



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

**Wednesday, January 20, 2021  
6:00 p.m.**

**THIS PLANNING COMMISSION MEETING WILL BE CONDUCTED VIA  
TELECONFERENCE.**

**Public Participation in Planning Commission Meetings During Coronavirus Pandemic**

To help prevent the spread of the coronavirus, this meeting will be held via teleconference pursuant to the Governor's Executive Orders N-25-20 and N-29-20. All votes taken during this teleconference meeting will be by roll call vote, and the vote will be publicly reported.

**How to View the Meeting:**

Citizens are invited to view the meeting via live stream from the City's YouTube channel at [www.san-clemente.org/live](http://www.san-clemente.org/live).

**How to Submit Comments to the Planning Commission:**

The public is invited to provide comments to the Planning Commission concerning items appearing on the Committee meeting agendas, as well as issues not appearing on the agenda during Oral Communications. Members of the public are requested to submit their comments by completing the Public Comment Submittal portal available from the City's website at [www.san-clemente.org/PCPublicComment](http://www.san-clemente.org/PCPublicComment). Users of the on-line portal must indicate whether they wish their comments to be read aloud at the Planning Commission meeting, or forwarded to Commissioners via email. All comments become part of the public record. Comments to be read at the meetings are limited to a maximum of three minutes per speaker per item and will only be read if they are received prior to the commencement of the item to which the comment pertains. Comments received after deliberations begin will not be read at the meeting, but will be email to Committee members after the meeting.

**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 ORDER OF BUSINESS/SPECIAL PRESENTATION**

None

**5. MINUTES**

A. [Minutes from the Regular Planning Commission meeting of December 2, 2020.](#)

**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. Speakers can submit their comments on agenda items to the Planning Commission electronically. Material may be emailed to [www.san-clemente.org/PCPublicComment](http://www.san-clemente.org/PCPublicComment). Transmittal by 3:00 p.m. on Planning Commission meeting days is recommended. The Planning Commission is not permitted to discuss or take action on items that do not appear on the agenda.

**7. CONSENT CALENDAR**

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.

**A. [Extend License Agreements with the County of Orange for Three Ballot Drop Box Locations in the City](#) (Baade)**

Staff Recommendation

Staff recommends the Planning Commission recommend that the City Council approve license agreements with the County of Orange to allow the three existing ballot drop boxes in San Clemente to remain for a five-year period.

**B. [Speed Cushions on Esplanade, 100 Block](#) (Mangohig)**

Staff Recommendation

That the Planning Commission forward to the City Council a recommendation to approve the use of speed cushion traffic calming treatments on the 100 block of Esplanade.

**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 not to exceed three (3) minutes per speaker. 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. [General Plan Amendment 20-011 – Roadway System Update](#) (Wright)**

A public hearing to consider forwarding a recommendation to the City Council on the adoption of a City initiated General Plan amendments that involve:

- 1) Updating roadway classifications on the General Plan Mobility Element Roadway System Map (Figure M-1) to reflect existing conditions and the County of Orange planned Los Patrones Parkway extension into the City, for consistency with the Orange County Master Plan of Arterial Highways (MPAH) required to maintain the City’s eligibility for regional transportation funding.

2) Removing General Plan references to the toll road and State Route 241 (SR-241) extension alignment initially designed to skirt the eastern perimeter of San Clemente, but not encroach into San Clemente open spaces. Since, the alignment has been abandoned.

Staff recommends that the City, as a responsible agency for the Los Patrones Parkway Extension project, consider and approve the Addendum to the previously certified environmental impact reports (EIRs) for the 2001 Prima Deshecha General Development Plan (Final Program EIR No. 575; State Clearinghouse No. 99041035); the Southern Subregion Natural Community Conservation Plan/Master Streambed Alteration Agreement/Habitat Conservation Plan (Final Program EIR No. 584; State Clearinghouse No. 2006061140); and the Ranch Plan General Plan Amendment and Zoning Change (Final EIR No. 589; State Clearinghouse No. 2003021141).

Staff recommends the City find environmental impacts of the General Plan Amendments unrelated to the Los Patrones Parkway extension to have been adequately addressed and mitigated in the previously certified EIR for the Centennial General Plan.

**B. [1531 North El Camino Real – CUP 20-243 & MCHP 20-244 – Publik House \(Roxas\)](#)**

A request to adapt a 19,979 sq. ft. historic property into a multi-use building comprised of a special events venue, cafe, office, and accessory church use. The project includes requests for exterior modifications to the existing 7,448 sq. ft. building, site improvements, indoor and outdoor amplified sound, full alcohol service, and valet parking services for events exceeding 100 guests.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15303 (Class 3: New Construction or Conversion of Small Structures).

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of December 17, 2020](#)
- C. [Staff Waiver Memo and Reports](#)

- D.** City Planner report
  - North Beach Historic District Update

## **12. ADJOURNMENT**

The next Regular Meetings of the Study Session and Planning Commission will be held on February 3, 2021 at 6:00 p.m. via teleconference.