



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

**Wednesday, January 18, 2023
6:00 P.M.**

**San Clemente City Hall Council Chambers
910 Calle Negocio, 2nd Floor
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 December 21, 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 22-365, Pronto Italian Market Full Alcohol, 221 Avenida Del Mar, Suite A](#)

A request for an existing market to expand the alcohol sales from beer and wine (ABC Type 20 License) to full range alcohol for off-site consumption (ABC Type 21 License).

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

B. [Master Project 21-322, Calvada Mixed-Use Development, 1430 S. El Camino Real](#)

A request to develop a mixed-use building at 1430 S. El Camino Real, which is within the Mixed Use 3.2 Zone and the Architectural and Affordable Housing Overlays. A portion of the property is within the Coastal Zone. The proposed project includes 10 apartment units (including one affordable unit) totaling 16,864 square feet of interior space, with 25 corresponding parking stalls, and 6,681 square feet of retail/office space with 24 corresponding parking stalls. The development requires a Site Plan Permit, Cultural Heritage Permit, Conditional Use Permit, and a Discretionary Sign Permit. The project includes a request for a concession, pursuant to State Density Bonus law, to reduce the alley transitional setback to accommodate upper floor balconies.

The Planning Division completed an initial environmental assessment of the project per the California Environmental Quality Act (CEQA). Staff recommends the Planning Commission determine the project is Categorical Exempt from CEQA pursuant to CEQA Guidelines Section 15332 (Class 32: In-Fill Development Projects).

C. Zoning Amendment 22-366 – Zoning Permit Streamlining

A request to consider a City-initiated amendment to Title 17 (Zoning) of the San Clemente Municipal Code to:

- 1) Reduce the level of public hearing decisions for several planning application types, while maintaining public minutes of decisions and appeal procedures when experience has shown the projects have not had issues of significant public concerns or impacts to prompt a higher level of public review. For example, smaller additions to residences less than 500 square feet visible from the street currently require Planning Commission review, and are proposed by this ordinance to be reviewed by the Zoning Administrator;
- 2) Modify the Zoning Code for administrative approval of minor projects requiring design review in the Architectural Overlay, adjacent to, or involving, historic structures, and nonresidential properties; to add general standards, project-specific standards, and change the types of projects and circumstances which would be eligible for staff-level approval, subject to appeal with permits disclosed publicly for transparency. Currently, there is a broader category of projects eligible for administrative approval. The proposed ordinance replaces this with lists of projects that may be approved by staff if they meet the general and project-specific standards (e.g. projects that won't affect character defining features of historic structures, such as a privacy fence constructed of certain materials), and the City Planner would have discretion to forward applications to a public hearing if warranted;
- 3) Consolidate planning applications to simplify submittals and administrative processing;
- 4) Allow beer and wine sales for indoor, on-site consumption in restaurants with food service by-right with a State license; and
- 5) Clarify planning permit review procedures to facilitate staff and public understanding and implementation (e.g. how requests for alcohol sales/service is processed for hotels and entertainment venues).

Staff recommends that the amendments not be considered a "project" as defined by the State CEQA Guidelines Sections 15378(b)(2) and 15378(b)(5), because the revisions relate to the ongoing administrative activities and organizational or administrative activities of governments that

will not result in direct or indirect physical changes in the environment, and therefore do not constitute a “project” as defined by the State CEQA Guidelines (Cal. Code Regs., title 14, § 15000 et seq.). In the alternative, staff recommends that the amendments be found exempt from the California Environmental Quality Act (“CEQA”) under State CEQA Guidelines section 15061(b)(3) on the basis that there is no possibility that the activity in question may have a significant effect on the environment. The amendments clarify the application review process and streamline several procedures. The proposed changes do not change land use designations or increase the type, density, or land use impacts of potential development.

9. NEW BUSINESS

None.

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, February 8, 2022 at 6:00 p.m. at the San Clemente City Hall Council Chambers located at 910 Calle Negocio, 2nd Floor, 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.

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.