



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

**Wednesday, October 5, 2022  
6:00 P.M.**

**San Clemente Community Center Auditorium  
910 Calle Negocio, Council Chambers  
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.*

**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 Study Session of the Planning Commission of September 7, 2022](#)

B. [Minutes from the Regular Meeting of the Planning Commission of September 7, 2022](#)

**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 and, if you desire, state your name and/or city of residence for the record and make your presentations. Please limit your presentations to three (3) minutes.

**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. [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](#) (Savage)

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, an increase in floor area, and a concession/incentive/waiver pursuant to State Density Bonus law.

In accordance with the California Environmental Quality Act (CEQA) Guidelines Section 15164, the City prepared an Addendum to the San Clemente Housing and Safety Elements Update Program Environmental

Impact Report (PEIR) (State Clearinghouse No. 2021020256). The Addendum demonstrates that only minor technical changes to the PEIR are involved and the project would not result in any new or increased severity significant environmental effects beyond those identified in the PEIR.

**B. CUP22-141/MCUP22-222 DELAHUNT BREWING TASTING ROOM AND OFF-SITE PARKING AGREEMENT, 1011 CALLE RECODO (Carrillo)**

A request to establish a tasting room with indoor and outdoor seating, exterior changes, and an off-site parking agreement at Delahunt Brewing located in the Business Park Zone within the Rancho San Clemente Specific Plan.

Staff recommends that the project be found Categorically Exempt from CEQA pursuant State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15311 (Class 11: Accessory Structures).

**C. CUP22-236 DISH WIRELESS TELECOMMUNICATION FACILITY, 170 AVENIDA LA PATA (Toma)**

A request to install building-mounted antennas with equipment enclosure on an existing self-storage facility within other exiting wireless facilities located at 170 Avenida La Pata. The site is located in the Rancho San Clemente Specific Plan (RSCSP), which identifies the land-use designation of the property as Light Industrial.

Staff recommends that the project be found:

1. Categorically Exempt from the requirements of the State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15303 (Class 3: New Construction or Conversion of Small Structures); and
2. Adopt Resolution PC 22-018, approving Conditional Use Permit 22-236 (Dish Wireless Telecommunication Facility) subject to the Conditions of Approval therein.

**D. 1108 NORTH EL CAMINO REAL – CONDITIONAL USE PERMIT 22-078 - SAN CLEMENTE GYM (Atamian)**

A request to establish a new fitness facility within an existing commercial building located within the Neighborhood Commercial (NC 2) Zoning District and Affordable Housing and Architectural Overlays at 1108 North El Camino Real. The applicant proposes to occupy the entire, approximately 5,300 square-foot building for the proposed use to include fitness facility area and other areas of use ancillary to the primary use, such

as office and storage areas. Hours of operation will occur seven days a week, approximately between 5:00 am and 10:00 pm on weekdays, and 7:00 am and 7:00 pm on weekends.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15031 (Class 1: Existing Facilities).

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

A. [Tentative Future Agenda](#)

B. [Staff Waiver Memo and Reports](#)

**12. ADJOURNMENT**

The next Regular Meeting of the Planning Commission will be held on Wednesday, October 19, 2022 at 6:00 p.m. at the San Clemente City Hall Council Chambers located at 910 Calle Negocio, San Clemente, California.

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## **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](http://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](http://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](mailto:Planning@san-clemente.org) or call (949)361-6184.