

**MINUTES OF THE REGULAR STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
April 3, 2013 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

CALL TO ORDER

Chair Avera called the Regular Study Session of the Planning Commission of the City of San Clemente to order at 6:05 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

ROLL CALL

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

Commissioners Absent: Chair pro tem Donald Brown

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

AGENDA

A. Architectural Tour Review (Pechous)

On March 8, 2013 Planning Commission, staff and several members of the public took a field trip to view 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.

Jim Pechous reviewed the staff report and gave an overview of the sites visited at the Tour. The PowerPoint Presentation included photos of each site visited, summation of key design issues, and listings of lessons learned. Staff recommended the Commission discuss the issues and lessons learned; consider possible policy changes raised by the projects reviewed; receive and file the staff report.

Commissioners reviewed the projects; discussed changes made between approval of certain projects and their completion; and suggested changes to City Design Guidelines to ensure that in “S” tile applications, the first row along the roof eave includes stacked barrel tiles and that “S” tile applications should be limited to special cases. The Commission also discussed use of Spanish Colonial Revival Architecture along North El Camino Real and the satisfactory results with the new nonconforming ordinance.

Report received and filed.

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.

Jeff Hook reviewed the revised timetable for the Draft General Plan approval process. Completion of the Environmental Impact Report (EIR) has been delayed, which is expected to delay adoption of the General Plan and EIR approximately two months. Final City Council action on the General Plan is now expected to happen not before the middle of September. With input from the Commissioners, staff has scheduled two additional meetings, May 1 and June 11. Another concern is the upcoming appointment/reappointment of Planning Commission members. The joint meeting between GPAC, Planning Commission, and City Council to discuss opposing decisions regarding key issues has been scheduled for May 29, 2013. He requested the Commission review the endorsed preliminary draft version with tracked changes and provide comments, and that GPAC and PC representatives are expected to meet to discuss the PC-endorsed draft and perhaps, resolve some of the differences in each advisory body’s recommendations before the joint meeting.

Report received and filed.

COMMISSION COMMENT: None

RECESS - Recess until 7:00 p.m.

Respectfully submitted,



Lew Avera, Chair

Attest:



Jim Pechous, City Planner