medical office uses and additional medical-related services in the Community Commercial 4 zone, bolstered by the maintenance of the hospital use in the Regional Medical Facilities 1 zone.
2. The proposed Zoning Amendments will not adversely affect the public health, safety and welfare, in that the proposed amendments achieve the goals of the General Plan as they relate to zones within the Camino De Los Mares Focus Area, including:
 - a. Land Use Element Goal No. 1. "Retain and enhance established residential neighborhoods, commercial and industrial districts, recreational resources, community-activity areas and amenities,

and open spaces that improve the community's quality of life, enhance the appeal of our many attractions, maintain our small-town character, and ensure long-term environmental and fiscal health." The proposed zoning amendments retain and enhance established residential neighborhoods, and the existing commercial areas, in that the proposed zones for the Camino De Los Mares Focus Area maintain development compatible with the existing scale of development and do not increase the intensity of the area in terms of scale and massing of new development, or incompatible uses being allowed.

- b. Land Use Element Land Use Plan Primary Goal #8. "Provide a diversity of land use areas that complement one another and are characterized by differing functional activities and intensities of use." The proposed zones reduce the competition of similar uses on neighboring properties and provide complementary, yet differing, functions to work synergistically to help the Focus Area flourish. By allowing Hospital uses only in the Regional Medical Facilities 1 zone, competition for hospital uses is diminished providing for the long-term maintenance of the property for that use.
- c. Safety Element Policy S-7.01. Staffing, Facilities and Supplies. "We ensure adequate staffing, facilities and supplies for our police, fire, marine safety and emergency medical services, and emergency planning to provide appropriate and timely response to emergency needs. The proposed amendments represent a complete approach to ensure that the goals and policies of the General Plan are reflected in the Zoning Ordinance and Specific Plans. The project maintains the City's multiple regulatory documents as current and relevant.

Section 3: With respect to SPA 15-449 through 15-452, the City Council finds as follows:

1. The proposed Specific Plan Amendments are consistent with the goals, objectives, policies, and programs of the General Plan, and are necessary and desirable to implement the provisions of the General Plan because the proposed Specific Plan amendments provide for the fulfillment of the Centennial General Plan's intent and policies, including:
 - a. Land Use Element Primary Goal #2. "Achieve the City's Vision by establishing and maintaining balance of uses that provides... distinct and vibrant commercial and industrial areas offering a range of retail, service and employment uses that complement rather than compete with one another." The proposed Specific Plan amendments help to clarify specific uses which contribute to the success of the Camino De Los Mares Focus Area as a vibrant, hospital-focused commercial area that provides for the collaboration of neighboring properties that encourages the success of the Focus Area.

- b. Camino De Los Mares Focus Area Goal “Maintain and improve the Area as a community hub that provides... high quality medical services and related employment opportunities for San Clemente and surrounding communities.” The proposed zoning amendments ensure the continued focus of the Camino De Los Mares Focus Area as an attractive medical hub for regional-supporting medical facilities by specifically providing for and encouraging medical uses to locate in the Camino De Los Mares Focus Area.
 - c. Land Use Element Policy LU-7.02. Medical Office Uses. “We support the expansion of health care facilities and related medical offices that are consistent with the Land Use Plan and Zoning Code and are compatible with surrounding neighborhoods.” The proposed Specific Plan amendments provide for expanded medical office uses and additional medical-related services in the Community Commercial 4 zone, bolstered by the maintenance of the hospital use in the Regional Medical Facilities 1 zone.
- 2. The uses proposed in the specific plan amendments are compatible with adjacent uses and properties, in that the amendments do not alter the general nature of uses permitted within the Specific Plans, and encourage medical-related uses to locate when they are most compatible with adjacent development. The modifications to certain medical-related definitions provide for the consistency of terms among the City’s multiple regulatory documents.
- 3. The proposed Specific Plan Amendments will not adversely affect the public health, safety and welfare, in that the proposed amendments do not alter the uses permitted within, or development potential of, the Specific Plans’ areas. The modifications to certain medical-related definitions provide for the consistency of terms among the City’s multiple regulatory documents. This is consistent with General Plan Governance Element Policy G-1.11, Keeping the General Plan and Specific Plans Current which states, “The City amends the General Plan to reflect new information, changing conditions, needs and community preferences. This may require updating one or more specific plans and other regulatory documents to maintain consistency.” The proposed amendments represent a complete approach to ensure that the goals and policies of the General Plan are reflected in the Specific Plans. The project maintains the City’s multiple regulatory documents as current and relevant.
- 4. The proposed specific plan amendments will not create internal inconsistencies within the specific plan, in that the modifications proposed to the specific plans only relate to the revision of existing definitions to provide for the consistency of terms among the City’s multiple regulatory documents, and do not provide for any additional uses what is currently permitted. This is consistent with General Plan Governance Element Policy G-1.11, Keeping the General Plan and Specific Plans Current which states, “The City amends the General Plan to reflect new information, changing conditions, needs and community preferences. This may require updating

one or more specific plans and other regulatory documents to maintain consistency.” The proposed amendments represent a complete approach to ensure that the goals and policies of the General Plan are reflected in the Specific Plans. The project maintains the City’s multiple regulatory documents as current and relevant.

Section 4: Section 17.36.010 of the San Clemente Municipal Code is hereby amended to read as follows:

17.36.010 Purpose and intent.

The General Plan details the goals, objectives and policies for the City’s commercial zones, including provisions for a range of retail and office uses necessary to support the daily needs of residents of and visitors to San Clemente. It is the purpose of this chapter to implement the General Plan’s vision for the commercial zones through development regulations that allow for a variety of retail and office uses, while creating distinct commercial areas that are compatible with their surrounding environment.

- A. Neighborhood Commercial (NC) Zones. Neighborhood Commercial Zones are intended to be less intense than community or regionally oriented commercial zones in San Clemente. There are five neighborhood commercial zones: NC 1.1, NC 1.2, NC 1.3, NC 2, and NC 3. The General Plan restricts the intensity of the Neighborhood Commercial Zones primarily through the floor area ratio limit for the zones. The maximum floor area ratio limits for these districts range from 0.35 to 0.75. The uses prescribed by the General Plan for the Neighborhood Commercial Zones are essentially the same as those prescribed by the General Plan for the Community Commercial Zones, which are described below.
- B. Community Commercial (CC) Zones. Community Commercial Zones are more intense than Neighborhood Commercial Zones. The General Plan allows for this additional intensity by allowing higher floor area ratio limits in the Community Commercial Zones. There are four Community Commercial Zones: CC 1, CC 2, CC 3, and CC 4. The maximum floor area ratio limits for these districts range from 0.5 to 0.7. The General Plan allows the same uses in the Community Commercial Zones as it allows in the Neighborhood Commercial Zones, with the exception of additional medical related uses.
- C. Regional Medical Facilities (RMF) Zones. Regional Medical Facilities Zones are designed to allow regional general hospital uses. The sites in San Clemente receiving this designation are large and can accommodate an intensity of development required for a region-oriented use. There is one Regional Medical Facilities Zone regulated by the Zoning Ordinance: RMF 1. The General Plan primarily distinguishes this site by the uses allowed. The RMF 1 zone provides for the continued use and development of the existing general hospital facilities at 654 Camino De Los Mares.

