

"Maintaining a safe and healthy environment in which to live, work, and play."



Coastal Conversation

City of San Clemente, Community Development Department

Issue 9

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Community Development
Director

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Message From the Community Development Director

I am happy to report that we are very busy at the Community Development Department these days. The Marblehead project has started construction, with the first phase of the commercial portion of the project scheduled for completion in the late summer/early fall of 2015. In addition, the number of permits and valuation has increased significantly over the past 12 months throughout the City. Overall, the local economy seems to be on a definite upswing.

In this issue, I'd like to focus on two key items. The first is our successful and award winning Business Liaison Program. This program is consistently improving to better meet the needs of local business owners in San Clemente, and is highlighted on page 2.

Also included in this issue is an in depth article from Code Compliance Supervisor, Brent Panas about what it means to be a good neighbor. He has provided some examples of how working together is one of the best ways to get the most of what the community has to offer.

Are You a Good Neighbor?

As summer gets into full swing, San Clemente citizens are out enjoying the warm weather and beautiful scenery that San Clemente has to offer. In order to maintain this high quality of life during summer months, and year round, it is important to be considerate of your neighbors, and this issue provides a number of tips on how to do just that. This is a pretty broad subject and this article will focus on both City related and non-city issues that can occur in your neighborhood.

A few hypothetical scenarios to consider:

- A neighbor's dog barks nightly from 6 to 9, wearing on your nerves.
- Your daughter is getting married in a week and the whole family will stay at your house, taking up most of the street parking.
- At 30, you finally finished your bachelor's degree. The party at your house will be legendary and loud.
- You are looking to rent your house out and you receive an offer from a Group Home manager for double the rent you were asking.

No matter where you live, or what the scenario, there are tools and practices to help you work with your neighbors to reach a common ground. See page 3 for tips.

Beach Concert Series

Live bands on the sand!

Free concert by the Pier featuring music that is fun for the whole family!

Alternating Thursday nights through August 28th.

Business Liaison Program

The Business Liaison's goal is to provide valuable advice and assistance for business owners who must juggle multiple tasks when starting, running and growing their business. Securing City approvals for business licenses, signs, remodeling or building additions can be daunting, especially for the small business owner. That is where the Business Liaison Program comes in.

Under this program, a designated planner serves as a "Liaison" to specific business districts. The Liaison handles all of the discretionary approvals within their assigned districts. The liaisons will inform business owners of potential grant opportunities, programs/services and, rules and regulations that may apply to them. The business liaison also guides property/business owners wishing to start or expand their businesses through what can appear to be a maze of rules and requirements. The Liaisons are the direct contact for the districts business community and provide a "friendly face" at City Hall who understands their business needs and objectives.



Our environmental rules and regulations, and democratic processes are now well established and institutionalized. The Liaisons help business owners to successfully navigate these processes, to the benefit of the business owners, neighborhoods, and community at large.



The San Clemente Business Liaison Program has been met with recognition from a number of agencies, which includes the following honors.



- APA American Planning Association, Best Practices Award 2012
- Harvard Kennedy School of Business, Bright Idea Award 2012
- Orange County Business Council, Turning Red Tape to Red Carpet Award 2012

Find more information on our website at www.san-clemente.org/BLP or visit our new Business Development Center at 910 Calle Negocio #100, San Clemente, CA 92673

Meet Your Liaisons



Amber Gregg, Associate Planner
North Beach Liaison
gregga@san-clemente.org
(949) 361-6196



Cliff Jones, Associate Planner
Downtown/Pier Bowl Liaison
jonesc@san-clemente.org
(949) 361-6186



Sean Nicholas, Associate Planner
Los Molinos Business District/South ECR
nicholas@san-clemente.org
(949) 361-6189

If you're a business owner outside of these areas, please contact Jim Holloway, Community Development Director at (949) 361-6105 or hollowayj@san-clemente.org

