

These minutes will be considered for approval at the Planning Commission meeting of 06-05-13.

**MINUTES OF THE ADJOURNED REGULAR MEETING
 OF THE CITY OF SAN CLEMENTE
 PLANNING COMMISSION
 May 15, 2013 @ 4:00 p.m.
 City Council Chambers
 100 Avenida Presidio
 San Clemente, CA 92672**

1. CALL TO ORDER

Chair Avera called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 4:15 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Ruehlin led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: Chair pro Tem Donald Brown

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 COMMUNICATIONS

Don Kunze, resident, questioned whether City Council chambers is the best venue for the review hearings, noting difficulty seeing the TV monitors mounted at an angle on the wall; commented he was disappointed that a hard copy of the draft document was not available for viewing at the library, noting difficulty using computers to view the document. In addition, he questioned the readability of the map provided with the staff report.

Jeff Hook, Principal Planner, advised that it was budgeted for staff to make hard copies available to the public upon demand; noted PDF versions of the document were available via the City's website and at the lending computers at the library; noted the document remains in draft form; agreed to provide a hard copy at the library for public viewing.

Brian Judd, The Planning Center, noted two different versions of maps can be provided with the online document; one is better for printing, the other for viewing online.

Commissioner Grandell offered to provide the copy of the document that he printed to staff for display in the Planning Division Lobby for the public's consideration.

Jerry Velasco, representing Association for the Amphitheater (AFTA), noted his organization has been awarded a lease for a 50 acre site at La Pata and Saluda for use as an amphitheater; advised the group has been working on staging a play of the first baptism of an Indian child by Father Junipero Serra for many years; noted the play used to be performed in the back country before development forced it to close. He has questions regarding the lease details. Jim Pechous, City Planner, provided Mr. Velasco with his contact information.

7. CONSENT CALENDAR - None

8. PUBLIC HEARING

A. Public Hearing Draft Centennial General Plan and Draft Environmental Impact Report (Hook)

At this first of a series of several meetings, the Planning Commission will begin its review of the Public Hearing Draft Centennial General Plan. It will review the Draft Historic Preservation and Economic Development Elements, and portions of the Draft Urban Design Element. A review of Draft Urban Design Element policies and programs related to Downtown building heights will be considered with the Draft Land Use Element, tentatively scheduled to be considered at the Commission's May 22nd, 2013 meeting. This is a public meeting, and anyone may comment on items under discussion.

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>.

Chair Avera provided a synopsis of the progress of the Draft Plan to date. He noted that tonight's meeting is the first meeting to review the Public Hearing Draft General Plan and that when review is complete, the Commission will forward a recommended draft general plan to the City Council. The Commission will review the Urban Design, Historical Preservation and Economic Development Elements tonight, leaving the two- and three-story discussion for a future meeting. The purpose of this last round of review is to put final touches on the draft general plan. At previous meetings the Commission provided extensive input in the wording, format, and content of the document. The Draft Plan before the Commission this evening contains all the changes made to date. He noted the Commission would take public comment following each element and a meal break at approximately 6:00 p.m.

Jeff Hook displayed the Elements for review this evening and suggested a process for the Commissioners to follow. He asked them to review the language to ensure it reflects their intent, verify previous changes have been addressed, review the document for consistency, and to consider changes proposed by staff. He recommended the Commission avoid "wordsmithing" at this point in the review process. He outlined the tentative review schedule and noted the Commission is free to rearrange the order in which the draft elements are reviewed, if it so chooses.

The Commissioners reviewed each element with staff, discussed potential revisions/comments and took straw votes to ensure unity, and considered changes proposed by staff for each Element as follows:

Urban Design Element

Public Places

- Policy UD-1.05, following "sidewalks" insert, "bicycle paths"
- Policy UD-1.06, second sentence, staff to review for clarity.

Gateways

- Policy UD-2.02, replace "architectural character" with "Spanish Colonial Revival and Spanish architectural design"
- Policy UD-2.04, staff recommended revision accepted.
- Policy UD-2.06, intent of staff recommended revision accepted; staff to revise for clarity.

