

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
June 26, 2013 @ 4:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

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**1. CALL TO ORDER**

Chair Avera called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 4:07 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Kaupp led the Pledge of Allegiance.

**3. ROLL CALL**

Commissioners Present: Nesa Anderson, Barton Crandell, Michael Kaupp and Jim Ruehlin; Chair pro Tem Donald Brown, Vice Chair Julia Darden and Chairman Lew Avera

Commissioners Absent: None

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

**4. SPECIAL ORDERS OF BUSINESS**

Commissioner Kaupp recognized Commissioner Anderson and Chair Avera for their service on the Planning Commission for 14 and 8 years respectively; noted that during their tenure they have played many roles on the Commission and taken action on important projects for the City; stated that although Commissioners' votes are not always in alignment, the group as a whole retains its mutually respectful department with one another.

Commissioner Anderson stated that she has learned a tremendous amount, enjoyed her tenure, and is proud of accomplishments during her time on this Commission; noted good debate and discussion lead to good decisions; advised she is looking forward to being involved in other civic endeavors.

Chair Avera noted respect for his fellow Commissioners; stated his enjoyment, enlightenment, and good fortune while serving on this Commission; expressed a desire that at some point in the future the Commission will again have amongst

its members a representative from the easternmost part of the City to bring a different perspective to the discussion; noted he will honor the relationships he made while a member of this Commission forever. In addition, he advised the City and Commission are fortunate to have such an outstanding, professional, capable, and helpful staff that go out of their way to ensure the Commissioners are properly prepared and supported.

Jim Pechous, City Planner, thanked the outgoing Commissioners for their tenure on the Commission, noting that all Commissioners, and especially Commissioner Anderson and Chair Avera, diligently spend a copious amount of time reviewing documents and visiting sites in advance of meetings. He noted what a pleasure it had been working with Commissioner Anderson and Chair Avera and thanked them for the respect and kindness they have shown Planning Division staff.

## 5. MINUTES

### A. Minutes from the Joint City Council/Planning Commission/General Plan Advisory Committee Meeting of May 29, 2013

IT WAS MOVED BY VICE CHAIR DARDEN, SECONDED BY CHAIR PRO TEM BROWN, AND CARRIED 6-0-1, WITH COMMISSIONER KAUPP ABSTAINING, to receive and file the minutes of the Joint City Council/Planning Commission/General Plan Advisory Committee Meeting of May 29, 2013, with the following revision:

Page 4, last paragraph, second, (strung together) sentence, replace "understands the objectives of the GPAC and also understands" with "understands and agrees with the objectives of the GPAC and also understands and agrees with"

### B. Minutes from the Adjourned Regular Meeting of June 11, 2013

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY CHAIR PRO TEM BROWN, AND CARRIED 4-0-3, WITH COMMISSIONER CRANDELL, COMMISSIONER KAUPP, AND VICE CHAIR DARDEN ABSTAINING, to receive and file the minutes of the Adjourned Regular Meeting of June 11, 2013, as submitted by staff.

## 6. ORAL AND WRITTEN COMMUNICATION

Vince Ferragamo, resident of the City of Orange, requested information on the City's need for senior housing, and how that need is proposed to be filled in the General Plan Update.

Jeff Hook advised that Southern California cities are required to do a Housing Element Update by late October 2013, and noted staff is set to begin the City of San Clemente's Update. Senior housing has been identified as a need, and that has been a driving factor in the City's support of the Meta Housing project. In

addition, a parcel in the Shorecliffs area is being considered for a senior housing project. He anticipates senior housing will remain a housing need, and that zoning incentives will continue under the Update. He provided the City's website address for accessing the General Plan online and invited Mr. Ferragamo to contact him for additional information if needed.

John Grise, resident, stated his residence is currently in a mixed-use zoned area, noted a need to expand the home to accommodate his growing family, and requested information on how to go about accomplishing this.

Jim Pechous advised he is aware of this area and its zoning limitations; noted that the proposed General Plan includes a new policy that will eventually resolve Mr. Grise's concern by allowing renovation/expansion; suggested Mr. Grise email him for details and additional information.