Section 5: Table 17.36.020 of the San Clemente Municipal Code is hereby amended to read as follows:

Table 17.36.020
Commercial Zone Uses

Use	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE
1. Commercial											
Antiques (Retail Sales)	P	P	P	P	P	P	P	P	P		
Art Galleries	P	P	P	P	P	P	P	P	P		
Bakery Goods/Sales (No Wholesale Distributors)	P	P	P	P	P	P	P	P	P		
Barber Shops	P	P	P	P	P	P	P	P	P		
Bicycle Shops	P	P	P	P	P	P	P	P	P		
Bookstores	P	P	P	P	P	P	P	P	P		
Carpet Sales	MC	MC	P	P	P	P	P	P	P		
Cannabis Cultivation											
Cannabis Delivery											
Cannabis Dispensary											
Cannabis Manufacturer											
Cannabis Testing Laboratory											
Ceramics (Retail Sales)	MC	MC	P	P	P	P	P	P	P		
Cleaners and Laundromats (No Linen Service)	P	P	P	P	P	P	P	P	P		
Clothing (Retail Sales)	P	P	P	P	P	P	P	P	P		
Confectionery Stores (Small Scale Production with Retail Sales)	P	P	P	P	P	P	P	P	P		
Convenience Stores	C	C	C	C	C	C	C	C	C		1
Drugstores/Pharmacies	P	P	P	P	P	P	P	P	P		
Electronics (Retail Sales and Repair)	P	P	P	P	P	P	P	P	P		
Fabric Stores	P	P	P	P	P	P	P	P	P		
Florists (Retail Sales)	P	P	P	P	P	P	P	P	P		
Floor Covering Stores	MC	MC	P	P	P	P	P	P	P		
Furniture Stores (Retail Sales)	MC	MC	P	P	P	P	P	P	P		
Glass/Mirror Sales	MC	MC	P	P	P	P	P	P	P		
Grocery/Food Stores (Not Convenience Stores)	P	P	P	P	P	P	P	P	P		

Use											NOTE
1. Commercial	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	
Gunsmith/Gun Shops			C	C	C	C	C	C	C		
Hardware Stores	P	P	P	P	P	P	P	P	P		
Home Appliance Stores (Retail Sales and Repair)	MC	MC	P	P	P	P	P	P	P		
Ice Cream Parlors (Retail Sales with Small Production)	P	P	P	P	P	P	P	P	P		
Interior Decorating Stores	MC	MC	P	P	P	P	P	P	P		
Janitorial Supplies			P	P	P	P	P	P	P		
Jewelry Stores	P	P	P	P	P	P	P	P	P		
Lawnmower Sales/Service	MC	MC	P	P	P	P	P	P	P		
Liquor Sales:											
a. Hard Alcohol	C	C	C	C	C	C	C	C	C		
b. Beer and Wine (Off- Site Consumption Only)	MC	MC	MC	MC	MC	MC	MC	MC	MC		
Locksmith Shops	MC	MC	P	P	P	P	P	P	P		
Mail-Order Stores	MC	MC	P	P	P	P	P	P	P		
Medical/X-Ray Equipment (Sales Only)			P	P	P	P	P	P	P		
Music Sales	P	P	P	P	P	P	P	P	P		
Newsstands (On Private Property)	P	P	P	P	P	P	P	P	P		
Nurseries (Indoor Garden Retail Sales)	MC	MC	P	P	P	P	P	P	P		
Nurseries (Outdoor Garden Retail Sales)			C	C	C	C	C	C	C		
Office Equipment/Supplies	C	C	P	P	P	P	P	P	P		
Paint/Wallpaper Sales	MC	MC	P	P	P	P	P	P	P		
Patio/Outdoor Furniture Sales	MC	MC	P	P	P	P	P	P	P		
Pawn Shops			C	C	C	C	C	C	C		
Pet Shops	MC	MC	MC	MC	MC	MC	MC	MC	MC		
Pet Supply Stores	MC	MC	P	P	P	P	P	P	P		
Photographic Equipment Sales	MC	MC	P	P	P	P	P	P	P		
Pottery (Retail Sales with Small Production)	MC	MC	P	P	P	P	P	P	P		
Shoe Stores (Retail Sales and Repair)	P	P	P	P	P	P	P	P	P		

Use	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE
1. Commercial											
Specialty Food Stores	P	P	P	P	P	P	P	P	P		
Sporting Goods (Retail Sales)	MC	MC	P	P	P	P	P	P	P		
Stationery Stores	P	P	P	P	P	P	P	P	P		
Surfboard (Custom Manufacturing)			C	C	C	C	C	C	C		
Swimming Pool Accessory Shops	MC	MC	P	P	P	P	P	P	P		
Tailors/Dressmakers	P	P	P	P	P	P	P	P	P		

2. Hospital Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE
Ambulance Services							C	C	C	C	
Accessory Uses to Hospital (e.g. laboratories, medical offices, florists, and parking lots).										P	2
Hospital										C	

3. Lodging	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE
Bed and Breakfast Inns:											3
a. Five or Fewer Guest Rooms		P	P	P	P	P	P	P	P		
b. Six to 10 Guest Rooms		MC	MC	MC	MC	MC	MC	MC	MC		
c. Over 10 Guest Rooms		C	C	C	C	C	C	C	C		
Hotel and Ancillary Uses		C	C	C	C	C	C	C	C		
Motels			C	C	C	C	C	C	C		
Timeshares		C	C	C	C	C	C	C	C		

4. Professional Offices, Financial Institutions and Related Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE
Ambulance Services (Office Only)	P	P	P	P	P	P	P	P	P		
Banks/Financial Institutions	P	P	P	P	P	P	P	P	P		

4. Professional Offices, Financial Institutions and Related Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE
Banks/Financial Institutions with Drive-Through Facilities	C	C	C	C	C	P	P	P	P		
Newspaper Publication and Office		P	P	P	P	P	P	P	P		
Employment Agencies		P	P	P	P	P	P	P	P		
Offices, Medical	P	P	P	P	P	P	P	P	P		
Offices, Professional	P	P	P	P	P	P	P	P	P		
Offices, Veterinary/Animal Hospitals	MC	MC	P	P	P	P	P	P	P		
Secretarial Services	P	P	P	P	P	P	P	P	P		
Telemarketing Services		P	P	P	P	P	P	P	P		
Travel Agencies	MC	MC	P	P	P	P	P	P	P		

