



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

**Wednesday, August 18, 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.

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. 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.

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 Study Session meeting of August 4, 2021.](#)
- B. [Minutes from the Regular Planning Commission meeting of August 4, 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. 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. 329 Avenida Cabrillo – Cultural Heritage Permit 20-374/ Minor Exception Permit 21-001/ Historic Demolition Permit 21-095 – Gonzalez Residence Addition (Carrillo)

A request to consider: 1) Mills Act contract exterior improvements, 2) a 536 square-foot rear addition, 3) partial demolition of a one-car detached garage to accommodate rear-yard improvements and a future accessory dwelling unit, and 4) the continuation of a legal nonconforming side-yard setback.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15305 (Class 5: Minor Alterations in Land Use Limitations).

B. General Plan Amendment PLN20-036 – Housing Element and Safety Element Updates (Savage)

A request to forward a recommendation of approval to the City Council for the Housing Element and Safety Element Updates.

A Draft Program Environmental Impact Report (PEIR) is available for review and comment during the Public Comment Period running from July 23, 2021 through September 7, 2021. Written comments regarding the Draft PEIR must be submitted no later than 5:00 PM on September 7, 2021 to Jennifer Savage, Project Planner, City of San Clemente Community Development Department, 910 Calle Negocio, Suite 100, San Clemente, CA 92673 or via email at: housing@san-clemente.org. For additional information, please contact Ms. Savage at: (949) 361-6186.

Based on the analysis contained in the Draft Program EIR, the Project will result in a significant and unavoidable environmental impact in the areas of air quality (consistency with air quality plans, criteria pollutants), noise (construction), greenhouse gas emissions (emissions; policy consistency), and transportation (VMT). All remaining potential environmental impacts are insignificant or can be mitigated to a level that is less than significant.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

A. Tentative Future Agenda

12. ADJOURNMENT

The next Regular Meetings of the Study Session and Planning Commission will be held on September 8, 2021 at 6:00 p.m. via teleconference.

PLANNING COMMISSION MEETING PROCEDURES

PRESENTATION OF WRITTEN MATERIALS TO THE COMMISSION

In order to ensure that the Commissioners have adequate time to consider written materials concerning agenda items, it is strongly recommended that such materials be submitted to the Community Development Department by noon the date preceding the Planning Commission meeting.

MEETINGS RECORDED AND TELEVISED

Planning Commission meetings are broadcast live on Cox Communications Local Access Channel 854 and are available on the City's YouTube channel at www.san-clemente.org/live.

USE OF ELECTRONIC VISUAL AIDS BY PUBLIC AT MEETINGS

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 Community Development Department 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.

LENGTH OF MEETINGS

At 11:00 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon at this meeting and will continue all other agenda items to a future meeting.

AMERICANS WITH DISABILITIES ACT

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 modification or accommodation 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.

COMMUNICATION DEVICES

To minimize meeting distractions and sound system interference, please be sure all personal communication devices are turned off or on silent mode.

MEETING SCHEDULE

Regular Planning Commission Meetings are held on the first and third Wednesdays of each month following the first Tuesday and held via teleconference. Additional meetings of the Planning Commission may be called as needed.

AGENDAS, ADMINISTRATIVE REPORTS AND SUPPLEMENTAL WRITTEN MATERIALS

Agendas and Administrative Reports can be viewed by accessing the City's website at www.san-clemente.org. All written material distributed to a majority of 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, during normal business hours. Persons wishing to enter City Hall during the Covid-19 emergency may call the Community Development Department at (949)361-6100.

The Community Development Department also offers an agenda packet subscription service free of charge. If you wish to receive email copies of Planning Commission agendas, which include hyperlinks to staff reports and other back-up material, please send an email to Planning@san-clemente.org or call (949)361-6184.