Architecture and Landscaping

For the record, Commissioner Kaupp and Vice Chair Darden removed themselves from considering several Policies and Implementation Measures due to property ownership. When/if those

Policies/Implementation Measures were singled out for discussion, they left the room and returned following the discussion.

Policies UD-5.14, 15, 16, 18, 22, 24 & 25 were deferred for discussion to the Commission's next meeting scheduled for May 22, 2013.

- Policy UD-5.13, before "three story" insert, "In the Pedestrian Overlay and on El Camino Real"; before "development" insert, "commercial and mixed-use"; replace "public open space" with "usable open areas"
- Policy UD-5.17, staff to revise for clarification.
- Policy UD-5.18, following "buildings" insert "along El Camino Real"
- Policy UD-5.20, replace "those districts" with specific areas such as "Los Molinos, Surf Zone, etc."
- Policy UD-5.26, at the end of the policy, add a sentence excepting those areas where Spanish architecture is not required, such as "Los Molinos, Surf Zone, etc."
- Policy UD-5.27, before "Major building" insert "Where Spanish Colonial or Spanish architecture is required,..". In addition, staff to revise policy for clarification.
- Staff recommended change #3, Outdoor Spaces, deferred to next meeting.
- Staff recommended change #4, Storefronts, staff recommended revision accepted with the following revision, replace "public" with "vehicle"

Urban Forest/Trees

- Policy UD-6.05, change heading to "Historically Significant Trees and Public Landscapes," 1st sentence, insert "trees and" in front of "public", add "wherever possible" to the end of the sentence. Link "City's Tree Inventory" to the City's tree inventory list.
- Policy UD-6.06, staff recommended revision accepted with the following revision: 2nd sentence, before "Careful Placement" insert "We require", replace "can achieve...without.." with "to avoid"
- Policy UD-6.07, staff to revise for clarity.
- Policy UD-6.08, staff to revise for clarity.

Urban Design Implementation Measures

- No. 2, staff to revise for clarity.
- No. 10, staff recommended revision accepted with the following revision: replace "adopting a Downtown Mission" with "refining and updating a Downtown Vision"
- No. 13, staff to break up long sentence into 2 shorter ones for clarification.

- No. 20, this Implementation Measure recommended to be put on hold until broader discussion of Tree Ordinance (See Commission Action below).
- No. 23, following "include trees" insert "and public landscapes"
- No. 24, 2nd sentence, replace "private" with "designated public"; 3rd sentence, replace "plan will" with "Master Landscape Plan shall" In addition, staff to create a new Implementation Measure with the last sentence.

Commission Action: IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY VICE CHAIR DARDEN, AND UNANIMOUSLY CARRIED TO DIRECT STAFF TO DRAFT A MEMO TO CITY COUNCIL RECOMMENDING THE CURRENT PROPOSED SOLUTION TO ADDRESS TREE ISSUES BE PUT ON HOLD UNTIL BROADER DISCUSSION OF THE TREE ORDINANCE.

Chair Avera opened the public hearing for public testimony specific to the Urban Design Element.

Written Communications:

Letter dated May 10, 2013, from Bob Schoner, resident, suggesting addition of Palizada freeway exit as gateway and/or designating it as a focus area.

Letter dated May 8, 2013, from Denney's Family, residents, in support of retaining mature trees at Verde Park.

Letter dated May 9, 2013, from Aaron and Dawn Korsen, residents, in support of retaining mature trees at Verde Park.

Letter dated May 13, 2013, from Georgette Korsen, resident, opposing the proposed tree removal at Verde Park.

Letter dated May 13, 2013, from Jennifer and John Massey, residents, opposing removal of trees at Verde Park for private view protection reasons.

Letter dated May 14, 2013, from Marvin Dennis, resident, opposing tree removal at Verde Park unless trees are dead or decaying.

