



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

**Wednesday, December 7, 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 Study Session of the Planning Commission of November 16, 2022.](#)

B. [Minutes from the Regular Meeting of the Planning Commission of November 16, 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. [Conditional Use Permit 22-328, Amendment to Outlet Conditional Use Permit \(CUP 16-349\) for Outdoor Special Events, 101 West Avenida Vista Hermosa](#)

A request to expand the previously approved program of outdoor events at the Outlets to include a weekly car show, biweekly food distribution, and seasonal events, such as a Christmas service or “Trunk or Treat” Halloween event, hosted in partnership with local non-profit or religious groups.

Staff recommends that the project be found categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 because the project involves a negligible expansion of an approved commercial use requiring no significant site or building alterations.

B. [Conditional Use Permit 22-342, The Happening Social Organization, 657 Camino De Los Mares, Suite 130](#)

A request to allow a social organization for young adults with disabilities at a commercial suite located within a commercial center that consists primarily of medical offices Tuesday through Saturday.

Staff recommends that the project be found categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 because the

project involves the negligible expansion of existing or former use limited to the operation of a social organization within an existing commercial suite, requiring no additional floor area or significant site or building alterations. Zoning Amendment 22-395: Urban Lot Split and Two-Unit Projects (SB 9) Ordinance

9. NEW BUSINESS

- A. [Consideration of Traffic Calming in The Coast Neighborhood – Calle Frontera, Calle Juarez and Calle Vallarta](#)

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Staff Waivers](#)
B. [Tentative Future Agenda](#)

12. ADJOURNMENT

The next Regular Meeting of the Planning Commission will be held on Wednesday, December 21, 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 in the Council Chambers located at City Hall, 910 Calle Negocio, 2nd Floor, San Clemente. The Regular Planning Commission Meeting will commence at 6:00 p.m. 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.

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.