

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
February 8, 2012 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

6B(3)
02/21/2012

1. CALL TO ORDER

Chairperson Anderson called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:11 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Kaupp led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner
Jeff Hook, Principal Planner
Zachary Ponsen, Senior Civil Engineer
Ajit Thind, Assistant City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS - None

5. MINUTES

A. Minutes from the Regular Planning Commission Study Session of January 18, 2012.

IT WAS MOVED BY CHAIR PRO TEM DARDEN, SECONDED BY COMMISSIONER BROWN, AND CARRIED 6-0-1, WITH COMMISSIONER KAUPP ABSTAINING, to receive and file the minutes from the Regular Planning Commission Study Session of January 18, 2012, with the following revision:

6B(3)-1

Page 2, first sentence, replace "Model Light Ordinance," with "Dark Skies"

B. Minutes from the Regular Planning Commission Meeting of January 18, 2012.

IT WAS MOVED BY CHAIR PRO TEM DARDEN, SECONDED BY COMMISSIONER CRANDELL, AND UNANIMOUSLY CARRIED to receive and file the minutes of the Regular Planning Commission Meeting of January 18, 2012, as presented.

6. **ORAL COMMUNICATIONS - None**

7. **WRITTEN COMMUNICATIONS - None**

8. **CONSENT CALENDAR - None**

9. **PUBLIC HEARING**

A. 930 Avenida Salvador – (Conditional Use Permit 11-312) – Araujo Accessory Structures (Ciampa)

A request to consider the construction of two accessory structures exceeding fifteen feet in height for a single family residence located at 930 Avenida Salvador within the Residential Low zoning district (RL-1). The legal description is Lot 1, of Tract 3981, and Assessor's Parcel Number 690-172-16.

Jim Pechous, City Planner, recommended the Commission continue this item to the meeting of February 22, 2012, in response to the applicant's request for additional preparation time.

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY VICE CHAIR AVERA, AND UNANIMOUSLY CARRIED to continue 930 Avenida Salvador – (Conditional Use Permit 11-312) – Araujo Accessory Structures to the Regular Planning Commission meeting of February 22, 2012.

[DECISION PENDING. ITEM CONTINUED.]

6 B(3)-2

B. 35522 Camino Capistrano – (Discretionary Sign Permit 10-439) – Christ Lutheran Church Monument Sign (Atamian)

A request to consider the construction of a new monument sign proposed to be six feet tall and twenty-nine square feet in area for an existing church located 35522 Camino Capistrano in the Residential Medium Low (RML-PRD) Coastal Overlay (CZ) zoning district, legal description being Lot 70 of Tract 1127, Assessor's Parcel Number 691-082-10.

Adam Atamian, Assistant Planner, narrated a PowerPoint Presentation entitled "DSP 10-439, Christ Lutheran church monument sign, dated February 8, 2012" and recommended the Commission approve the request as conditioned.

Grant Bjorn, representing the applicant, stated that the sign has not been revised due to funding issues. If the Commission approves the request, he anticipates applying for a sign permit within 30 days from the Commission's action, beginning the fundraising process, and optimistically, installing the sign within one year.

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

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY VICE CHAIR AVERA, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 12-004, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING DISCRETIONARY SIGN PERMIT 10-439, CHRIST LUTHERAN CHURCH MONUMENT SIGNAGE, A REQUEST TO ALLOW THE MODIFICATION OF A NON-PERMITTED MONUMENT SIGN TO ADVERTISE A CHURCH AT 35522 CAMINO CAPISTRANO.

Following the vote, the Commissioners elected to review a Condition of Approval regarding project timing, and retracted the approval for discussion purposes.

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED to retract approval of Resolution No. PC 12-004.

The Commissioners elected to condition the project to require installation of the new signage within the next 18 months. Mr. Bjorn indicated agreement with the revised condition as proposed by the Commission.

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY CHAIR PRO TEM DARDEN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 12-004, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING DISCRETIONARY SIGN PERMIT 10-439, CHRIST LUTHERAN CHURCH MONUMENT SIGNAGE, A REQUEST TO ALLOW THE MODIFICATION OF A NON-PERMITTED MONUMENT SIGN TO ADVERTISE A CHURCH AT 35522 CAMINO CAPISTRANO, with the following revisions:

Page 4, Condition no. 2, first sentence, replace "commenced" with "completed," and replace "three (3) years" with "eighteen (18) months." Strike the last sentence of Condition no. 2 in its entirety.

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

10. NEW BUSINESS - None

11. OLD BUSINESS

A. General Plan Policies (Hook)

Consider General Plan Advisory Committee comments and recommendation on draft General Plan goals, policies and implementation actions, including: Historic Preservation, Gateways, Community Edges, and Education.

