



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

**Wednesday, April 3, 2013, 6:00 p.m.
Council Chambers, City Hall
100 Avenida Presidio, San Clemente, California 92672**

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 a modification 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.

Written material distributed to 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, CA during normal business hours.

CALL TO ORDER

ROLL CALL

ITEMS:

A. Architectural Tour Review (Pechous)

On March 8, 2013 Planning Commission, staff and several members of the public viewed 14 as-built development projects for their architectural quality, compatibility with adjacent buildings and consistency with the Design Guidelines. During the tour, City staff and Planning Commissioners rode in two vans, so there was only limited opportunity for public input and shared group discussion. This study session will allow discussion of the issues, lessons and possible policy changes raised by the projects we viewed.

B. General Plan Status Update (Hook)

With the Planning Commission's completion of its review of the Preliminary Draft General Plan in February, the Draft Centennial General Plan is entering a new and exciting phase. Staff will provide a status update on the draft General Plan, including a preview of a Joint City Council/General Plan Advisory

Committee/Planning Commission meeting, tentatively scheduled for May 29, 2013.

COMMISSION COMMENT

RECESS