5. Public/Quasi Public and Institutional Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE
Churches	C	C	C	C	C	C	C	C	C		
Clubs/Social Organizations	C	C	C	C	C	C	C	C	C		
Congregate Care Facilities		C	C	C	C	C	C	C	C		4
Convalescent Homes		C	C	C	C	C	C	C	C		
Day Care Facilities:											5
a. Small Day Care Homes	O	O	O	O	O	O	O	O	O		6
b. Large Day Care Homes	MC	MC	MC	MC	MC	MC	MC	MC	MC		
c. Day Care Centers	C	C	C	C	C	C	C	C	C		
Group Instruction	MC	MC	MC	MC	MC	MC	MC	MC	MC		
Group Counseling									C	C	7
Libraries	P	P	P	P	P	P	P	P	P		
Parking Lots	MC	MC	MC	MC	MC	MC	MC	MC	MC		8
Parking Structures	C	C	C	C	C	C	C	C	C		
Parks	O	O	O	O	O	O	O	O	O		9
Public Utilities:											10
a. City-Initiated Projects	O	O	O	O	O	O	O	O	O	O	
b. Projects Initiated by Outside Agencies:											
i. Major Utilities	C	C	C	C	C	C	C	C	C	C	
ii. Minor Utilities	P	P	P	P	P	P	P	P	P	P	
Schools, Public and	C	C	C	C	C	C	C	C	C		

5. Public/Quasi Public and Institutional Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE
Private											
Transportation Facilities			C	C	C	C	C	C	C		

6. Residential Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE
Affordable Housing Projects			P	P	P						11
Senior Housing Projects		C	C	C	C	C	C	C	C		12

7. Restaurants and bars	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE
Bars, cocktail lounges (with or without dancing and/or entertainment)	C	C	C	C	C	C	C	C	C		
Restaurants:											
a. With drive-through			C	C	C	C	C	C	C		13
b. With no on-site consumption of liquor, no dancing, no entertainment	P	P	P	P	P	P	P	P	P		
c. With on-site sale of beer and wine:											
i. Indoors	MC	MC	MC	MC	MC	MC	MC	MC	MC		
ii. Outdoors with up to 16 outdoor seats or four tables	MC	MC	MC	MC	MC	MC	MC	MC	MC		
iii. Outdoors with more than 16 outdoor seats and/or four tables	MC	MC	MC	MC	MC	MC	MC	MC	MC		
d. With on-site sale of hard alcohol:											
i. Indoors	C	C	C	C	C	C	C	C	C		
ii. Outdoors with up to 16 outdoor seats or four tables	MC/C	MC/C	MC/C	MC/C	MC/C	MC/C	MC/C	MC/C	MC/C		14,15
iii. Outdoors with more than outdoor 16 seats and/or four tables	C	C	C	C	C	C	C	C	C		14,15
e. With dancing and/or entertainment that has:											
i. No amplified sound	MC	MC	MC	MC	MC	MC	MC	MC	MC		
ii. Amplified sound	C	C	C	C	C	C	C	C	C		

8. Unclassified Uses	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE
Accessory Buildings	C	C	C	C	C	C	C	C	C	C	
Alcohol Beverage Sales Concurrent with Motor Vehicle Fuel- Convenience Store Sales	C	C	C	C	C	C	C	C	C	C	16
Amusement Centers	C	C	C	C	C	C	C	C	C	C	17
Animal Grooming Shops	MC	MC	MC	P	P	P	P	P	P	P	
Bowling Alleys			C	C	C	C	C	C	C	C	
Drive-Thru Facilities, When in Conjunction with a Use Permitted or Conditionally Permitted in this Zone			C	C	C	C	C	C	C	C	
Grading, Not Accompanying a Development Request:											18
a. Emergency	P	P	P	P	P	P	P	P	P	P	
b. Major	C	C	C	C	C	C	C	C	C	C	
c. Minor	P	P	P	P	P	P	P	P	P	P	
Health/Fitness/Sports Clubs and Facilities	C	C	C	C	C	C	C	C	C	C	
Massage			C	C	C	C	C	C	C	C	19
Accessory Massage	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	19
Mortuaries			C	C	C	C	C	C	C	C	
Pool Halls			C	C	C	C	C	C	C	C	20
Recycling Facilities:											21
a. Reverse Vending Machines	P	P	P	P	P	P	P	P	P	P	
b. Small Collection	C	C	P	P	P	P	P	P	P	P	
c. Large Collection			C	C	C	C	C	C	C	C	
Theaters			C	C	C	C	C	C	C	C	
Urban Private Storage											
Wine Tasting (Only as an Accessory Use to establishments selling wine or wine related products as a primary use)	MC	MC	MC	MC	MC	MC	MC	MC	MC	MC	

9. Vehicle-Related Repair, Sales and Service	NC 1.1	NC 1.2	NC 1.3	NC 2	NC 3	CC 1	CC 2	CC 3	CC 4	RMF 1	NOTE 22
Car Washes			C	C	C	C	C	C	C		
Service/Gas Station	C	C	C	C	C	C	C	C	C		23
Vehicle Parts/Accessories Sales			MC	MC	MC	MC	MC	MC	MC		
Vehicle Dealerships (Sales, Leasing, Rental, New and Used):											24
a. Auto Dealerships with fewer than 10 cars			MC	MC	MC	MC	MC	MC	MC		
b. All Other Vehicle Dealerships			C	C	C	C	C	C	C		
Vehicle Repair/Service, Minor			C	C	C	C	C	C	C		25

Footnotes:

- 1 Refer to Section 17.28.120, Convenience Stores/Retail Establishments Selling Convenience Items, of this title, for special provisions for convenience stores.
- 2 Refer to Section 17.28.220, Parking Lots, of this title, for special provisions for single-use parking lots.
- 3 Refer to Section 17.28.090, Bed and Breakfast Inns, of this title, for special provisions for bed and breakfast inns.
- 4 Refer to Section 17.28.110 Congregate Care Facilities of this title for special provisions for congregate care facilities.
- 5 Refer to Section 17.28.100, Child Day Care Facilities, this title, for special provisions for day care facilities.
- 6 Small-family day care homes are permitted in single-family homes. A Minor Conditional Use Permit is required to allow small-family day care homes in other residential dwellings. Small-family day care homes only shall operate in buildings that were lawfully constructed.
- 7 A group-counseling use is conditionally permitted in an RMF 1 zone only if it is integrated into, and secondary in nature to, a Hospital facility. The group-counseling use must serve the primary use of the site as a general Hospital that serves the broader community.
- 8 Refer to Section 17.28.220, Parking Lots, of this title, for special provisions for parking lots.
- 9 Refer to Section 17.28.230, Public Park Facilities, of this title for review requirements for parks.
- 10 Refer to Section 17.28.240, Public Utilities, of this title, for special provisions for public utilities.

