

**MINUTES OF THE REGULAR STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
December 4, 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 6:06 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
Cliff Jones, Associate Planner
Eileen White, Recording Secretary

AGENDA

A. Continuation of Downtown Parking Counts Discussion (Jones)

Summary of Parking Counts for the Downtown and potential recommendations for parking management. This discussion is being continued from the November 20th Study Session.

Commissioner Kaupp recused himself from considering this agenda item due to nearby property ownership, stepped down from the dais, and remained in Chambers as a private individual.

Cliff Jones, Associate Planner, continued review of the 2013 T-Zone Occupancy Count Update, providing an analysis of the parking study, actual parking counts, lot specific recommendations, overall parking management recommendations, General Plan policies and implementation measures related to parking, and an artist's rendering of proposed bike parking signage for downtown. Staff recommended

the Commission review and discuss the information and provide input.

The Commissioners discussed potential to have restaurant/business employees park in the outer parking lots, commenting that potential improvements to the outer lots, including better lighting, smoother paving, and extended limits might make them more attractive to employees; suggested shuttle services enabled by business management/other workers would make safer for female employees;

Mr. Jones agreed to research regarding existing parking agreements, the church's use of its parking lot during the week, safety of pedestrian access to and from the site etc., and report back regarding potential of additional use of the Presbyterian Church site by T-Zone employees/customers.

Commissioner Eggleston commented that he has witnessed use of the northerly Cabrillo all day parking lot as a "park and ride" lot.

Vice Chair Brown endorsed establishing the most limited hours for those parking lots and spaces closest to Avenida Del Mar and Avenida Cabrillo, with hours increased for parking spaces and lots farther away, and all day parking lots and spaces farthest from the core.

Mr. Jones distributed copies of a City-published brochure entitled, "Downtown San Clemente Public Parking;" commented that it is very helpful for finding available parking areas in the T-Zone; noted staff will be updating the brochure in the near future.

Commissioner Eggleston suggested staff encourage all businesses in the T-Zone to have the brochure available for customers and suggested the brochures be placed in information boxes along Avenida Del Mar as well. He suggested distribution of the brochure at Downtown Business Association (DBA) meetings.

Commissioner Ruehlin encouraged staff to consider an application for visitors to download that will help pinpoint their location and/or find parking, which could be as simple as an overlay for Google Maps. In addition, he noted the absence of bike parking/paths on the parking maps.

Jim Pechous, City Planner, referenced a License Plate Survey performed in 2006 which concluded that up to 300 employees were taking up 900 of the spaces in the T-Zone, with many parking along Avenida Del Mar. He suggested an update to the survey, with options considering how to get employees to and from their cars if parked on the outskirts and incentives to encourage employees to park outside of the core.

Mr. Jones noted the City won an award for its efforts to convert private parking to public. City staff continues its efforts to meet with parking lot owners to encourage them to convert to public use, as the City offers benefits such as taking over liability and performing maintenance, but has been thwarted in the past by the wishes of the tenants to retain private parking. Reduced requirements have proven to be an incentive when new businesses are established. He noted the last lot converted to public was approximately 2 years ago, with the City gaining 10 public parking spaces. Staff will continue its efforts to convert key lots from private to public parking.

City Planner Pechous indicated efforts to convert free parking in the T-Zone to paid spaces has met with opposition from T-Zone business owners in the past. If there is a desire to convert to pay parking, the direction must come from the business community.

In response to Commissioner Ward's voiced concern regarding the City's policy to grandfather parking requirements for older parcels, Chair Darden commented that this issue will be discussed in full at a future study session.

Staff and the Commission reviewed the parking management recommendations, with the Commission agreeing with all proposed recommendations with the exception of reducing the existing two-hour time limit parking to 90 minutes. The Commission also agreed that staff should investigate the individual recommendations made by each of the Commissioners. The Commission clarified that the recommendation regarding paid parking is for the investigation or evaluation of the concept, not a recommendation for its launch.

Commissioner Ruehlin endorsed establishment of bike corrals; suggested additional bike rack designs should be considered for other areas of the City with different design styles, such as surf board designs in the City's surf areas; suggested the City consider establishing policies that initiate and/or allow staff to negotiate the

granting of incentives such as parking waivers for new businesses that provide bike parking/pedestrian improvements, etc.

Mr. Jones commented that staff has received a grant to add bicycle parking in the T-Zone; he anticipates the Commission seeing the proposed plans in the near future.

Chair Darden invited the public to provide commentary.

Larry Culbertson, resident, encouraged the City to address parking as soon as possible, as reports indicate parking availability is getting worse at the rate of 1 percent each year.

Brenda Miller, resident, opposed any solution that would include a parking structure as it will last only 30 years in beach weather conditions, parking rates would have to be high to recoup the investment, and its placement would deteriorate the City's quality of life; suggested the City work on reducing demand for parking such as increasing safety for bicyclists and pedestrians, installing bike parking, improving the alleyways by incorporating paseos with beautiful tile work, nice amenities, sidewalk cafés, etc.; suggested establishment of a wayfinding system to help vehicle owners remember where they park. The best way to reduce demand for parking is to increase non-motorized modes of transportation.

Michael Kaupp, resident, agreed with proposal to create concentric rings that link time limits to convenience of parking; noted difficulties for those that live in the area to find convenient parking, i.e. carrying groceries for blocks because you cannot find parking close to home; suggested it may be more business friendly to pay a dollar or two to park for a couple of hours rather than getting a parking ticket for overstaying the parking limit. He acknowledged the lack of obvious solutions to the problems and suggested a nuanced approach.

Alan Korsen, resident, endorsed staff's recommendation to open up the Senior Center lot for public parking after 5:00 p.m.; endorsed improvements to alleys to encourage employee parking in outer lots; commented on the number of restaurants allowed to operate under grandfathering rules without providing parking; commented that the affordable housing developer is now requesting on-street parking in addition to one car per unit; noted difficulties finding pay parking spaces in Laguna Beach; endorsed better enforcement of existing parking restrictions in San Clemente.

Vice Chair Brown commented that utilizing the summer interns to produce the parking study had been a great use of the interns' time and saved the City a substantial amount of money at a cost of \$5,000 versus \$25,000 for a consultant to prepare the analysis.

Report received and filed.

COMMISSION COMMENT: None

RECESS - Recess until 7:00 p.m.

Respectfully submitted,



Julia Darden, Chair

Attest:



Jim Pechous, City Planner