



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

**Wednesday, October 19, 2022  
6:00 P.M.**

**San Clemente City Hall Council Chambers  
910 Calle Negocio  
San Clemente, California 92673**

**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 Joint City Council/Planning Commission Joint Study Session of August 31, 2022.](#)

B. [Minutes from the Regular Meeting of the Planning Commission of October 5, 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 – 654 Camino De Los Mares – Senior Housing and Medical Office Development Agreement (Savage)**

A request for a Development Agreement for 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), change the General Plan designation from RMF to CC at 654 Camino De Los Mares, and includes requests for shared parking, an increase in floor area, and concession/incentive/waiver(s) pursuant to State Density Bonus law. The proposed Development Agreement would stipulate that the applicant is required to obtain all necessary approvals and permits/entitlements to allow the general plan amendment, zoning amendment, subdivide the lot, and construct the proposed development.

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.

[Item description continued on next page]

Staff recommends that the Planning Commission:

1. Recommend determining that the proposed addendum involves only minor technical changes to the 2021 FEIR and would not result in any new or increased severity significant environmental effects beyond those identified in the 2021 FEIR, and, as such, an addendum is the appropriate environmental document under Section 15164 of the State CEQA Guidelines.
2. Adopt Resolution PC 22-023, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA RECOMMENDING THAT THE CITY COUNCIL APPROVE THE DEVELOPMENT AGREEMENT FOR A REQUEST TO DEVELOP 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, LOCATED AT 654 CAMINO DE LOS MARES.

**9. NEW BUSINESS**

**A. [Consideration of Speed Cushions on Camino Faro](#)** (Ponsen/Kim)

A request to consider forwarding a recommendation to the City Council to implement speed cushions on Camino Faro between Avenida Vista Hermosa and Calle Frontera.

Staff recommends that the Planning Commission:

1. Deny the public's request for the use of speed cushions on Camino Faro since the street does not satisfy the installation criteria per the City Speed Hump/Cushion Policy and the City Traffic Calming Policy.

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

**A. [Tentative Future Agenda](#)**

**12. ADJOURNMENT**

The next Regular Meeting of the Planning Commission will be held on Wednesday, November 2, 2022 at 6:00 p.m. at the San Clemente City Hall Council Chambers located at 910 Calle Negocio, San Clemente, California.

## **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.