



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

**Wednesday, November 2, 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 Regular Meeting of the Planning Commission of October 19, 2022](#)

6. ORAL AND WRITTEN COMMUNICATIONS

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. CULTURAL HERITAGE PERMIT 21-332, ENCROACHMENT PERMIT 22-317, WACH HISTORIC DUPLEX, 161 WEST MARQUITA (Wright)

A request to consider the rehabilitation, exterior alterations, and a minor 10 square-foot addition to a duplex and garage, and site improvements including a wall within the public right-of-way. The site is on the City's list of designated historic resources at 161 West Marquita.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

B. SPECIFIC PLAN AMENDMENT (SPA) 21-229 – SPECIFIC PLAN AMENDMENTS FOR FORSTER RANCH, MARBLEHEAD COASTAL, MARBLEHEAD INLAND, RANCHO SAN CLEMENTE, TALEGA (Webber)

A public hearing to consider forwarding a recommendation to the City Council on City initiated amendments to the Talega, Rancho San Clemente, Forster Ranch, Marblehead Inland, and Marblehead Coastal Specific Plans (“Amendments”).

The Amendments are a phase of the work program to update the City’s planning documents to be consistent and compatible with the General Plan and Coastal Land Use Plan (LUP), as required by State law. This effort is necessary to comply with State law and Council priorities in the City’s General Plan Strategic Implementation Program (SIP). Consistency between the

General Plan, LUP, Zoning Ordinance, and Specific Plans is a high-level priority project identified as Implementation Measure LU1 of the SIP based on Council direction. The Amendments propose the following:

- The Specific Plans will be updated to reflect changes to land use designations adopted in the Centennial General Plan and LUP. The project will update the boundary and labeling of zoning districts on maps. Many hand-drawn maps will be updated using the City's Geographic Information System (GIS) to improve the clarity and the accuracy of zoning boundaries.
- The Specific Plans will be updated to reflect changes to development standards and regulations adopted in the Centennial General Plan, LUP, and Municipal Zoning Code. Permitted use tables will be updated as needed.
- General Plan goals and policies relevant to certain planning sectors will be incorporated into the documents, including new standards and regulations to encourage the relocation of automobile service uses to the Business and Industrial Park areas.
- The project will also correct erroneous tables, text, and language governing land uses and permitted or conditionally permitted uses without modifying regulations.

The Amendments are exempt from CEQA review. The Amendments are mandatory actions under Government Code Section 65860 and are within the scope of the General Plan EIR and subsequent Addenda, pursuant to State CEQA Guidelines Sections 15162 and 15168.

C. HOUSING ELEMENT REZONING PROGRAM – ZONING CODE AMENDMENTS TO BE CONSISTENT WITH STATE HOUSING LAWS
(Toma/Savage)

A public hearing to consider forwarding a recommendation to the City Council on the proposed ordinances listed below, which amend various provisions of the San Clemente Municipal Code ("SCMC") to effectuate revisions contemplated by the City's Sixth Cycle Housing Element. The proposed ordinances subject to the public hearing are as follows:

- An ordinance amending SCMC Section 17.24.070 regarding density bonuses and other affordable housing incentives required by state law. This ordinance is exempt from the California Environmental Quality Act ("CEQA") pursuant to sections 15358, 15305, and 15061(b)(3) of the State CEQA Guidelines (California Code of Regulations, Title 14, Chapter 3).
- An ordinance amending SCMC Section 17.56.100 to comply with AB 139 regarding parking requirements for emergency shelters. This ordinance

does not qualify as a “project” under CEQA (State CEQA Guidelines, § 15378(a)) and, in the alternative, is exempt from CEQA pursuant to section 15061(b)(3) of the State CEQA Guidelines.

- An ordinance updating SCMC Section 17.28.270 regarding accessory dwelling units and junior accessory dwelling units to comply with recent changes in state laws. This ordinance is exempt from CEQA under California Public Resources Code section 21080.17.
- An ordinance amending various sections of the SCMC to ensure consistency with state law regarding low barrier navigation centers. This ordinance is exempt from CEQA pursuant to sections 15060(c)(2), 15060(c)(3) and 15061(b)(3) of the State CEQA Guidelines.
- An ordinance amending various provisions of the SCMC to ensure consistency with state law regarding supportive and transitional housing. This ordinance is exempt from CEQA pursuant to sections 15060(c)(2), 15060(c)(3) and 15061(b)(3) of the State CEQA Guidelines.
- An ordinance amending various provisions of the SCMC regarding residential care facilities. This ordinance is exempt from CEQA pursuant to sections 15060(c)(2), 15060(c)(3) and 15061(b)(3) of the State CEQA Guidelines.

9. NEW BUSINESS

None

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 16, 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.

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.