



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

**Wednesday, March 3, 2021  
7:00 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 Adjourned Regular Planning Commission meeting of February 17, 2021.](#)

**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.

None

**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. [Zoning Amendment PLN19-032 – Inclusionary Housing Program and In-Lieu Fee Update](#) (Savage)**

A request to consider the analysis and update of the City’s Inclusionary Housing Program and Inclusionary Housing In-Lieu fee. The project includes consideration of the number of inclusionary (affordable) housing units required in residential developments involving six or more units; the required inclusionary (affordable) housing income level; and the method to calculate the inclusionary housing in-lieu fee. The project includes amending Zoning Ordinance Section 17.24.120 Inclusionary Housing Requirements to be consistent with the Housing Element and any Inclusionary Housing Program modifications adopted with this project.

Staff recommends the Planning Commission determine the project is exempt from the California Environmental Quality Act (CEQA) and/or not subject to further environmental review pursuant to Sections 15060(c), 15061(b)(3), and 15378.

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of February 4, 2021](#)
- C. [Zoning Administrator Minutes of February 18, 2021](#)
- D. [Staff Waiver Memo and Reports](#)

**12. ADJOURNMENT**

The next Adjourned Regular Meeting of the Planning Commission will be held on April 7, 2021 at 6:00 p.m. via teleconference.