

**MINUTES OF THE
REGULAR STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
December 22, 2021 @ 6:00 p.m.
San Clemente Community Center Auditorium
100 Calle Seville, San Clemente, CA 92672
Teleconference via www.san-clemente.org/live or Cox Channel 854**

CALL TO ORDER

Chair Crandell called the Study Session of the Planning Commission of the City of San Clemente to order at 6:04 p.m. The meeting was offered in person at The City of San Clemente Community Center Auditorium, located at 100 Calle Seville, San Clemente California, and also via live stream from the City's YouTube Channel or live on Cox Channel 854.

ROLL CALL

Commissioners Present: M. Steven Camp, Gary P. McCaughan, M.D., Karen Prescott-Loeffler; Chair Barton Crandell.

Commissioners Absent: Cameron Cosgrove, Chair pro tem Scott McKhann, Vice Chair Hannah M. Tyler

Staff Present: Adam Atamian, Deputy Community Development Director
*Kyle Webber, Assistant Planner
Eileen White, Recording Secretary

*Participated in the meeting via teleconference

AGENDA

Amendments to Update Specific Plans for Forster Ranch, Marblehead Coastal, Marblehead Inland, Rancho San Clemente, and Talega (Webber)

Kyle Webber, Assistant Planner, narrated a PowerPoint Presentation entitled, "Planning Commission Study Session Specific Plan Update," dated December 22, 2021. A copy of the Presentation is on file in Planning Division. He requested the Commission provide input on suggestions or revisions they would like to see in the updates and this item will be back before the Commission at another Study Session for final review.

Comments/Suggestions:

- The City’s General Plan envisions relocating most auto repair facilities to the business parks; potential review of the City’s policies may be warranted due to the changing nature of auto sales, auto showrooms, recharging stations, etc. The purpose of the moving auto-related uses from the South El Camino Real corridor is to make the corridor more pedestrian friendly. Staff agreed to review the definition of auto-related uses to clarify potential businesses that will be allowed in the business park area.
- Potential annexation of a section of the Rancho Mission Viejo Specific Plan has not been researched or formally discussed with Orange County officials.
- The concept to create a Specific Plan for the North Beach Area has been considered in the past and may be rekindled in light of its recent Historic District designation.
- Suggestion to consider alternate programs/enhancements to improve accessibility to the City’s governing documents via the City’s website.
- The intent of the project is to review the Specific Plans to ensure they are compatible and comply with guidelines in the General Plan and Local Coastal Program; any suggested revisions to the General Plan itself are being compiled by staff to be considered at a later date.
- Guidance regarding the use of E-bikes will be a focus in the near future as well, though not applicable to this item.

COMMISSION COMMENT

None

RECESS

The Commission recessed until the start of the regular session.

Respectfully submitted,


Barton Crandell, Chair

Attest:


Adam Atamian, Deputy Community Development Director