



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

**Wednesday, December 20, 2017
6:00 p.m.**

**Council Chambers
100 Avenida Presidio
San Clemente, California 92672**

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.*

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.

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 City Planner 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.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**

3. ROLL CALL

4. SPECIAL ORDERS OF BUSINESS

None

5. MINUTES

- A. [Minutes from the Regular Study Session of the Planning Commission Meeting of November 8, 2017.](#)
- B. [Minutes from the Regular Planning Commission Meeting of November 8, 2017.](#)
- C. [Minutes from the Regular Study Session of the Planning Commission Meeting of December 6, 2017.](#)
- D. [Minutes from the Regular Planning Commission Meeting of December 6, 2017.](#)

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, state your name and City of residence and make your presentations. Please limit your presentations to three (3) minutes.

7. CONSENT CALENDAR

None

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.

**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. To facilitate the meeting for all attendees, the public is asked to limit their individual presentation to three (3) minutes. 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. [Municipal Code Amendments – Zoning Amendment 17-204 \(Density Bonus Update\)](#) (Stonich)

Public Hearing to consider a City-initiated amendment of Municipal Code (SCMC) Title 17 “Zoning” (Zoning Amendment 17-204), Section 17.24.070 containing provisions for density bonuses and other incentives for affordable housing projects and senior citizen housing developments in accordance with prior State law. This amendment will update the SCMC to comply with current State law pursuant to Assembly Bills (AB) 744, 2222, 2556, 2442, and AB 1934, as codified in Government Code Sections 65915-65915.7.

The amendment to the code for compliance with Government Code Section 65915-65915.7 is not a project as defined under the California Environmental Quality Act (CEQA) and; therefore, is not subject to environmental review.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)**
- B. [Zoning Administrator Minutes of 12-6-2017](#)**
- C. [Staff Waiver 17-409](#)**

12. ADJOURNMENT

The next Regular Study Session of the Planning Commission will be held at 6:00 p.m. on January 17, 2018 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, California.

The January 3, 2018 Regular Study Session of the Planning Commission and the Planning Commission Meetings were previously cancelled.