



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

**Wednesday, February 8, 2017
7:00 p.m.**

**Council Chambers
100 Avenida Presidio
San Clemente, California 92672**

MISSION STATEMENT

The City of San Clemente, in partnership with the community we serve, will foster a tradition dedicated to:

*Maintaining a safe, healthy atmosphere in which to live, work and play;
Guiding development to ensure responsible growth while preserving
and enhancing our village character, unique environment and natural
amenities;*

*Providing for the City's long-term stability through promotion of
economic vitality and diversity.*

*Resulting in a balanced community committed to protecting what is valued
today while meeting tomorrow's needs.*

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such a modification from the Community Development Department at (949)361-6100. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written material distributed to the Planning Commission after the original agenda packet was distributed is available for public inspection in the Community Development Department, located at 910 Calle Negocio, San Clemente, CA during normal business hours.

To allow staff adequate time to confirm software compatibility, individuals wishing to utilize electronic visual aids to supplement their oral presentations at the meeting, must submit the electronic files to the City Planner by no later than 12:00 noon on the day of the meeting. Only compatible electronic formats will be permitted to be used on City audio/visual computer equipment. Staff makes no guarantee that such material will be compatible, but will use its best efforts to accommodate the request.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**

3. ROLL CALL

4. SPECIAL ORDERS OF BUSINESS

None

5. MINUTES

A. [Minutes from the Planning Commission meeting of January 18, 2017.](#)

6. ORAL AND WRITTEN COMMUNICATION

Members of the audience may address the Commission on matters of public interest which pertain to the City and are not otherwise on the agenda. If you wish to speak, please step forward to the microphone, state your name and City of residence and make your presentations. Please limit your presentations to three (3) minutes.

7. CONSENT CALENDAR

None

All items listed on the Consent Calendar are considered to be routine and will be enacted by one motion without discussion unless Planning Commission, staff, or the public requests removal of an item for separate discussion and action.

**8. PUBLIC HEARINGS - Time limitation for applicants: 10 minutes.
All other speakers: 3 minutes.**

The Public Hearing process includes a staff presentation, a presentation by the applicant not to exceed ten (10) minutes, and public testimony. To facilitate the meeting for all attendees, the public is asked to limit their individual presentation to three (3) minutes. Following closure of the Public Hearing, the Planning Commission will respond to questions raised during the hearing, discuss the issues, and act upon the matter by motion.

A. [Specific Plan Amendment 16-361, General Plan consistency for Shorecliff's Senior Housing Site \(Wright\)](#)

A continuance of a public Hearing to consider applicant initiated amendments to the Forster Ranch Specific Plan that involve updating the land use designation and standards of a site to be consistent with and implement the Centennial General Plan, adopted in February 2014. The amendments apply to an approximately 8-acre portion of the Shorecliff's Golf Course in the

Sector G Coastal Zone area. The land use designation is currently resort hotel (as a conditionally permitted use) for a 6-acre portion of the site and Shorecliffs Golf Course for a 2-acre portion. The proposed Specific Plan amendments change the land use of the resort hotel area (the 6-acre portion) to Residential High Density with the intent to allow senior housing. This change is needed to make the Specific Plan consistent with the Residential High Density designation and standards in the Centennial General Plan.

B. CUP16-123 655 Camino De Los Mares Suite 105B (Atamian)

Public Hearing to consider a request to establish a group counseling use, for up to five clients at a time, in a 230 square-foot commercial-office suite in the Community Commercial (CC4) zone at 655 Camino De Los Mares, Suite 105B. The legal description of the property is Parcel 1, Unit 5, of Parcel Map 195-12, Assessor's Parcel Number 938-460-50.

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, staff recommends that the Planning Commission:

1. Determine the project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301; and direct staff to file a Notice of Exemption.
2. Approve Conditional Use Permit 16-123, subject to attached Resolution PC 17-006 and conditions of approval.

C. CUP16-124 655 Camino De Los Mares Suite 105C (Atamian)

Public Hearing to consider a request to establish a group counseling use, for up to nine clients at a time, in a 680 square-foot commercial-office suite in the Community Commercial (CC4) zone at 655 Camino De Los Mares, Suite 105C. The legal description of the property is Parcel 1, Unit 5, of Parcel Map 195-12, Assessor's Parcel Number 938-460-50.

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, staff recommends that the Planning Commission:

1. Determine the project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301; and direct staff to file a Notice of Exemption.
2. Approve Conditional Use Permit 16-124, subject to attached Resolution PC 17-007 and conditions of approval.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of 1-18-17](#)
- C. [Staff Waiver 17-029, 104 S Alameda Lane](#)

12. ADJOURNMENT

Adjourn to the Regular Planning Commission Meeting to be held at 7:00 p.m. on February 22, 2017 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.