

**MINUTES OF THE REGULAR STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
October 2, 2013 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

CALL TO ORDER

Chair Darden called the Regular Study Session of the Planning Commission of the City of San Clemente to order at 6:03 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

ROLL CALL

Commissioners Present: Wayne Eggleston, Michael Kaupp, Jim Ruehlin and Kathleen Ward; Chair pro tem Barton Crandell, Vice Chair Donald Brown and Chair Julia Darden

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner
Eileen White, Recording Secretary

AGENDA

**A. Discuss Non-Conforming Section of Zoning Ordinance 50% Rule
(Pechous/ Wright)**

Staff is seeking general direction regarding the 50% rule as part of the update to the City Zoning Ordinance. There is ambiguity on how the 50% rule is calculated for non-conforming structures. The code is not clear on whether or not non-habitable garage areas should be included in this calculation.

Jim Pechous, City Planner, described the existing 50% rule and recommended the Commission provide input on potential changes as part of the update to the City Zoning Ordinance.

In response to questions posed by staff, the Commissioners made the following comments: 1) the existing policy was not fair as it calculated garages differently when they are attached rather than unattached, 2) they thought only habitable space be included when determining fixed amount for the 50% rule, and 3) it would make since that garage parking be allowed

to be expanded and not count against a house expansion if the expansion brings the parking on site more into compliance with existing code.

Report received and filed.


COMMISSION COMMENT: None

RECESS - Recess until 7:00 p.m.

Respectfully submitted,

Julia Darden, Chair

Attest:



Jim Pechous, City Planner

DRAFT