

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
May 16, 2012 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

06/12/12
LOB(2)

1. CALL TO ORDER

Chair Anderson called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:05 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Ruehlin led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: None

Staff Present: Jeff Hook, Principal Planner
Tom Frank, Transportation Engineering Manager
Zackary Ponsen, Senior Civil Engineer
Ajit Thind, Assistant City Attorney
Eileen White, Recording Secretary

Agenda items are presented in the originally agendized format for the benefit of the minutes' reader, but were not necessarily heard in that order.

4. SPECIAL ORDERS OF BUSINESS

A. San Onofre Foundation (SOF) Presentation (Jim Kempton)

A presentation by SOF Executive Director Jim Kempton introducing the SOF to the City. Mr. Kempton will explain their mission, present the

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importance of the San Onofre and San Clemente State Parks as economic engines for the City, and enumerate the value and treasure that the Parks provide the citizens.

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER KAUPP AND UNANIMOUSLY CARRIED TO CONTINUE SAN ONOFRE FOUNDATION PRESENTATION TO THE MEETING OF JUNE 6, 2012.

5. MINUTES

A. Minutes from the Study Session of May 2, 2012

IT WAS MOVED BY CHAIR PRO TEM DARDEN, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE THE MINUTES OF THE REGULAR STUDY SESSION OF MAY 2, 2012, as presented.

B. Minutes from the Planning Commission Meeting of May 2, 2012

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY VICE CHAIR AVERA, AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE THE MINUTES OF THE REGULAR PLANNING COMMISSION MEETING OF MAY 2, 2012, with the following revisions:

Page 8, 2nd paragraph, 1st sentence, replace "Commissioner Brown" with "Planner Pechous"; delete the 2nd sentence, beginning with "He questioned..." in its entirety.

Below this paragraph, insert new paragraph as follows: "Commissioner Brown pointed out that the zoning designation on the proposed Land Use Map for Coronado is inconsistent with the statements made at the Joint City Council/Planning Commission meeting of February 3, 2012, where it was decided that both sides of Coronado should be zoned for mixed use."

- 6. ORAL COMMUNICATIONS - None**
- 7. WRITTEN COMMUNICATIONS - None**
- 8. CONSENT CALENDAR - None**

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9. PUBLIC HEARING**A. 415 East Avenida Pico Suite M1 – (Conditional Use Permit 12-070) – Hot Hatha Yoga (Hook)**

A request to consider an application for a Conditional Use Permit for a group instruction yoga class at 415 East Avenida Pico Suite M1. The project site is within the West Pico Corridor Specific Plan and the land use designation is Community Commercial (CC2). The legal description is Tract 823 Lots 10-19 and Lots 33-40 portion of abandoned street and Tract 795 portion of Lot 2 and Block 4 and portion of Lot 34, Assessor's Parcel Number 057-015-26.

Jeff Hook, Principal Planner, narrated a PowerPoint Presentation entitled "Hot Hatha Yoga, Conditional Use Permit 12-070, dated May 16, 2012," recommending the Commission approve the request as conditioned.

Bill Mason, architect representing the applicant, was available for questions. The applicant, Ken Krynski, was also present.

Chair Anderson opened the public hearing.

James Gotses, Mission Viejo resident, representing Pacific West Asset Management, noted the center supports the proposed use, and gave up parking allotments for other units in order to enable Hot Hatha Yoga to meet its parking requirements.

Chair Anderson closed the public hearing.

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY COMMISSIONER BROWN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 12-009, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 12-070, HOT HATHA YOGA, A REQUEST TO ALLOW A GROUP INSTRUCTION FITNESS STUDIO AT 415 AVENIDA PICO, SUITE M.

[PLANNING COMMISSION DECISION FINAL. SUBJECT TO CITY COUNCIL CALL UP.]

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10. NEW BUSINESS**A. Additional Parking Prohibition on Plaza A La Playa (Frank)**

Consider parking prohibition for 20 feet on the east side of Plaza a La Playa and the establishment of a fire lane at existing red curb at the north end of the cul-de-sac.

Tom Frank, Transportation Engineering Manager, displayed photos of the site on the overhead projector. He explained that staff investigated the possibility of improving the beach access conditions by considering potential to install a loading zone near the beach access point at Plaza a La Playa, but determined the installation is infeasible at this point due to the high estimated cost (\$10,000) of relocating the nearby fire hydrant. At a meeting with staff, adjacent property owners expressed preference to retain the red curbing at the beach access to more effectively discourage beachgoers from leaving their vehicles and requested additional enforcement of parking prohibitions during peak beach use times. In addition, they requested the City officially red curb an area unofficially painted red. Staff determined the unofficially painted red curb area improves line of sight and concurred it should be officially parking prohibited, and concurred with the residents' recommendations to retain the red curbing at the beach access. Staff recommended the Commission approve an additional 20 feet of parking prohibition located north of on the northeast corner of Plaza a La Playa and Avenida La Costa.