- 11 Refer to Section 17.56.090, Affordable Housing Overlay Zone, for projects in Commercial and Mixed-Use Zones, of this title, for special provisions for Affordable Housing Projects.
- 12 Refer to Section 17.28.280, Senior Housing Projects, of this title, for special provisions for senior housing projects.
- 13 Refer to Section 17.28.260, Restaurants, Drive-In, Drive-Through, of this title, for special provisions for drive-in/drive-thru restaurants.
- 14 When a restaurant has an approved CUP for the service of alcohol indoors and a CUP is required for the service of alcohol outdoors, then the applicant may request an amendment to the existing CUP to extend service outdoors. When a restaurant has an approved CUP for the service of alcohol indoors and an MCUP is required for the service of alcohol outdoors, an MCUP is the only application necessary (an amendment to the existing CUP shall not be necessary).
- 15 If a CUP has been previously approved for service of hard alcohol indoors, then that service may be extended outdoors for outdoor facilities with no more than 16 seats or four tables with the approval of an MCUP. If no CUP has been approved for service of hard alcohol indoors, then any service of hard alcohol outdoors requires a CUP.
- 16 Refer to Section 17.28.040, Alcoholic beverages and motor vehicle fuel, concurrent sale of, of this title, for special provisions for concurrent sales of motor fuel and alcoholic beverages.
- 17 Refer to Section 17.28.050, Amusement Centers, of this title, for special provisions for arcades/amusement centers.
- 18 Refer to Section 17.28.130, Grading, of this title, for special provisions for grading requests that are not accompanying development requests.
- 19 Massage is subject to Section 5.28 of the City of San Clemente Municipal Code. Refer to Section 17.28.185, Massage Establishments, of this title, for special provisions for massage establishments and accessory massage establishments.
- 20 The provisions for amusement centers shall apply to pool halls. Please refer to Section 17.28.050, Amusement Centers, for special provisions for amusement centers.
- 21 Refer to Section 17.28.250, Recycling Facilities, of this title, for special provisions for recycling facilities.
- 22 Refer to Section 17.28.330, Vehicle Service and Repair-Related Facilities, for provisions for all vehicle service and repair-related facilities.
- 23 Refer to Section 17.28.290, Service Stations, of this title, for special provisions for service/gas stations.
- 24 Refer to Section 17.28.310, Vehicle Dealerships, of this title, for special provisions for vehicle dealerships. The sales, leasing, and/or rental of new and/or used vehicles which meet any of the following criteria shall be prohibited within the commercial zones described in this chapter:
- 25 Refer to Section 17.28.320, Vehicle Repair Facilities, of this title, for special provisions for vehicle repair facilities.

Section 6: Table 17.36.037 of the San Clemente Municipal Code is hereby amended to read as follows:

Table 17.36.037
CC 2 Development Standards

CC 2 Development Standards	
Standard	CC 2 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	60 percent of lot area
Floor Area Ratio	0.50
Height Limitation	45'-0" Top of Roof; 37'-0" Plate; 3 Stories.

Section 7: Table 17.36.039, RC 2 Development Standards, of the San Clemente Municipal Code is hereby deleted, and a new Table 17.36.039, CC 4 Development Standards, is added to read as follows:

Table 17.36.039
CC 4 Development Standards

CC 4 Development Standards	
Standard	CC 4 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	60 percent of lot area;
Floor Area Ratio	0.50;
Height Limitation	45'-0" Top of Roof; 37'-0" Plate; 3 Stories.

Section 8: Table 17.36.040, RMF 1 Development Standards, of the San Clemente Municipal Code is hereby added as follows:

Table 17.30.040
RMF 1 Development Standards

RMF 1 Development Standards	
Standard	RMF 1 Zone Requirement
Lot Area, Minimum	6,000 Square Feet
Lot Width, Minimum	60'-0"
Front Setback, Minimum	0'-0"
Interior Side Setback, Minimum	0'-0"
Street Side Setback, Minimum	0'-0"
Rear Setback Minimum	0'-0"
Lot Coverage, Maximum	80 percent of lot area
Floor Area Ratio	2.0
Height Limitation	54'-0" Top of Roof; 45'-0" Plate; 4 Stories.

Section 9: Table 17.40.030, Part 4, of the San Clemente Municipal Code is hereby amended to read as follows:

Table 17.40.030
Mixed-Use Zone Uses

USE	ZONES							NOTE
	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	
4. Public/Quasi Public and Institutional Uses								
Churches	C	C	C	C	C	C	C	
Clubs/Social Organizations	C	C	C	C	C	C	C	
Congregate Care Facilities	C	C	C	C	C	C	C	4
Convalescent Homes							C	
Day Care Facilities:								5
a. Small Day Care Homes	O	O	O	O	O	O	O	6
b. Large Day Care Homes	MC	MC	MC	MC	MC	MC	MC	
c. Day Care Centers	C	C	C	C	C	C	C	
Group Instruction	MC	MC	MC	MC	MC	MC	MC	3
Group Counseling								
Libraries	P	P	P	P	P	P	P	
Parking Lots	MC	MC	MC	MC	MC	MC	MC	7
Parking Structures	C	C	C	C	C	C	C	
Parks	O	O	O	O	O	O	O	8
Public Utilities								9
a. City-Initiated Projects	O	O	O	O	O	O	O	

4. Public/Quasi Public and Institutional Uses	MU 1	MU 2	MU 3.0	MU 3.1	MU 3.2	MU 3.3	MU 5	NOTE
b. Projects Initiated by Outside Agencies:								
i. Major Utilities	C	C	C	C	C	C	C	
ii. Minor Utilities	P	P	P	P	P	P	P	
Schools, Public and Private 1–12 Individuals	MC	MC	MC	MC	MC	MC	MC	
Greater than 12 Individuals	C	C	C	C	C	C	C	
Transportation Facilities	C	C	C	C	C	C	C	

Section 10: Section 17.88.030 of the San Clemente Municipal Code is hereby amended to add or modify certain definitions as follows:

"Clinical Service Uses" shall mean establishments which provide physical and mental health services on an out-patient basis. The services may be of preventative, diagnostic, treatment, therapeutic, rehabilitative or counseling nature, but do not include group counseling uses. Typical uses would include, but not be limited to, medical and health clinics, chiropractic/physical therapy clinics, individual counselling services and emergency care centers.

"Group counseling" means counseling or therapy services that are provided to groups of five or more persons at a time. Examples of *group-counseling* uses include, but are not limited to, nutritional and diet centers; medical, clinical, and other health-related counseling; and career, professional, and life coaching.

"Group instruction" means non-counseling, non-therapy instructional services that are provided to groups of five or more persons at a time. Examples of *group-instruction* uses include, but are not limited to, classes in photography, fine arts, crafts, or dance or music; driving schools; and yoga or martial-arts studios.