**7. CONSENT CALENDAR - None**

**8. PUBLIC HEARING**

**A. Public Hearing Draft Centennial General Plan (Hook)**

At this meeting, the Commission is expected to review portions of the Draft Mobility and Complete Streets Element, the Draft Glossary, the Draft Environmental Impact Report, Hearing Draft Bicycle and Pedestrian Master Plan and Draft Climate Action Plan. The Commission may also continue its review of one or more draft Elements introduced at its June 19, 2013 meeting. These were the Safety, Public Services/Facilities/Utilities, Growth Management and Governance Elements.

The Draft Plan was prepared by the City's consultant, The Planning Center, with extensive input received during over 50 public workshops and meetings held by the General Plan Advisory Committee (GPAC), a 25-member citizen committee appointed by the City Council, and the City's Planning Commission. The Commission will review draft goals, policies and programs and may change, delete or add language in 12 General Plan chapters, or "elements" that address a wide range of issues, such as Land Use, Mobility and Complete Streets, Beaches, Parks and Recreation and Safety. Once adopted, the Centennial General Plan will help guide public and private decisions regarding land use, fiscal issues, capital improvements, public safety and many other important aspects of San Clemente's character and quality of life through 2028. The Draft Plan, Initial Environmental Study and Notice of EIR Preparation are available on the City's website at <http://san-clemente.org/sc/News1.aspx?PageID=1>.

Mr. Hook reviewed the staff report, provided a brief outline of the work accomplished to date on the General Plan and suggested a format to follow this evening. He recommended the Commission review the Draft

Mobility and Complete Streets Element as well as the Draft Public Services, Facilities and Utilities Elements. In addition, he recommended the Commission review the Draft Glossary, Draft Bicycle and Pedestrian Master Plan, and Draft Climate Action Plan; consider the staff recommended revisions, hear public testimony, and provide direction to staff.

In response to questions, Mr. Hook noted some of the information to be discussed this evening had only been provided to staff this morning, and that this information has been provided in a public manner in compliance with Brown Act regulations. He noted staff is anticipating receiving the draft Environmental Impact Report (EIR) in the near future, which will be forwarded to this Commission for its review. With regard to newly appointed Commissioners, he expressed desire to orient them quickly to the process so they can participate in the EIR review and General Plan discussions and recommendations.

With regard to the Draft Bicycle and Pedestrian Master Plan, Mr. Hook noted that Planning Center was integrating the Draft Master Plan with the Draft Mobility and Complete Streets Element. In response to a suggestion from the Commission, he will request that Public Works staff review the document, especially Chapter 2, once more to ensure compatibility with the General Plan, and to ensure the shall's, must's, will's etc. are properly used and will not make the provisions difficult to enforce. In addition, Public Works staff will have the opportunity to review certain policies to consider whether more flexible language, e.g. "Where feasible", should be added to policies.

The Commissioners also reviewed the Climate Action Plan and indicated acceptance as submitted.

Brian Judd, The Planning Center Consultant, reviewed proposed revisions for Implementation Measures 15 through 65 of the Draft Mobility and Complete Streets Element and was available for questions.

Chair Avera opened the public hearing for each Element, and there being no public testimony, closed the public hearings.

The Commissioners reviewed the Draft Elements and the Draft Bicycle and Pedestrian Master Plan with staff, discussed potential revisions/comments and took straw votes to ensure majority concurrence. Recommended revisions are as follows:

### **Public Services, Facilities and Utilities Element**

#### *Stormwater and Urban Runoff*

- PSFU-6.04, staff recommended revision accepted.

- PSFU-6.01, staff recommended revision accepted.
- PSFU-7.10, staff recommended revision accepted.
- PSFU-7.13, staff recommended revision accepted with revision to revise second sentence to replace “e.e.” with “i.e.” and replace “whater” with “water”

#### *Solid Waste and Recycling*

- PSFU-8.08, staff recommended revision accepted.
- PSFU-8.09, staff recommended revision accepted.
- PSFU-8.10, staff recommended revision accepted.

