

These minutes will be considered for approval at the Planning Commission meeting of 01-16-2019.

**MINUTES OF THE REGULAR MEETING OF THE STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
December 19, 2018 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

CALL TO ORDER

Chair Crandell called the Regular Meeting of the Study Session of the Planning Commission of the City of San Clemente to order at 6:05 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

ROLL CALL

Commissioners Present: Donald Brown, Chris Kuczynski, Zhen Wu; Chair pro tem Michael Blackwell, Vice Chair Jim Ruehlin, Chair Barton Crandell

Commissioners Absent: Jason Talley

Staff Present: Gabriel J. Perez, City Planner
Carl Stiehl, Senior Planner
Christopher Wright, Associate Planner II
Eileen White, Recording Secretary

AGENDA

A. Pier Bowl Specific Plan Update (Wright)

Christopher Wright, Associate Planner II, to provide the Planning Commission a status report of the Pier Bowl Specific Plan Update. Mr. Wright narrated a PowerPoint Presentation entitled, "Pier Bowl Specific Plan Update," dated December 19, 2018. A copy of the Presentation is on file in Planning Division.

Associate Planner Wright stated that a public review draft is being prepared for public review and public hearings planned in March 2019. Mr. Wright explained the Pier Bowl Specific Plan update is phase 3 of a work program that has been underway since 2014 General Plan adoption to update implementation plans for consistency with changes to land use designations, uses, development criteria, and policies. Mr. Wright summarized the objectives, policy issues, and the timeline for the specific plan update. The specific plan update will improve the specific plan's

organization, format, and maps; update plan to reflect Pier Bowl changes that have occurred since the specific plan was first adopted; and make the plan consistent with policy and land use changes in updates of the General Plan and Local Coastal Program (LCP).

Report received and filed.

COMMISSION COMMENTS

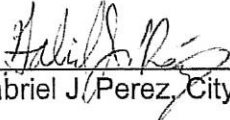
None

RECESS – The Commission recessed until the start of the Regular Session.

Respectfully submitted,

Barton Crandell, Chair

Attest:



Gabriel J. Perez, City Planner