"Hospital" means either a general acute care hospital, as defined by Health and Safety Code section 1250(a), that provides a wide range of emergency, clinical, and temporary medical services to the general public, or, to the extent permitted by law, a "standalone emergency department" as defined in Chapter 17.88, Definitions, of this title. It does not include any other "health facility" identified in Health and Safety Code section 1250; nor does it include any other type of specialty hospital.

(Continued on next page)

“Standalone emergency department” means a medical facility that satisfies each of the following criteria:

- (1) The emergency department shall operate under the consolidated license of a general acute care hospital and meet all of the requirements imposed under that license, including being within 15 miles of its parent hospital.
- (2) The emergency department shall be a conversion from a previously existing acute care campus and may not be a newly developed freestanding emergency department.
- (3) The emergency department shall be open 24 hours a day, 365 days a year.
- (4) The emergency department shall be staffed by at least one board-certified emergency physician at all times.
- (5) The emergency department shall be staffed with properly trained emergency room nurses and meet the minimum staffing requirements for emergency departments in this state.
- (6) The emergency department shall have a complete range of laboratory and diagnostic radiology services, including a complete array of laboratory test, basic X-ray, computerized tomography (CT) scan, and ultrasound capabilities.
- (7) The emergency department shall meet the specialty call requirements, as defined by the Orange County Emergency Medical Services Agency, under its consolidated license.
- (8) The emergency department shall have transfer agreements with specialty centers, such as trauma, burn, and pediatric centers, to meet the needs of the injury or patient population served in the community.
- (9) The emergency department shall have the capabilities to stabilize patients with emergency medical conditions and to transport them to its parent hospital or other higher level of care facilities in a safe and timely manner, consistent with the standards of care in the local communities.
- (10) The emergency department shall have a fully functioning transport program with a proven track record of safely transporting patients who require admission to its parent hospital or other higher level of care and specialty services facilities, such as trauma, burn, and pediatric facilities.
- (11) All applicable federal and state regulatory requirements shall be met under the consolidated license of a general acute care hospital, including all applicable regulations of the Centers for Medicare and Medicaid Services and Title 22 of the California Code of Regulations.

(Continued on next page)

Office, Medical. "Medical office" means a facility where medical services, and managerial, administrative, and clerical functions relating to medicine, are conducted. *Medical office* include: chiropodists, chiropractors, dentists, *clinical service* uses (defined in this section), optometrists, osteopaths, physicians, psychologists, surgeons, and other uses which the decision-making body determines are of a medical nature and similar. *Medical office* does not include *group-counseling* uses (defined in this section).

Section 11: Pages D1 and D2 of the San Clemente Zoning Map is hereby amended to appear as shown in Exhibit 1, attached to this ordinance.

Section 12: Section 17.72.060.F, Nonconforming Group Counseling Uses, is hereby added to the Zoning Ordinance, to read as follows:

1. Any group-counseling use that is legal nonconforming as of March 1, 2016, is subject to an amortization period of three years.
2. The owner or operator of a legal nonconforming group-counseling use may apply for an extension of the amortization period by making a written request to the Community Development Director. Such request shall be made before the amortization period ends unless the Community Development Director determines that good cause is shown for late submission of the request.
3. Upon the conclusion of the amortization period, any legally established nonconforming use shall cease all business operations and all signs, advertising, and displays relating to said business shall be removed within 30 days.

Section 13: Chapter 7, Definitions, of the Forster Ranch Specific Plan is hereby amended to modify the definition of "Clinical services" as follows:

"Clinical Services" means a physical- or mental-health service that is provided on an outpatient basis. The service may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature, but *clinical service* does not include *group counseling* (as defined in the City of San Clemente zoning ordinance). Examples of *clinical service* uses include, but are not limited to, medical, health, chiropractic, and physical-therapy clinics; veterinary facilities; individual-counseling; and emergency-care centers.

Section 14: Chapter 7, Definitions, of the Rancho San Clemente Specific Plan is hereby amended as follows:

The definition of "Medical and Veterinary Clinic" is deleted and replaced with the following:

"Clinical service" means a physical- or mental-health service that is provided on an out-patient basis. The service may be of a preventative, diagnostic, treatment, therapeutic, rehabilitative, or

counseling nature, but clinical service does not include group counseling (as defined in the City of San Clemente zoning ordinance). Examples of clinical service uses include, but are not limited to, medical, health, chiropractic, and physical-therapy clinics; veterinary facilities; individual-counseling; and emergency-care centers.

The definition of “Research-and-Development Uses” is deleted and replaced with the following:

“Research and development” means the pursuit of knowledge or creation of products in technology-intensive fields. Examples include but are not limited to research and development of computer software, information systems, communications systems, transportation, geographic information systems, multi-media and video technology, drugs, medical technology and genetics. Laboratories may also be included in this use (see also “Laboratory, dry” and “Laboratory, wet”). Development and construction of prototypes may be associated with this use.

New definitions are added to read as follows:

“Laboratory, dry” means a laboratory where dry materials, electronics, or large instruments are tested and analyzed, with limited piped services. Dry laboratories may require controlled temperature and humidity as well as dust control.

“Laboratory, wet” means a laboratory where chemicals, drugs or biological matter is tested and analyzed, and which typically requires water, direct ventilation, specialized piped utilities and protective measures.

Section 15: The table located in Chapter 5, Section 504.II, Permitted Uses in Industrial Zones, on page 5–12 of the Rancho San Clemente Specific Plan, is hereby amended to include the uses of “Laboratory, dry” and “Laboratory, wet.” “Laboratory, dry” is permitted (designated in the table with a “P”) in the Business Commercial, Business Park, and Industrial Park designations. “Laboratory, wet” is conditionally permitted (designated in the table with a “C”) in the Business Commercial, Business Park, and Industrial Park designations. The term “Medical and Veterinary Clinic” shall be replaced with “Clinical Service.”

Section 16: Chapter 7, Definitions, of the Talega Specific Plan is hereby amended to modify the following definitions to read as follows:

“Clinical Services” means a physical- or mental-health service that is provided on an outpatient basis. The service may be of a preventive, diagnostic, treatment, therapeutic, rehabilitative, or counseling nature, but *clinical service* does not include *group counseling* (as defined in the City of

San Clemente Zoning Ordinance). Examples of *clinical service* uses include, but are not limited to, medical, health, chiropractic, and physical-therapy clinics; veterinary facilities; individual-counseling; and emergency-care centers.

The definition of “Research and development” is revised in its entirety to read as follows:

“Research and development” means the pursuit of knowledge or creation of products in technology-intensive fields. Examples include but are not limited to research and development of computer software, information systems, communications systems, transportation, geographic information systems, multi-media and video technology, drugs, medical technology and genetics. Laboratories may also be included in this use (see also “Laboratory, dry” and “Laboratory, wet”). Development and construction of prototypes may be associated with this use.

New definitions are added to read as follows:

“Laboratory, dry” means a laboratory where dry materials, electronics, or large instruments are tested and analyzed, with limited piped services. Dry laboratories may require controlled temperature and humidity as well as dust control.

