



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

**Wednesday, June 18, 2014  
6:00 p.m.**

**Council Chambers  
100 Avenida Presidio  
San Clemente, California 92672**

**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 p.m. 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 ORDERS OF BUSINESS**

None

**5. MINUTES**

- A. [Minutes from the Planning Commission meeting of May 28, 2014](#)
- B. [Minutes from the Study Session of June 4, 2014](#)
- C. [Minutes from the Planning Commission meeting of June 4, 2014](#)

**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. If you wish to speak, please step forward to the microphone, state your name and City of residence and make your presentations. Please limit your presentations to three (3) minutes.

**7. CONSENT CALENDAR**

None

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.

**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. To facilitate the meeting for all attendees, the public is asked to limit their individual presentation to three (3) minutes. 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. [Strategic Implementation Program for the Centennial General Plan](#)  
(Pechous)

The Planning Commission will consider adopting a resolution recommending that the City Council approve the Draft Strategic Implementation Program's (SIP) implementation priorities. The SIP is a

list of implementation measures the City will carry out to achieve the Centennial General Plan’s goals and policies over time. It was prepared by the City’s general plan consultant and identifies community needs and priorities. Strategic planning provides a framework to connect day-to-day and short-term City actions to long-term goals. It also provides a tool to evaluate the effectiveness of General Plan implementation measures to help improve City operations and services.

**B. Zoning Amendment 14-121/General Plan Amendment 14-122/Specific Plan Amendment 14-123, Consideration of Adopting a Resolution to Recommend that the City Council Approve a Negative Declaration of Environmental Impact, Amend the Zoning Ordinance and Precise Zoning Plan, and Amend the General and/or Specific Plans to Implement Senate Bill 2, the “Emergency Shelter Act” (Obrero)**

The Planning Commission will continue its discussion from the May 28, 2014 meeting and consider adopting a resolution recommending that the City Council establish an “SB 2 Overlay District” and development standards for emergency shelters. The new Overlay District would include properties in the Rancho San Clemente Business Park at least 500 feet from Residential zones with a 35-bed limit, and in the Calle de Industrias area north of Avenida Pico and adjacent to Interstate 5, with a 50-bed limit. Within the Overlay, emergency shelters would be allowed, by right, up to a maximum total capacity of 70 beds. Emergency shelters would also be allowed by right as accessory uses to churches, with a six-bed limit per church. At the meeting, the Commission will consider a draft SB 2 ordinance, negative declaration of environmental impact, and draft amendments to the Zoning Ordinance, Precise Zoning Plan, General Plan, Rancho San Clemente and West Pico Corridor Specific Plans.

The purpose of this meeting item is to comply with a State law, “SB 2”, the Emergency Shelter Act. SB 2 requires cities and counties to allow homeless shelters by right in at least one land use zone. The ordinance does not require cities to build, provide funding for, or operate such uses. Local governments may establish standards to regulate emergency shelters’ location, size, parking, proximity to other emergency shelters, length of stay, lighting, security, and to require a management plan.

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

- A. [Tentative Future Agenda](#)
- B. [Minutes from the Zoning Administrator meeting of June 4, 2014](#)
- C. [Staff Waiver 14-222, 908 S. Ola Vista](#)
- D. [Staff Waiver 14-223, 418 Avenida Santa Barbara](#)
- E. [Staff Waiver 14-224, 1640 N. El Camino Real](#)
- F. [Staff Waiver 14-225, 105 W. Paseo De Cristobal](#)
- G. [Staff Waiver 14-233, 412 Avenida Victoria](#)

**12. ADJOURNMENT**

Adjourn to the Study Session to be held at 6:00 p.m. on July 2, 2014 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.