

10/15/13  
6B(1)

**MINUTES OF THE REGULAR STUDY SESSION  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
October 2, 2013 @ 6:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

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**CALL TO ORDER**

Chair Darden called the Regular Study Session of the Planning Commission of the City of San Clemente to order at 6:03 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  
Eileen White, Recording Secretary

**AGENDA**

**A. Discuss Non-Conforming Section of Zoning Ordinance 50% Rule  
(Pechous/ Wright)**

Staff is seeking general direction regarding the 50% rule as part of the update to the City Zoning Ordinance. There is ambiguity on how the 50% rule is calculated for non-conforming structures. The code is not clear on whether or not non-habitable garage areas should be included in this calculation.

Jim Pechous, City Planner, described the existing 50% rule and recommended the Commission provide input on potential changes as part of the update to the City Zoning Ordinance.

In response to questions posed by staff, the Commissioners made the following comments: 1) the existing policy was not fair as it calculated garages differently when they are attached rather than unattached, 2) they thought only habitable space be included when determining fixed amount for the 50% rule, and 3) it would make since that garage parking be allowed

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to be expanded and not count against a house expansion if the expansion brings the parking on site more into compliance with existing code.

Report received and filed.


**COMMISSION COMMENT:** None

**RECESS** - Recess until 7:00 p.m.

Respectfully submitted,

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Julia Darden, Chair

Attest:

  
Jim Pechous, City Planner

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These minutes will be considered for approval at the Planning Commission meeting of 10-16-13.

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
October 2, 2013 @ 7:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

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**1. CALL TO ORDER**

Chair Darden called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Kaupp 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  
Cliff Jones, Associate Planner  
Ajit Thind, Assistant City Attorney  
Eileen White, Recording Secretary

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

**5. MINUTES**

**A. Minutes from the Planning Commission Regular Study Session of September 18, 2013**

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED to receive and file the minutes of the Regular Study Session of September 18, 2013, as submitted by staff.

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**B. Minutes from the Planning Commission Regular Meeting of September 18, 2013**

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY COMMISSIONER WARD, AND UNANIMOUSLY CARRIED to receive and file the minutes of the Regular Meeting of September 18, 2013, with the following revisions:

Page 3, following the 10<sup>th</sup> paragraph, insert the following new paragraph, "Commissioner Ward was concerned that the 24-Hour signage would be overly bright and requested staff include a condition of approval to address that."

Page 5, 3<sup>rd</sup> paragraph, 1<sup>st</sup> sentence, replace "remove" with "review and appeal"

Page 8, add to the end of the 1<sup>st</sup> paragraph, "The configuration control of the web-based plan was a concern of the Commission."

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

7. **CONSENT CALENDAR** - None

8. **PUBLIC HEARING**

**A. 1031 Calle Trepadora Suite A – Conditional Use Permit 13-217 – Hangar 18 Indoor Climbing Gym (Jones)**

A request to consider a commercial recreation use in the Rancho San Clemente Business Park at 1031 Calle Trepadora, Suite A. The subject property is located in the Rancho San Clemente Specific Plan designated as Business Park (BP). The legal description of the property is Lot 30 of Tract 12402, Assessor's Parcel Number 688-142-13.

Cliff Jones, Associate Planner, narrated a PowerPoint Presentation entitled, "Hanger 18 Indoor Climbing Gym, Conditional Use Permit 13-217, dated October 2, 2013." He advised that signage for the project would be submitted separately. Staff recommended approval of the request as conditioned.

Vice Chair Brown established from staff that the owner of the building is aware that approval of this project will restrict future and existing tenants of the other units from using the parking spaces outside of the stated use period, i.e. when/if employees work overtime, and that the parking agreement will limit the use of existing spaces on site in the future.

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Chair Darden established from staff that if issues arise, tenants can complain to the building owner and/or call code enforcement to lodge a complaint.

Alura Aguilera, project architect, noted plans for the project include updating the interior to be ADA accessible, restroom improvements/updates, removal/relocation of interior walls, and updated lighting, flooring, etc. With regard to the parking agreement, she noted extensive dialog with owner, tenants and staff to ensure all issues are addressed. She noted the proposed facility is a new use not currently featured in the City, designed for use by both children and adults, and promotes active lifestyles. The facility's yoga and climb instructors are present this evening for questions. She noted the tenant is well aware of the parking requirements and will ensure gym participants do not exceed the maximum number of parking spaces.

In response to a question, Courtney, Yoga and Pilates Instructor, advised that classes will be staggered with at least 15 minutes in between to allow class participants to exit and new class participants to arrive. In the case of many of the classes, there will be at least an hour in between.

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

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY COMMISSIONER KAUPP, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 13-036, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 13-217, TO ALLOW A COMMERCIAL RECREATION USE AT 1031 CALLE TREPADORA, SUITE A.

**[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL]**

9. **NEW BUSINESS** - None
10. **OLD BUSINESS** – None
11. **REPORTS OF COMMISSIONERS/STAFF**
  - A. Tentative Future Agenda
  - B. Minutes from the Zoning Administrator meeting of September 18, 2013
  - C. Staff Waiver 13-350, 519 Avenida Victoria
  - D. Staff Waiver 13-354, 412 Avenida Santa Barbara
  - E. Staff Waiver 13-355, 407 N. El Camino Real
  - F. Staff Waiver 13-357, 903 Buena Vista D
  - G. Staff Waiver 13-367, 174 Avenida Del Mar

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- H. Staff Waiver 13-371, 401 Avenida Del Mar #C3
- I. Staff Waiver 13-383, 120 W. Avenida Pico
- J. Staff Waiver 13-385, 223 Calle Roca Vista

**12. ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER KAUPP, AND UNANIMOUSLY CARRIED to adjourn at 7:18 p.m. to an Adjourned Regular Meeting to be held at 6:00 p.m. on October 16, 2013, in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,

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Julia Darden, Chair

Attest:

  
Jim Pechous, City Planner

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