“Laboratory, wet” means a laboratory where chemicals, drugs or biological matter is tested and analyzed, and which typically requires water, direct ventilation, specialized piped utilities and protective measures.

Section 17: Chapter 5, Section 503, Business Park Land Use Standards, Part B, Principal Uses Permitted, on pages 5-9 and 5-10 of the Talega Specific Plan, is hereby amended to include the use of “Laboratory, dry.” Chapter 5, Section 503, Business Park Land Use Standards, Part C, Conditional Uses Permitted, on pages 5-10 and 5-11 of the Talega Specific Plan, is amended to include the use of “Laboratory, wet.” Chapter 5, Section 503, Business Park Land Use Standards, Part C, Conditional Uses Permitted, on pages 5-10 and 5-11 of the Talega Specific Plan, is amended to remove the use of “Hospitals.”

Section 18: Chapter 7, Definitions, of the West Pico Corridor Specific Plan is hereby amended to modify the definition of “Research and Development Uses” in its entirety to read as follows:

“Research and development” means the pursuit of knowledge or creation of products in technology-intensive fields. Examples include but are not limited to research and development of computer software, information systems, communications systems, transportation, geographic information systems, multi-media and video technology, drugs, medical technology and genetics. Laboratories may also be included in this use (see also

“Laboratory, dry” and “Laboratory, wet”). Development and construction of prototypes may be associated with this use.

New definitions are added to read as follows:

“Laboratory, dry” means a laboratory where dry materials, electronics, or large instruments are tested and analyzed, with limited piped services. Dry laboratories may require controlled temperature and humidity as well as dust control.

“Laboratory, wet” means a laboratory where chemicals, drugs or biological matter is tested and analyzed, and which typically requires water, direct ventilation, specialized piped utilities and protective measures.

Section 19: Chapter 5, Section 502, Los Molinos Industrial Area, Part V, Principal Uses Permitted, Item B, Parcels (or portions of parcels) Designated I2 (Light Industrial), on pages 5-5 and 5-6 of the West Pico Corridor Specific Plan, is hereby amended to revise Number 5 to read, “*Research and development*, dry laboratories, and testing facilities, conducted entirely within an enclosed building.” Chapter 5, Section 502, Los Molinos Industrial Area, Part V, Principal Uses Permitted, Item C, Parcels (or portions of parcels) Designated I3 (Heavy Industrial), on pages 5-6 and 5-7 of the West Pico Corridor Specific Plan, is amended to revise Number 1 to read, “*Research and development*, wet laboratories, and testing facilities, conducted entirely within an enclosed building.”

Section 20: Severability. If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance. The City Council of the City of San Clemente hereby declares that it would have adopted this Ordinance and each section, subsection, sentence, clause, phrase, or portion thereof, irrespective of the fact that any one or more sections, subsections, clauses, phrases, or portions thereof may be declared invalid or unconstitutional.

Section 21: The City Clerk shall certify to the passage of this ordinance and the same shall take effect as provided by law.

(Continued on next page)

APPROVED, ADOPTED and SIGNED this _____ day of _____, 2016.

Mayor of the City of San Clemente, California

ATTEST:

City Clerk of the City of
San Clemente, California

STATE OF CALIFORNIA)
COUNTY OF ORANGE) SS
CITY OF SAN CLEMENTE)

I, **JOANNE BAADE**, City Clerk of the City of San Clemente, California, hereby certify that Ordinance No. _____ having been regularly introduced at the meeting of _____, was again introduced, the reading in full thereof unanimously waived, and duly passed and adopted at a regular meeting of the City Council on the ____ day of _____, _____, and said ordinance was adopted by the following vote:

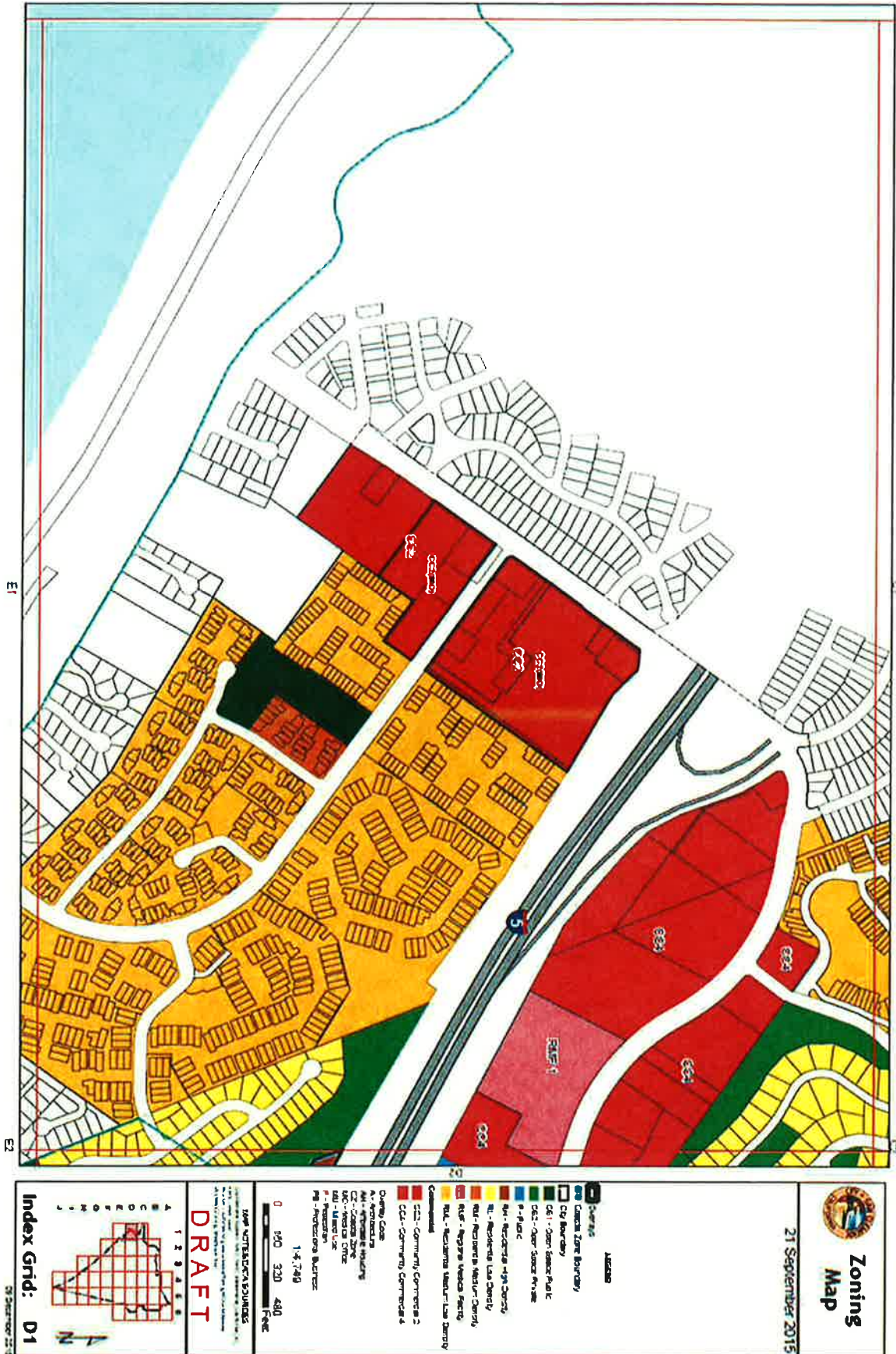
AYES:
NOES:
ABSENT:

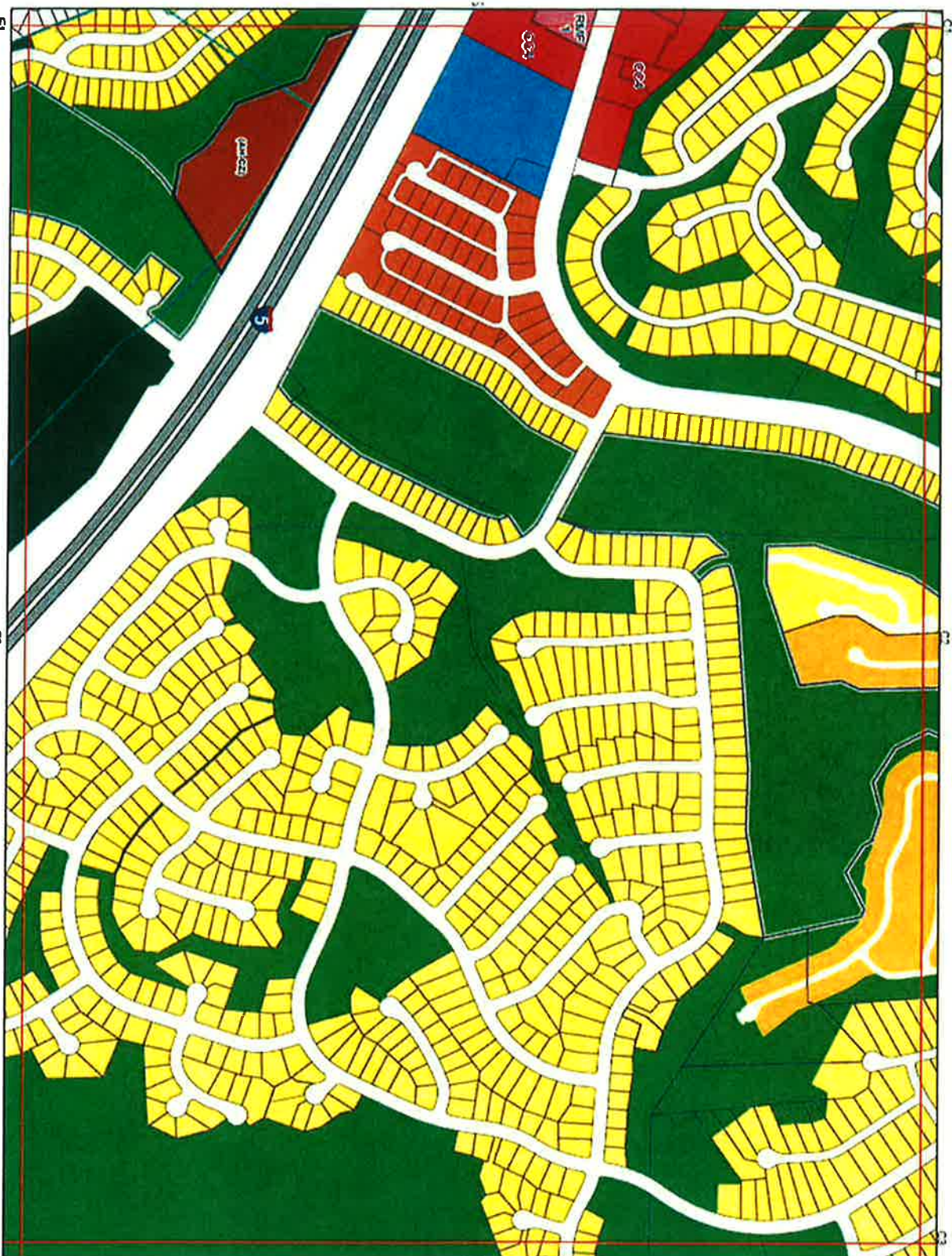
IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of the City of San Clemente, California, this _____ day of _____, _____.

CITY CLERK of the City of
San Clemente, California

APPROVED AS TO FORM:

CITY ATTORNEY





Zoning Map

21 September 2015



- LEGEND**
- City Boundary
 - CD - City District
 - OS - Open Space
 - PS - Park
 - RD - Residential Density
 - RL - Residential Low Density
 - RM - Residential Medium Density
 - RS - Residential Single-Family
 - RU - Residential Urban
 - CU - Community Commercial
 - CC - Community Commercial

- Overlay Code**
- A - Agriculture
 - AR - Agricultural Reserve
 - MO - Medium Density
 - MS - Medium Density
 - MSU - Medium Density
 - P - Park
 - PS - Park

0 100 320 480 Feet

1:4,740

DRAFT



Index Grid: D2

Marcie Mednick, representing Mission Hospital, supported the Amendment as part of a strategic initiative to reduce drug use in the City.

Kessler Armbruster, resident, suggested additional language in the proposed ordinance. Chair Brown recommended Mr. Armbruster submit proposed language revisions to Planning Division in writing, which will be forwarded to City Council for consideration when they hear this agenda item.

Chair Brown closed the public hearing.

Vice Chair Ruehlin did not support the Amendment because it does not address marijuana use to alleviate the suffering of cancer patients.

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER BLACKWELL, AND CARRIED 6-1-0, WITH VICE CHAIR RUEHLIN OPPOSED, TO ADOPT RESOLUTION NO. PC 15-062, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL APPROVE ZONING AMENDMENT 15-456, AMENDING TITLE 17 OF THE SAN CLEMENTE MUNICIPAL CODE, AND APPROVING SPECIFIC PLAN AMENDMENT 15-471, AMENDING THE RANCHO SAN CLEMENTE SPECIFIC PLAN, TALEGA SPECIFIC PLAN, AND WEST PICO CORRIDOR SPECIFIC PLAN TO PROHIBIT CANNABIS CULTIVATION, CANNABIS MANUFACTURING, CANNABIS TESTING LABORATORIES, CANNABIS DELIVERY, AND CANNABIS DISPENSARIES.