Jeff Hook, Principal Planner, summarized the staff report, recommending the Commission review the draft policies and provide input.

Historic Preservation and Heritage Promotion

The Commissioners discussed the importance of including language within the document to identify preservation of the City's surfing heritage for its historic significance as well as its potential economic benefits.

Historic Preservation Standards and Regulations

Public Comment:

Larry Culbertson, resident, suggested language revisions to "Historic Preservation Standards and Regulations." He suggested inclusion of "potential" to describe mitigation impacts as referred to in Policy no. 3; retention of former Policy no. 7 regarding protection of cultural resources from demolition and inappropriate alterations; retention of "style, scale, and massing," in renumbered Policy no. 7. In addition, he requested the City provide assistance to the Historical Society with storing records.

The Commissioners established from staff that the term "potential" was removed from Policy no. 3 to correspond with CEQA guidelines; established that "style, scale, and massing" were removed from Policy no. 7 because rebuilt structures are required to be built to zoning regulations, rather than existing conditions; requested staff address fire more specifically to clarify the aftermath of fire damage to a historic structure; requested staff revise Policy no. 6 concerning building adjacent to historic structures to include expanding the borders when there are three or more historic units. They stressed the importance of retaining the architectural character of homes when rebuilding after homes are damaged by a natural disaster in order to preserve the City's image as a "Spanish Village by the Sea."

Planner Pechous advised the "Historic Preservation Implementation Measures" include direction that the City help with the protection, organization, and preservation of the City's records, which are currently being stored by the Historical Society.

Gateways

The Commissioners established from staff that this section will include a map indicating locations of the City's gateways; requested staff draft and add policies regarding "Landscaping" to this section, which should include, but not be limited to 1) building rapport with CalTrans to achieve better maintenance of landscaping and the appearance of on- and off-ramps, and 2) interact with CalTrans to encourage City input into new and revised landscaping plans on CalTrans property adjacent to City property.

In addition, the Commissioners requested staff draft Implementation No. 3 to include design guidelines concerning architecture, design quality, landscaping, and other aesthetic features.

Community Edges

Commissioners requested staff document and report back the extent of meeting and interaction with intergovernmental agencies; add language to include the City's involvement in efforts to maintain the San Mateo Campground, Camp Pendleton, in its pristine state; add runoff issues to Sphere of Influence; and include a Sphere of Influence map for clarification purposes.

In addition, the Commissioners replaced Implementation Measure no. 2 with the following: "Use all available means to maintain and improve means of communication between the City and contiguous jurisdictions."

Education

Commissioners requested staff add policies regarding the City's interest in attracting institutions of higher learning, such as trade schools, university satellite campuses, business schools, etc.

The Commissioners commended Jeff Hook, Principal Planner, for the thorough and informative staff report in well-organized format. In addition, it was noted that the GPAC process, with its varied participants with diverse expertise, had been very advantageous for the City.

12. REPORTS OF COMMISSIONERS/STAFF

Included in the Commissioners' packets for review:

- A. Tentative Future Agenda
- B. Minutes from the Zoning Administrator meeting of January 18, 2012
- C. Staff Waiver 12-021, 313 Avenida Del Mar
- D. Staff Waiver 12-031, 1100 Calle Del Cerro
- E. Staff Waiver 12-035, 319 Avenida Gaviota

Commissioner Brown reported on topics discussed at the last Coastal Advisory Committee meeting, including memos to the City Council in support of a plastic bag ban and expansion of street sweeping enforcement; upcoming events include updates on the Army Corps of Engineers Shoreline Study and Local Coastal Element review.

Commissioner Kaupp reported that the Downtown Business Association has installed two additional historic tile images, bringing the total completed to six of the 14 proposed.

Commissioner Crandell announced he is unable to attend the March 21, 2012 regular meeting.

City Planner Pechous encouraged all interested Commissioners to attend the upcoming four-day National American Planning Association Conference and to email Staff if interested in attending.

13. ADJOURNMENT

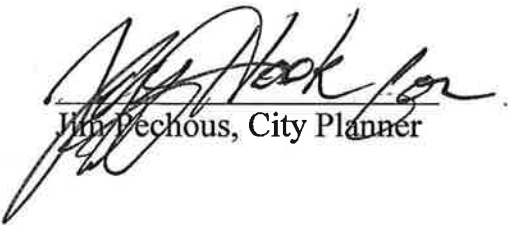
IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY COMMISSIONER CRANDELL, AND UNANIMOUSLY CARRIED to adjourn at 10:00 p.m. to the Regular Study Session to be held at 6:00 p.m. on February 22, 2012, in the Oceanview Conference Room at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,

Nesa Anderson, Chair

Attest:

DRAFT



Jim Pechous, City Planner