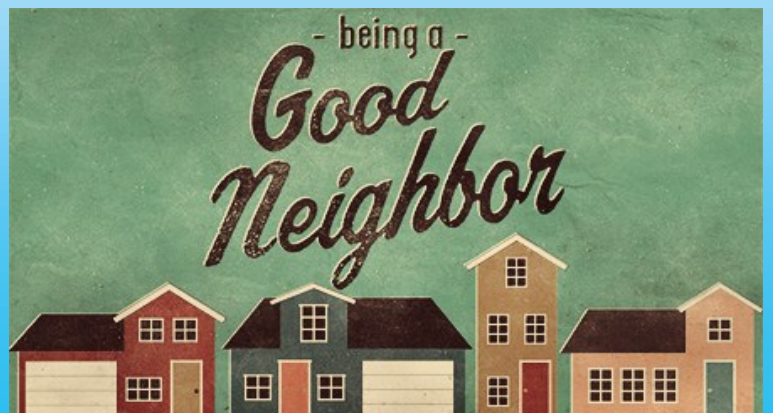
Good Neighbor Practices

The Code Compliance Division's primary responsibility is to achieve compliance of the City's zoning, sign, and property maintenance codes. The following are not necessarily covered by City codes, but we hear about these issues, especially in the warm weather months when windows are open and the activity levels are high. We cannot and should not try to regulate many things that are best handled by using common sense and practicing a good neighbor policy. Here are a few tips:

1. **Control your dog.** Keep your dog on a leash if it has a habit of running rampant on your neighbors' lawns, especially if they have a cat or a dog of their own, and make sure to clean up after it. If you have a particularly noisy dog, this may also become a source of contention for your neighbor. Put yourself in their shoes and imagine how upset you'd be if you or perhaps your newborn was woken from a much-needed nap by the sudden yapping of a nearby dog. If you have problems controlling your dog's barking or whining, consider seeking advice from your local vet or Coastal Animal Services Authority at (949) 492-1617.
2. **Practice parking etiquette.** When you park your vehicle, be sure not to block anyone's access, or make them have to pull out of a very tight spot. Don't over-rev the engine of your car or motorcycle early in the morning or late at night. Park in front of your home, not theirs. Avoid slamming your doors or shining your headlights into your neighbor's windows late at night.
3. **Alert your neighbor to parties.** If you're planning a party, be sure to give your neighbors plenty of warning, letting them know when it's going to start and how long you expect it to go on. Leave them a telephone number to contact if they need to ask you to turn it down. If you get on well with your neighbors, why not invite them too? When it comes to the party itself, stick to your agreed arrangements and ask your guests to be considerate when leaving.
4. **Control your bonfire, barbecue or backyard fire.** Position it where the smoke and smell will least likely blow onto your neighbor's property. As with parties, notify them in advance of your intentions.
5. **Put rubbish/garbage out on the right day.** Only put your rubbish/garbage out on the day it's due for collection. If you accidentally miss the collection, bring it back onto your property immediately and try to contain it well. Garbage can attract vermin, insects, and other pests, and is also unsightly.
6. **Inform neighbors of any news.** Events, crimes, special garbage pickups, special event parking restrictions, etc. can have an effect on peoples schedules, or even their safety. Give them a heads-up.
7. **Invite them to contribute to your garage sales.** Remember to be responsible with placement of your signs and always take them down at the end of the sale.
8. **Communicate with your neighbor.** Above all, touch base with your neighbors regularly and keep them in the loop. Remember the golden rule and if anything you are planning to do may affect them, minimize it and let them know in advance. Keep the channels of communication open by reminding them that if you're doing anything which disturbs them, they should feel comfortable approaching you about it.

Practicing a good neighbor policy is the best way to maintain our great quality of life in San Clemente.

**For more info, call the Code Compliance Division
at (949)366-4705**





Contacting City Staff

Community Development	949-361-6105
Building Division	949-361-6162
Planning Division	949-361-6184
Code Enforcement	949-366-4705
Business License	949-361-6166
Engineering Division	949-361-6119
Customer Liaison	949-361-6100
Police Services	949-770-6011
Fire Dept. Information	714-573-6000
Graffiti Hotline	949-361-8385

Upcoming Holidays and Office Closures



- Monday, Sept. 1, 2014
In observance of Labor Day
 - Thursday, Nov. 27th and Friday, Nov. 28th
In observance of Thanksgiving Holiday
 - Thursday, Dec. 25 through Friday, January 2nd
for winter furlough
- Normal Business hours will resume Monday, January 5th, 2015

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TAKE OUR SURVEY

After a visit to the Community Development/ Public Works, or other City offices, you can visit our website and let us know which department(s) you've worked with and tell us about your experience in working with City staff. Your input is vital, as we are always looking for new ways to provide you with the best service possible. This new survey is available throughout the City's website at: www.san-clemente.org