In response to questions, Manager Frank advised that only property owners from the northern cul-de-sac of Plaza A La Playa attended the public meeting. Mr. Frank explained that he discussed the matter with the Riveria Home Owners Association President. The red curbed area at the beach access point is frequently used as a loading area, with police rarely enforcing the parking prohibition.

The Commissioners noted the importance of beach access and loading/unloading zones for the convenience of beach users. They discussed potential solutions with staff, including temporarily converting the illegally painted, 20 foot, red curb area into a 3 minute maximum loading area for the summer, and requesting the City Council consider moving the fire hydrant to the landscaped island on the street or elsewhere to allow installation of a loading zone at the existing red-curbed

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beach access point. They acknowledged further study to be undertaken, including contacting the Orange County Fire Authority to discuss fire hydrant locations, determining whether any associated costs could come from the beach parking fund, and determining whether the benefit of creating a beach access loading/unloading zone outweighs the line of sight safety issue identified by staff.

IT WAS MOVED BY CHAIR PRO TEM DARDEN, SECONDED BY COMMISSIONER BROWN, AND UNANIMOUSLY CARRIED TO RECOMMEND THAT CITY COUNCIL: 1) Make currently illegally painted red curb area a 3-minute loading zone for the summer, with an evaluation at the end of the summer to determine if the change has had a positive effect, and 2) direct staff to consider holistic methods to create an additional loading/unloading zone at the beach access point, including moving the fire hydrant.

11. OLD BUSINESS

A. General Plan Policies (Hook)

Continued review of draft General Plan, Natural Resources and Safety Element goals, policies and implementation measures.

Jeff Hook, Principal Planner, displayed the draft elements on the overhead projector and requested the Planning Commission provide input. The final draft of the General Plan will return to the Commission for final review and action. In addition, he noted the general input given by the Commissioners, such as recommendation to present each section in an organized, consistently arranged format, will be forwarded to the consultant, and appear in the Commission's draft version of the document.

Commissioners and staff discussed the verb tense of the goal statements, which are currently presented in past tense to indicate the end result desired. Several Commissioners commented that although the sentence is technically correct and may be the new goal stating standard, it feels awkward, goes against natural inclination, and may be less readable for residents than when the goal verbs are stated in present tense. Other Commissioners felt the goal statements should reflect the end result in the modern format as stated by the consultant. The majority of Commissioners concurred to state goals in present tense in order to improve readability

for the General Plan reader, and to indicate that the City continues to strive to achieve the goals set in the General plan. Staff agreed to go back to those sections already reviewed by the Commission and restate the goals in present tense.

The Commissioners concurred that the vast majority of language, issues, and concepts brought to the General Plan by GPAC members are of great value to the draft General Plan.

Natural Resources

The Commissioners suggested revisions as follows:

Goal statement, replace "Protected and enhanced" with "Protect and enhance"

Biological Resources:

The Commissioners suggested revisions as follows:

Goal statement, replace "Protected" with "Protect"

Aesthetic Resources:

Following discussion, the Commissioners suggested revisions as follows:

Goal statement, replace "Preserved" with "Preserve natural"

NR-2.4, replace "significant" with "designated"

NR-2.7, staff to review policy language to ensure its consistency with the Commissioners' discussion that undergrounding of existing above-ground public utilities throughout the community be undertaken whenever possible; make sure the Commission is not mandating something that should not and/or cannot be mandated.

Create a hyperlink with "Public View Corridors" that will take readers to a section that identifies the locations of the City's "Designated Public View Corridors"

CB(2)-6

Chair Anderson requested staff email the Commissioners the list of Designated Public View Corridors for their review.

Archeological and paleontological Resources

The Commissioners suggested revisions as follows:

Goal statement, replace "Protection of" with "Protect"

Mineral Resources

The Commissioners suggested revisions as follows:

Goal statement, replace "managed" with "manage"

Air Quality

Following discussion, the Commissioners suggested revisions as follows:

3rd paragraph, 3rd sentence, replace "GHG" with "Greenhouse Gas (GHG)"

Goal statement should read as follows: "Reduce levels of air pollution and greenhouse gas emissions so that the City meets or exceeds state and regional mandates."

NR-5.2, define "sensitive land uses" in the definitions section of the General Plan.

NR-5.3, add to the end of this statement "consistent with the adopted Climate Action Plan."

