

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
July 10, 2013 @ 5:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

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**1. CALL TO ORDER**

Chair Darden called the Adjourned Regular Meeting of the Planning Commission of the City of San Clemente to order at 5:04 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Eggleston led the Pledge of Allegiance.

**3. 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  
Jeff Hook, Principal Planner  
Eileen White, Recording Secretary

**4. SPECIAL ORDERS OF BUSINESS- None**

**5. MINUTES - None**

**6. ORAL AND WRITTEN COMMUNICATION - None**

**7. CONSENT CALENDAR - None**

**8. PUBLIC HEARING**

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

At this meeting, the Commission is expected to review the Draft Environmental Impact Report (DEIR) for the Centennial General Plan and complete its review of the draft General Plan elements, the draft Strategic Implementation Plan, and other General Plan-related documents.

The Draft General 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 the DEIR, which covers a wide range of potential environmental impacts of the proposed Draft Centennial General Plan, and review the other general plan-related documents in preparation for final Commission action -- a recommendation to the City Council. Once adopted, the Centennial General Plan will help guide public and private decisions through 2028 regarding land use, environmental quality, fiscal issues, capital improvements, public safety and many other important aspects of San Clemente's character and quality of life.

The Draft Plan, Initial Environmental Study and Notice of EIR Preparation are available on the City's website at [san-clemente.org/sc/Services/planning/GeneralPlan/PublicHearingDraftCombined\\_vers050113.pdf](http://san-clemente.org/sc/Services/planning/GeneralPlan/PublicHearingDraftCombined_vers050113.pdf).

Jeff Hook, Principal Planner, briefly reviewed the staff report; recommended the Commission receive an introduction to the DEIR and City Council Hearing Draft Centennial General Plan and provide input; recommended continuance of the discussion to the July 24, 2013, adjourned regular meeting. In response to questions, he noted that in addition to being accessible via the City's website, the document will be available in hard copy at the Library and at the public counter at City offices; advised staff is anticipating bringing a resolution to the Planning Commission for its final action on the General Plan; and noted staff will bring back a list of unresolved issues at the Commission's meeting on July 17 for their consideration.

Brian Judd, The Planning Center Consultant, distributed and reviewed a memo, dated July 8, 2013, summarizing how the Draft Centennial General Plan, as endorsed by the Planning Commission, responds to the project objectives originally identified at the onset of the general plan process and to the Key Issues memo that was distributed to the General Plan Advisory Committee (GPAC) and City Council in September 2010. In addition, he provided an overview of the project and its related documents. He apologized that the draft EIR was not available for tonight's meeting and noted it should be available in its entirety for review starting tomorrow.

Nicole Morse, The Planning Center, narrated a PowerPoint Presentation entitled, "San Clemente Centennial General Plan, EIR and Strategic Implementation Program, City of San Clemente, dated July 10, 2013," including an overview of the EIR process and list of issues analyzed in the EIR. She noted most impacts are less than significant or less than significant with mitigation, with the exception of air quality, greenhouse gas emissions, noise, and transportation impacts. She noted that under

the current General Plan, these impacts could already exceed significance thresholds under the California Environmental Quality Act (CEQA) Guidelines; and discussed the format of the document and the process to follow for review.

Chair Darden opened the public hearing regarding the Draft EIR, and there being no public testimony, closed the public hearing.

### **Glossary**

The Commissioners reviewed the Centennial General Plan Glossary and made recommendations as follows:

- Income Levels - Affordable Housing, link the descriptions of income levels to the pertinent State Code.
- Canyonization, revise last sentence as follows: replace “considered” with “often considered” add to the end of the sentence, “but can be used as a design tool to enhance the pedestrian experience.”
- Add a definition for “Designated Public View Corridor”
- Downtown Core, replace “Avenida Rosa” with “Avenida Rosa/Avenida Presidio”
- Income, Above-Moderate, Extremely-Low, Low, Median, Moderate, and Very-Low; revise to reflect applicable guidelines rather than stated percentages.
- Mixed Use, Horizontal, strike “(but not attached)”
- Remodel, Major, replace “HVAC systems” with “building systems involving significant structural changes”. In addition, Commissioners to contact staff with suggestions for further clarification of definition; staff to review other cities definitions and revise accordingly; staff to further illustrate definition by adding policy examples/actual situations for comparison purposes.
- Remodel, Minor, Commissioners to contact staff with suggestions for further clarification of definition; staff to review other cities definitions and revise accordingly; staff to further illustrate definition by adding policy examples/actual situations for comparison purposes.
- Scenic Corridor, Major and Minor, staff to review language regarding views and focus on road characteristics; definitions to be submitted to City Attorney for review.