Letter dated May 14, 2013, from Pete Van Nuys, resident, supporting replacement of dying trees with California native species.

Public Testimony:

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Thomas O'Keefe, resident, referenced property he owns on East San Juan and requested revision to the property's Land Use Zoning designation to reflect legal decision and a formal document signed with the City.

Jim Pechous, City Planner, agreed to meet with Mr. O'Keefe to ensure the General Plan Update reflects the correct land use designation for the site.

Patricia Holloway, resident, read her letter dated May 15, 2013, and submitted to the Commission on behalf of the newly formed San Clemente Tree Foundation, requesting Planning Commission and City Council refrain from taking any action regarding the mature trees at Verde Park until an in depth and comprehensive Tree Ordinance has been developed with full community input.

Chair Avera closed the public hearing.

Historic Preservation Element

- Policy HP-2.06, staff recommended revision accepted with revision as follows: add language regarding abutting Single Family Residential and Multi-family Residential to make it consistent with code.
- Policy HP-2.09, staff recommended revision accepted.
- Staff to review Willful Demolition Standards and draft a general policy that follows demolition standards for inclusion in this section.
- Policy HP-3.07, staff recommended revision accepted.
- Policy HP-4.04, staff recommended revision accepted with revision as follows: staff to add reference to electronic or web interpretive information.

Historic Preservation Implementation Measures

- No. 8, replace "Inform the public" with "Provide public information"
- Staff recommended change #11, staff to incorporate verbiage into existing Implementation Measure No. 13.
- No. 27, add new Implementation Measure as follows: "Implement a Historic Plaque Program for all historic resources, plaque designs shall be consistent with the adopted Wayfinding Signs Program."
- Staff to add new Implementation Measure to reference electronic or web interpretive information for wayfinding purposes.

Chair Avera opened the public testimony specific to the Historic Preservation Element.

Written Communication:

6/2/13

Letter dated May 13, 2013, from Mike Cotter, resident, suggesting revisions to Historic Preservation Element.

Jeff Hook, Principal Planner, noted use of "historic" and "historical" generally considered interchangeable; he will check to see which one used more consistently with experts and revise accordingly.

Public Testimony:

Don Kunze, resident, questioned whether historic plaques would be accepted for both private and City-owned properties; asked whether Trestles would be included for historic designation. In addition, he asked whether functionality is a consideration in guidelines with regard to windows on historic structures. Mr. Kunze will contact staff for further discussion.

Chair Avera closed the public hearing.

Economic Development Element

For the record, Commissioner Kaupp removed himself from considering a Policy and an Implementation Measure due to property ownership. Neither was singled out for discussion, and he remained in Chambers.

Distinct Shopping and Entertainment Districts

- In the introduction, 3rd sentence, replace "auto" with "automobile sales"

Economic Development Implementation Measures

- No. 1, staff recommended revision rejected.
- No. 13, Staff recommended revision accepted.

Chair Avera opened the public hearing specific to the Economic Development Element, and there being no public testimony, closed the public hearing.

General Direction

- Staff to link similar policies together and provide links when revising the webpage, such as providing additional focus area pages as they are created.
- Staff to include "should" in the glossary, and link compatible words such as "encourage" for clarification purposes.
- Staff to broaden glossary definition of "sensitive uses"

- Staff to add definitions for “public buildings,” and “semi-public buildings” to the glossary.

Mr. Hook said he would revise the document as directed and submit a resolution containing all Elements at the Commission’s last, tentatively scheduled general plan review meeting of June 26, 2013, for final action.

9. NEW BUSINESS – None

10. OLD BUSINESS - None

11. REPORTS OF COMMISSIONERS/STAFF

Chair Avera acknowledged memo from Commissioner Brown; noted Elements referenced in the memo would be considered at the Commission’s next meeting.

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED to adjourn at 8:45 p.m. to the Adjourned Regular Meeting to be held at 6:00 p.m. on May 22, 2013 in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,

Lew Avera, Chair

Attest:



Jim Pechous, City Planner

DRAFT

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