NR-5.8, following "improved air quality", list additional benefits provided by street trees; strike "pursuant to the Urban Design Element and Tree Ordinance" (Ensure that policies throughout the entire document do not direct the reader to reference as the ultimate authority lower level documents.)

Under "Links to General Plan Content:", add "Urban Forest"

Energy Conservation

CB(2)-7

Following discussion, the Commissioners suggested revisions as follows:

3rd paragraph, 5th sentence, replace "Located adjacent to" with "Located within"; strike "currently"

Staff directed to refer to Climate Action Plan and Sustainability Action Plan in the preamble and policy statements where appropriate. Planning Center and staff to verify appropriate placement.

Goal statement, replace "Reduced" with "Reduce"

NR-6.2, staff to confirm that stated direction does not conflict with planning principals already in practice, clarified that these are measures to be considered only. Staff to ensure the standard language in City Guidelines address energy efficiency and good planning standards.

NR 6.4, staff to revise language to clarify LEED Certification not required, that the City's green building codes exceed LEED Standards; ensure that language here does not create future financial issues for the City.

"Links to General Plan Content:", staff to consider adding link or policy dealing with Alternative Fueling Stations in this section.

Dark Skies

1st paragraph, add to end of last sentence, "and improve public safety."

2nd paragraph, last sentence, replace "not worsen" with "reduce"; strike "we currently experience"

Goal statement: replace "An environment that minimizes" with "Minimize"

Policies should be formatted to be consistent with other policies throughout the document.

Replace "Public Facilities and Buildings" with "Public Facilities, Streets, and Buildings"; strike "at public facilities and buildings"

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Add policy regarding education, collaboration, and outreach to promote Dark Skies.

For consistency with the rest of the document, the "Implementation" section shall be moved into the "Natural Resource Implementation" section.

Implementation no. 1, strike "as a model for adopting new" and replace with "to aid in developing"

Implementation no. 3, replace "buildings and parks" with "buildings, parks and streets"

Add Implementation no. 7 as follows: "Review City Engineering standards for public street lighting design and spacing to reduce light pollution, improve energy efficiency, and maintain safety."

Commissioner Ruehlin suggested the addition of a "Dark Sky Park" where people can go and observe the night sky away from lighting that detracts from night sky viewing. He noted the area behind Vista Bahia Park would make an excellent location. Other locations may be found east of the City; any location that grants people a place to view the natural beauty of the night sky. He noted that a designated area could make people feel protected from nature.

Chair Anderson expressed some concern that the IDA's Model Light Ordinance, as mentioned in Implementation no. 1, may negatively affect lighting on historical buildings. Staff assured the Commission that the model light ordinance can be customized to suit the City's unique circumstances, and that Implementation no. 2 adequately addresses the lighting on historic buildings.

IT WAS MOVED BY CHAIR PRO TEM DARDEN, SECONDED BY VICE CHAIR AVERA AND UNANIMOUSLY CARRIED TO CONTINUE GENERAL PLAN POLICIES TO THE MEETING OF JUNE 6, 2012.

[ACTION PENDING. PLANNING COMMISSION ITEM CONTINUED.]

12. REPORTS OF COMMISSIONERS/STAFF

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Included in the Commissioners' packets for their review:

- A. Tentative Future Agenda
- B. Minutes from the Zoning Administrator meeting of May 2, 2012

Commissioner Brown reported that the next regular Coastal Advisory Committee meeting is scheduled for June 14, 2012.

Commissioner Ruehlin announced the next GPAC meeting is scheduled for June 13, 2012.

In response to a request for information from Commissioner Crandell, Principal Planner Hook updated the Commission on the status of General Plan Elements both forwarded to and received from the Planning Center.

Principal Planner Hook advised that staff is working on setting a date for the Planning Commission Downtown Village Character Workshop, and is looking into the last week in June, 2012, at the Senior Center Multi-Purpose Room. He will email the Commissioners with additional information so they can check their schedules and report back.

13. ADJOURNMENT


IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY COMMISSIONER RUEHLIN AND UNANIMOUSLY CARRIED TO ADJOURN AT 9:56 P.M. TO THE ADJOURNED REGULAR PLANNING COMMISSION MEETING TO BE HELD AT 12:30 P.M. ON MAY 24, 2012 IN CONFERENCE ROOM A AT THE COMMUNITY DEVELOPMENT DEPARTMENT LOCATED AT 910 CALLE NEGOCIO, SAN CLEMENTE, CA.

Respectfully submitted,

Nesa Anderson, Chair

Attest:

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 FOR

Jeff Hook, Principal Planner

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**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
May 24, 2012 @ 12:30 p.m.
Community Development Department
Conference Room A, 910 Calle Negocio
San Clemente, CA 92673**

CALL TO ORDER

Chair Anderson called the Adjourned Regular Meeting of the Planning Commission of the City of San Clemente to order at 12:45 p.m. in the Community Development Department Conference Room A, located at 910 Calle Negocio, San Clemente, CA 92673.

