

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
December 20, 2017 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Chair Brown called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:02 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Brown led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: None

Staff Present: Amber Gregg, City Planner
Amy Stonich Contract Planner
Scott Smith, City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS - None

5. MINUTES

A. Minutes from the Regular Study Session of the Planning Commission Meeting of November 8, 2017.

IT WAS MOVED BY CHAIR BROWN, SECONDED BY VICE CHAIR CRANDELL, AND CARRIED 6-0-1, WITH COMMISSIONER TALLEY ABSTAINING, TO RECEIVE AND FILE MINUTES FROM THE REGULAR STUDY SESSION OF NOVEMBER 8, 2017.

B. Minutes from the Regular Planning Commission Meeting of November 8, 2017.

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER WU, AND CARRIED 6-0-1, WITH COMMISSIONER TALLEY ABSTAINING, TO RECEIVE AND FILE MINUTES FROM THE REGULAR MEETING OF NOVEMBER 8, 2017.

C. Minutes from the Regular Study Session of the Planning Commission Meeting of December 6, 2017.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY CHAIR PRO TEM BLACKWELL, AND CARRIED 4-0-3, WITH COMMISSIONER RUEHLIN, COMMISSIONER SMITH, AND VICE CHAIR CRANDELL ABSTAINING, TO RECEIVE AND FILE MINUTES FROM THE REGULAR STUDY SESSION OF DECEMBER 6, 2017.

D. Minutes from the Regular Planning Commission Meeting of December 6, 2017.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY CHAIR BROWN, AND CARRIED 4-0-3, WITH COMMISSIONER RUEHLIN, COMMISSIONER SMITH, AND VICE CHAIR CRANDELL ABSTAINING, TO RECEIVE AND FILE MINUTES FROM THE REGULAR MEETING OF DECEMBER 6, 2017.

Amended as follows:

Page 5, 4th bulleted paragraph from end of page, replace with the following:

- Noted that the applicant can apply for freeway-oriented signage per the Development Agreement between the City and the developer of the outlet mall. This allows the developer to use the sign code in place at the time of the approval of the Development Agreement. The sign code in place at the time allowed freeway-oriented signage with the approval of a Sign Exception Permit (SEP).”

6. ORAL AND WRITTEN COMMUNICATION - None

7. CONSENT CALENDAR – None

8. PUBLIC HEARING

A. Municipal Code Amendments – Zoning Amendment 17-204 (Density Bonus Update (Stonich)

Public Hearing to consider a City-initiated amendment of Municipal Code (SCMC) Title 17 “Zoning” (Zoning Amendment 17-204), Section 17.24.070 containing provisions for density bonuses and other incentives for

affordable housing projects and senior citizen housing developments in accordance with prior State law. This amendment will update the SCMC to comply with current State law pursuant to Assembly Bills (AB) 744, 2222, 2556, 2442, and AB 1934, as codified in Government Code Sections 65915-65915.7.

The amendment to the code for compliance with Government Code Section 65915-65915.7 is not a project as defined under the California Environmental Quality Act (CEQA) and; therefore, is not subject to environmental review.

Amy Stonich, Contract Planner, reviewed a Power Presentation entitled, "Zoning Amendment 17-204, Density Bonus," dated December 20, 2017. A copy of the Presentation is on file in Planning Division.

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

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY VICE CHAIR CRANDELL, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 17-039, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THAT THE CITY COUNCIL AMEND SECTION 17.24.070 OF THE SAN CLEMENTE MUNICIPAL CODE RELATING TO THE PROVISION OF DENSITY BONUSSES AND OTHER INCENTIVES FOR AFFORDABLE HOUSING PROJECTS AND SENIOR CITIZEN HOUSING DEVELOPMENTS.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS/STAFF

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of 12-6-2017
- C. Staff Waiver 17-409

12. ADJOURNMENT

IT WAS MOVED BY VICE CHAIR CRANDELL, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED TO ADJOURN AT 6:27 P.M. TO THE STUDY SESSION TO BE HELD AT 6:00 P.M. ON JANUARY 17, 2018, IN COUNCIL CHAMBERS AT CITY HALL LOCATED AT 100 AVENIDA PRESIDIO, SAN CLEMENTE, CA.

Respectfully submitted,

Donald Brown, Chair

Attest:

Amber Gregg, City Planner

DRAFT