The Commissioners requested that staff bring back the updated Glossary for final review and action.

Chair Darden opened the public hearing regarding the Centennial General Plan Glossary, and there being no public testimony, closed the public hearing.

### **Draft Centennial General Plan**

For the record, Commissioner Brown and Chair Darden recused themselves during discussion of South El Camino Real (West of Interstate 5) due to nearby property ownership and left the meeting room.

The Commissioners reviewed the Draft Centennial General Plan and recommended revisions as follows:

- NR-4.02 (page NR-7), following “oil drilling” insert “and liquefied natural gas facilities”
- M-1.17.f. (page M-5) following “utility lines” insert “and equipment”, following “related” insert “ground-mounted”
- M-1.24 (page M-6) remove items m. and n.; add a new policy in Natural Resources under aesthetics to identify locations of designated public view corridors, including the 4 identified in the Pier Bowl Specific Plan (Avenida Del Mar, Avenida Pico, Linda Lane, and Avenida Victoria) and along I-5. Staff to research and confirm currently designated public view corridors, including potential that Avenida Vista Hermosa has been previously designated.
- Add an implementation Measure under Aesthetic Resources (in the Natural Resources Element) that the City conduct a public study to potentially expand the list of designated public view corridors.
- Add an implementation measure that the City consider establishing design guidelines for the transition area between mixed use and residential zones on South El Camino Real (West of Interstate 5).
- Add an implementation measure that the City consider design guidelines for buildings that back on the alley adjacent to the residential areas of South El Camino Real (West of Interstate 5).
- Figure M-2, Scenic Corridors Map, consultant to revise corridor designations to ensure consistency with wording in the Centennial General Plan.

Jeff Hook, Principal Planner, distributed and displayed a list of four General Plan policy issues that have been discussed but remain unresolved. These issues relate to a possible zoning change for the City Hall site, as identified in the adopted General Plan Housing Element; whether car rental businesses should be allowed on El Camino Real; whether the zoning designation for the former hockey rink site on Calle Lago should be expanded to include self storage warehouse; and whether new automotive motorcycle or RV parts sales should be prohibited on El Camino Real. The Commissioners agreed that retail motorcycle and/or RV parts sales would be permissible along El Camino Real, provided that no parts installation were allowed. They asked staff to check with the City Attorney to ensure that the policy wording is compatible with other policies in the document, especially with regard to LU-5.03. The Commissioners

concluded to continue discussion of the unresolved issues to the July 17 meeting, and requested that staff provide guidance/direction/additional information to help them decide the issues.

Chair Darden opened the public hearing regarding the Draft Centennial General Plan, and there being no public testimony, closed the public hearing.

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER KAUPP, AND UNANIMOUSLY CARRIED TO CONTINUE PUBLIC HEARING DRAFT CENTENNIAL GENERAL PLAN AND DISCUSSION OF UNRESOLVED ISSUES TO THE MEETING OF JULY 17, 2013.

**9. NEW BUSINESS - None**

**10. OLD BUSINESS - None**

**11. REPORTS OF COMMISSIONERS/STAFF**

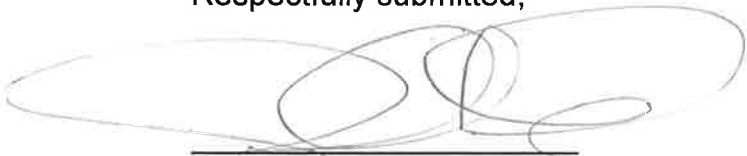
Vice Chair Brown reported that the Coastal Advisory Committee would be hearing an update on sand replenishment, report on Clean Ocean Fee renewal strategies, and recommendations for the awarding of sustainability grants at its next meeting.

City Planner Pechous stated that a discussion item on the web-based General Plan will be placed on the Agenda for the July 17, 2013 Planning Commission meeting.

**12. ADJOURNMENT**


IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER KAUPP, AND UNANIMOUSLY CARRIED to adjourn at 9:40 p.m. to the Adjourned Regular Planning Commission Meeting to be held at 6:00 p.m. on July 17, 2013 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,



Julia Darden, Chair

Attest:



Jim Pechous, City Planner