

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
February 8, 2017 @ 7:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA**

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**1. CALL TO ORDER**

Chair Brown called the Adjourned Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:02 p.m.

**2. PLEDGE OF ALLEGIANCE**

Vice Chair Crandell led the Pledge of Allegiance.

**3. ROLL CALL**

Commissioners Present: Wayne Eggleston, Zhen Wu; Vice Chair Barton Crandell, Chair Donald Brown

Commissioners Absent: Michael Smith, Jason Talley; Chair pro tem Michael Blackwell

Staff Present: Amber Gregg, Interim City Planner  
Christopher Wright, Associate Planner  
Adam Atamian, Interim Code Compliance Supervisor  
Matthew Richardson, Assistant City Attorney  
Eileen White, Recording Secretary

**4. SPECIAL ORDERS OF BUSINESS - None**

**5. MINUTES**

A. Minutes from the Planning Commission Meeting of January 18, 2017

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER WU, AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE MEETING OF JANUARY 18, 2017, AS SUBMITTED.

**6. ORAL AND WRITTEN COMMUNICATION - None**

**7. CONSENT CALENDAR - None**

## 8. PUBLIC HEARING

### 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.

Christopher Wright, Associate Planner, narrated a PowerPoint Presentation entitled, "SPA 16-361, Shorecliff's Senior Housing Site, dated February 8, 2017." A copy of the Presentation is on file in Planning Division.

Mark McGuire, representing the applicants, thanked staff and the Commission for ensuring the amendments are clear for all going forward. He noted his client supports the draft Ordinance.

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

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER EGGLESTON AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 16-030, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT SPECIFIC PLAN AMENDMENT 16-361 AMENDING LAND USE DESIGNATIONS AND STANDARDS FOR A PORTION OF THE FORSTER RANCH SPECIFIC PLAN SECTOR G TO BE CONSISTENT WITH THE CENTENNIAL GENERAL PLAN.

**[RECOMMENDATION FORWARDED TO THE CITY COUNCIL]**

### 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.

**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.

Due to similarity in use and shared applicant, Adam Atamian, Interim Code Compliance Supervisor, elected to present items B & C together.

Adam Atamian, Interim Code Compliance Supervisor, narrated a PowerPoint Presentation entitled, "Coast to Coast Referral Center, Spencer Recovery Center, Conditional Use Permit 16-123 & 16-124, dated February 8, 2017." A copy of the Presentation is on file in Planning Division.

Chris Spencer, applicant, described the operation of the recovery programs; advised all participants would be vanpooled to and from the site; noted no smoking would be allowed inside or on property. His counsel, James Bohm was also present and available for questions.

Chair Brown opened the public hearing.

Vice Chair Crandell acknowledged emails received from adjacent businesses citing concerns with the proposed use.

Janet Bower, resident, related problems with smoking, loitering, disrespectful behavior, and loud voices at the existing location; pointed out the address of the project in the staff report is different from the address cited in the Notice of Public Hearing.

Chair Brown closed the public hearing.

During discussion, the Commissioners established from staff that the group counseling use started in 2013 and ceased when the applicants were notified a permit was needed; received information concerning counseling service participants, hours of operation, and parking; determined the Notice of Public Hearing was defective; elected to close the public hearing and directed staff to re-notice the item.

IT WAS MOVED BY VICE CHAIR CRANDELL, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO TABLE CUP16-123, 655 CAMINO DE LOS MARES SUITE 105B, AND CUP 16-124, 655 CAMINO DE LOS MARES SUITE 105C.

**[AGENDA ITEM TABLED.]**

**9. NEW BUSINESS** - None

**10. OLD BUSINESS** - None

**11. REPORTS OF COMMISSIONERS/STAFF**

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

Amber Gregg, Interim City Planner, encouraged the Commissioners to participate in upcoming webinars regarding historic properties and agreed to forward additional information.

**12. ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER WU, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO ADJOURN AT 8:05 P.M. 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.

Respectfully submitted,

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Donald Brown, Chair

Attest:

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Amber Gregg, Interim City Planner