Amended as follows:

Staff will add Zoning designations CC-4 and RMF-1 to ensure all zones within the City are included.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL]

B. General Plan Amendment 15-427/Zoning Amendment 15-428/ Specific Plan Amendments 15-449 through 15-452 – Camino De Los Mares Medical Zones (Atamian)

Public Hearing to consider a City-initiated request to forward a recommendation to the City Council to amend the General Plan, Zoning Ordinance, Zoning Map, and the Forster Ranch, Rancho San Clemente, Talega, and West Pico Corridor Specific Plans to accomplish the following: 1) create a new Regional Medical Facilities (RMF) land use designation and revise the Community Commercial (CC) land use designation summary; 2) provide use and development standards for two new zones, RMF 1 and CC 4, and revise the development and use standards for CC 2 and CC 3; 3) rezone the property located at 654

Camino De Los Mares as RMF 1; 4) rezone the Community Commercial area along Camino De Los Mares to CC 4, with the exception of 654 Camino De Los Mares; 5) create a new use category for group counseling and identify permitted zones for the use; and 6) add and revise definitions related to medical and counseling uses and facilities in the regulatory documents listed above.

Adam Atamian, Associate Planner, narrated a PowerPoint Presentation entitled, "Camino De Los Mares Medical Zones, General Plan Amendment 15-457, Zoning Amendment 15-428, Specific Plan Amendments 15-449-15-452, dated December 16, 2015." A copy of the Presentation is on file with the Planning Division. He noted in the event legislation passes to allow stand-alone emergency rooms, that use would be allowed on the existing hospital site.

Chair Brown opened the public hearing.

Chair Brown noted he serves on the Boys and Girls Club Board with Tony Struthers; both he and Commissioner Eggleston disclosed that they had conversations regarding this issue with Mr. Struthers.

Vice Chair Ruehlin and Commissioner Blackwell disclosed that they discussed the subject rezoning with Jennifer Fitzgerald.

Tony Struthers, representing Memorial Care Medical Services, opposed the proposed land use designation for the hospital site as it is too restrictive and will have negative financial impacts; provided reasons why the current operation is not fiscally sound. He noted the proposed changes will negatively affect the vision Memorial Care has for the site and restrict their options to provide for the community's needs.

Nancy Hunt read a letter from Lynn Woods, CEO of the San Clemente Chamber of Commerce, opposing the rezoning of the hospital property because it will hamper the ability of Memorial Care to stay current and relevant with the changing healthcare landscape.

Steven Cullen, MD, resident, supported the proposed rezone of the hospital property site. He speculated that the proposed legislation to allow stand alone emergency rooms will not be adopted because there is too much opposition, and the City will be left without a hospital to serve the community. He stated that Memorial Care has driven down the census of the hospital to make it appear unnecessary and questioned Memorial Care's non-profit status and charitable funding activities.

Nick Karahalios, MD, resident, supported the rezone of the hospital property site. When Memorial Care acquired the hospital, they agreed there was a need for hospital services in the community. The hospital currently has a lower rate of mortality than either Mission Hospital or

Memorial Care Laguna Hills, and provides much needed outpatient and state-of-the-art care for the community; speculate it is 9-10 minutes more to travel by ambulance with no traffic to the nearest emergency room at Mission Hospital.

Gus Gialamas, MD, resident, noted he was one of the hospital owners from 1999 to 2005, and supported the City's proposed rezone of the hospital property. One of the reasons why they elected to sell it to Memorial Care was its promise to keep the hospital open, and the previous owners felt Memorial Care's not for profit status was complementary to the community. He noted the importance of having hospital beds available for the community due to potential large scale need from earthquakes, transportation accidents, etc.

Chair Brown closed the public hearing.

During the ensuing discussion the Commissioners, either individually or in agreement, provided the following commentary:

- Noted the intent of the GPAC was to increase medical services to the community.
- Commented that if Memorial Care does not want to operate a hospital at this location they should consider selling it to an operator who does.
- Commented the existing hospital site functions well as it is close to the freeway, a fire station, and other medical services.
- Commented that because access to emergency rooms is a basic service there is overwhelming public interest to rezone the property as a hospital use only.
- Noted how important it is to have close facilities in the event of a medical emergency.
- Supported staff suggestion to include an amortization clause of 3 years with potential for extensions for any nonconforming uses created by the Amendments.

IT WAS MOVED BY CHAIR PRO TEM CRANDELL, SECONDED BY COMMISSIONER WU, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC15-061, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE GENERAL PLAN AMENDMENT 15-427, ZONING AMENDMENT 15-428, AND SPECIFIC ZONE AMENDMENTS 15-449 TO 15-452, CAMINO DE LOS MARES MEDICAL ZONES, A CITY-INITIATED REQUEST TO AMEND THE GENERAL PLAN, ZONING ORDINANCE, AND ZONING MAP TO CREATE A REGIONAL MEDICAL FACILITIES ZONE APPLIED TO THE 6.6 ACRE PROPERTY LOCATED AT 654 CAMINO DE LOS MARES, AMEND THE COMMUNITY COMMERCIAL ZONES USE AND

DEVELOPMENT STANDARDS, CREATE A COMMUNITY COMMERCIAL 4 ZONE APPLIED TO A PORTION OF THE PROPERTIES ALONG CAMINO DE LOS MARES, AND ADD AND REVISE MULTIPLE MEDICAL-RELATED DEFINITIONS, IN THE APPLICABLE DEFINITIONS AND DEVELOPMENT STANDARDS SECTIONS, OF THE ZONING ORDINANCE AND THE FORSTER RANCH, RANCHO SAN CLEMENTE, TALEGA, AND WEST PICO CORRIDOR SPECIFIC PLANS

Amended as follows:

Staff to add a new section to create an amortization clause in Section 17.72.060 of the Zoning Ordinance which will allow non-conforming uses to continue for 3 years and contain provisions for granting extensions.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL]

C. General Plan Amendment 15-331 – Housing Element Update (Gregg/Obrero)

Public Hearing to consider the Draft Housing Element for the 2014-2017 State planning period as required by State Law. The Housing Element identifies the goals and policies to meet the City's housing objectives.

Veronica Tam, Veronica Tam and Associates, (VTA), Housing Consultant, narrated a PowerPoint Presentation entitled, "2015-2023 City of San Clemente Housing Element, Planning Commission, December 16, 2015." A copy of the Presentation is on file with Planning Division.

Amber Gregg, Associate Planner, and Denise Obrero, Housing Programs Planner, were also available for questions.

Chair Brown opened the public hearing, and there being no public testimony, closed the public hearing.

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 15-063, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL CONSIDER THE DRAFT HOUSING ELEMENT FOR 2013-2017 FOR SUBMITTAL TO THE STATE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR ITS INITIAL REVIEW

[ACTION SUBJECT TO CITY COUNCIL APPROVAL]

D. Zoning Amendment 15-225 – Sign Exception Permit and Sign Ordinance Amendments (Nicholas)