

**MINUTES OF THE REGULAR STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
February 17, 2016 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

CALL TO ORDER

Vice Chair Ruehlin called the Regular Study Session of the Planning Commission of the City of San Clemente to order at 6:02 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

ROLL CALL

Commissioners Present: Michael Blackwell, Michael Smith, Zhen Wu; Chair pro tem Barton Crandell, Vice Chair Jim Ruehlin

Commissioners Absent: Wayne Eggleston, Chair Donald Brown

Staff Present: Jim Pechous, City Planner
Christopher Wright, Associate Planner
Eileen White, Recording Secretary

AGENDA

A. **Phase 2 Zoning Update for General Plan Consistency** (Wright)

A request for direction on approaches for addressing several General Plan policies and regulatory issues that re timely to making the General Plan and Zoning Ordinance consistent.

Christopher Wright, Associate Planner, summarized the staff report. The Commissioners discussed the issues identified for review in the staff report and provided direction.


Public Comment:

Mark McGuire, resident and partner in a proposal to construct senior residential in Shorecliffs area originally slated for multi-story hotel use, urged the Commission to act quickly on the Phase 2 Zoning update to allow projects waiting on the update to move forward.

COMMISSION COMMENT - None

RECESS - Recess until 7:00 p.m.

Respectfully submitted,



Jim Ruehl, Vice Chair

Attest:



Jim Pechous, City Planner