



STAFF MEMO SAN CLEMENTE PLANNING COMMISSION

Date: September 23, 2022
for the

October 5, 2022 Planning Commission Meeting

PLANNER: Jennifer Savage, Assistant to the City Manager

SUBJECT: **654 Camino De Los Mares – Master Project (MP) 22-089, Architectural Permit (AP) 22-101, Conditional Use Permit (CUP) 22-100, General Plan Amendment (GPA) 22-097, Site Plan Permit (SPP) 22-103, Tentative Parcel Map (TPM) 22-099, Zoning Amendment (ZA) 22-098 – Senior Housing and Medical Office.** A request to demolish an existing medical building and surface parking lot; construct a mixed-use project with 250 for-rent senior residential units and a 7,500 square foot medical office; subdivide one lot into two lots; rezone the property from Regional Medical Facilities 1 (RMF1) to Community Commercial 4 (CC4); and change the General Plan designation from RMF to CC at 654 Camino De Los Mares. The project includes requests for shared parking and an increase in floor area pursuant to the San Clemente Municipal Code, and a concession/incentive/waiver pursuant to State Density Bonus law.

DISCUSSION

This matter was continued from the September 21, 2022 Planning Commission meeting and is scheduled for the October 5, 2022 Planning Commission meeting.

In order to provide additional time to review the application materials, some materials are available prior to distribution of the October 5, 2022 Planning Commission agenda packet. The attachments listed below are available on the project webpage at <https://www.san-clemente.org/departments-services/planning-services/development-projects-map/development-projects-page/san-clemente-senior-housing> and will be made available as part of the agenda packet. The email interest list will also be noticed about availability of these materials.

Attachments:

1. Project Plans
2. Applicant's Project Narrative
3. Air Quality and GHG Analysis
4. Arborist Report
5. Biology Assessment
6. Cultural Resources Report
7. Geologic and Seismic Hazards Review
8. Hydrology Report

9. Hydromodification Analysis
10. Noise Impact Analysis
11. Paleontological Analysis
12. Parking Analysis
13. Phase I Environmental Site Assessment
14. Preliminary Water Quality Management Plan
15. Supplemental Parking Memo
16. Traffic Impact Analysis
17. Visual Memo
18. Vehicle Miles Traveled Analysis