### **Mobility and Complete Streets Element**

#### *Non-Automotive Transportation System*

- M-2.04, replace “provide pedestrian and wheelchair” with “provide pedestrian, wheelchair, and cycling”; replace “maintain pedestrian and wheelchair” with “maintain pedestrian, wheelchair, and cycling”

#### *Mobility and Complete Streets Implementation Measures*

- Policy nos. 15 through 44, staff recommended revisions accepted.
- Policy no. 45, Commission replaced staff modified policy with the following, “Develop City-wide navigational tools such as maps, digital maps, GPS, or other emerging technologies.”
- Policy nos. 46 through 65, staff recommended revisions accepted.

### **Governance Element**

#### *Municipal Finance*

- G-2.08, staff recommended revision accepted.

### **Centennial General Plan Glossary**

#### *Glossary Revisions*

- “Affordable Housing,” modify to reflect state standards rather than designated percentages.
- “Ambient Noise,” ensure definition is standard; also check with the City’s sound engineer to ensure properly worded.
- “Canyonization,” replace first sentence with the following, “A canyon-like effect created when blocks of buildings with continuous facades, unrelieved by architecture articulation on both sides, shape the pedestrian experience.”

- “Compatible,” replace “without conflict” with “with little or no”
- “Flexecutive,” replace “An executive” with “A person”
- “Income, Above-Moderate,” add to the end of this sentence, “or as otherwise defined by State standards.
- “Income, Extremely Low,” add to the end of this sentence, “or as otherwise defined by State standards.
- “Income, Low,” add to the end of this sentence, “or as otherwise defined by State standards.
- “Income, Moderate,” add to the end of this sentence, “or as otherwise defined by State standards.
- “Income, Very-Low,” add to the end of this sentence, “or as otherwise defined by State standards.
- “Mixed-Use,” replace “a single parcel” with “single or multiple parcels”
- “Sand Nourishment,” replace “dumping” with “placing”
- “Sphere of Influence,” revise to reflect the LAFCO definition.
- “Urban Runoff,” replace “leading” with “leaking”
- “Wayfinding,” 3<sup>rd</sup> sentence, insert, “location devises/software” in front of “continuous landscaping”

*General Directions regarding Glossary*

- Staff directed to use established definitions if available.
- Additional list of glossary terms provided in staff memo to be incorporated into official glossary.
- Additional terms to be included with definitions include, “Horizontal Mixed Use,” “Green Building Zone,” “Form Based Code,” “Coastal Dependent Development,” “Coastal Related Development,” “Public View Corridor,” “Protected View Corridor,” “Dark Skies” (use the IDA definition), “T-Zone,” and “T-Zone with side streets,” and “Scenic Corridors.”
- Reference Maps to be included where applicable.
- All new definitions to come back to this Commission for review.

Mr. Hook advised the Commission that staff will bring back a resolution to include all sections of the General Plan for action at their July 24, 2013, meeting.

**9. NEW BUSINESS - None**

**10. OLD BUSINESS - None**

**11. REPORTS OF COMMISSIONERS/STAFF**

Commissioner Ruehlin reported that he and Vice Chair Darden have completed review of the General Plan website, and requested that staff forward reports to

the Planning Commission with their recommendations for discussion at a future meeting. Staff agreed to add this item to the Commission's July 10 agenda.

Mr. Hook displayed the City's website and indicated how to access the General Plan. He thanked Christopher Wright, Associate Planner, and Kade Boisseranc, Specialist with the City's Information Services Department for their work on installing the Draft General Plan on the City's website, and Commissioners Ruehlin Darden for all their technical expertise and assistance with the process so far.


**12. ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER ANDERSON, SECONDED BY CHAIR AVERA, AND UNANIMOUSLY CARRIED to adjourn at 7:21 p.m. to the Adjourned Regular Planning Commission Meeting to be held at 6:00 p.m. on July 3, 2013, in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,

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Lew Avera, Chair

Attest:

  
\_\_\_\_\_  
Jim Pechous, City Planner

DRAFT