ROLL CALL

Commissioners Present: Donald Brown, Barton Crandell, Vice Chair Lew Avera, Chair Nesa Anderson, and Jim Ruehlin via conference telephone

Commissioners Absent: Michael Kaupp and Chair pro tem Julia Darden

Staff Present: Jim Pechous, City Planner
Denise Gee, Administrative Assistant
Christopher Wright, Associate Planner
Amber Gregg, Associate Planner
Sean Nicholas, Associate Planner
John Ciampa, Associate Planner
Cameron Eaton, Planning Intern
Kimberly Maune, Recording Secretary

ITEM

Roundtable Discussion (Pechous)

Planning Commission and staff participants who attended the National American Planning Association Conference in Los Angeles will discuss information, lessons, ideas and what they learned.

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City Planner Jim Pechous stated the National American Planning Association Conference was a unique and great opportunity for staff and Planning Commissioners. Those who attended will highlight what they learned at the conference with the focus on applying this useful information to current and future projects in San Clemente.

Commissioner Avera attended a session on Public Business Improvement Districts (PBID) which is similar to San Clemente's Downtown Business Association. The PBIDs are created and dissolved by vote. They operate like a homeowner's association with a board of directors and an executive director. They operate to benefit the public. A PBID could be useful in our development process.

Planner Nicholas attended this same session and added that PBIDs have fees like homeowner's associations. They are progress focused. A PBID could study a downtown and determine what goals the public is seeking. They are not limited to geographical improvements; they can also assist with revitalization. This could be a useful tool in San Clemente since the Redevelopment Agency is no longer in existence.

Planner Nicholas learned at another session about healthy communities. Perhaps San Clemente could include development for health and wellness in the General Plan which is currently being updated. He learned about the importance of cities' Code Enforcement Officers, Building Officials, and Building Codes. Planner Pechous discussed a city in Montana which has no Building Codes. Everyone agreed Codes are necessary for safe and healthy communities.

Commissioner Brown thanked Planner Pechous for the opportunity to attend the Conference. He attended approximately ten sessions and learned from them all. He learned about infrastructure planning, for example putting internet fiber optic lines and pipes in the ground. Re-adaptive use was discussed; Chair Anderson interjected she has photos to share on this topic. He learned about implementation beyond the General Plan and how important it is for a city to have a long range plan which involves input from the City Council, staff, and the community.

Commissioner Crandell attended the same session as Commission Brown regarding General Plan implementation and how important the individual elements are. He recommends the Planning Center include an implementation plan in San Clemente's General Plan including a means by which the City can monitor the success.

Commissioner Crandell recommended everyone view "GIS Application at a Sub-building Level". He discussed a built out city that inventoried all of their downtown buildings to

determine the best use of space. Some building spaces can be used by different businesses at different times of the day.

Commissioner Anderson showed photos of examples of adaptive reuse by Los Angeles City Planners. By relaxing stringent development standards and developing reasonable development standards they were able to transform a blighted area into a thriving attractive destination.

Planner Gregg showed a PowerPoint presentation highlighting information from multiple sessions including "Worst Planning Mistakes Ever Made", she noted that San Clemente strives to learn from mistakes; and "Child & Age Friendly Communities", she explained families spend 77% of their income locally yet they are the most overlooked. She discussed the public transit shortfalls in San Clemente and the lengthy process undertaken to redo the bus routes to better serve the lower income earners who utilize the buses. Her PowerPoint included "Economics and Planning", noting they are very closely related to each other. Studies show mixed use buildings typically generate more income for a city than all other uses.

Commissioner Ruehlin stated it was a great conference and he learned a great deal. He attended a session about legal issues for Commissioners which explained legal duties and processes in great detail. It is important that Commissioners have the right information and the right planning facts, cities must be protected from lawsuits. There should be due process consideration. One example he gave was that in order to provide ample due process when the Commission is given lengthy documents at a Planning Commission meeting they should decide whether to take a recess to review the documents or continue the item. Also, the Planning Commission must distinguish between facts and opinions. For example, a neighborhood petition is not fact; it is the opinion of the people who signed it.

Planner Ciampa did not attend the National American Planning Association Conference; however, he attended the California Preservation Foundation conference in Oakland. He gave everyone handouts which showed examples of restoration of historic properties. As part of their historic restoration program, the City of Oakland is attempting to determine what type of demands there may be in areas where there are presently vacant buildings. They are then offering incentives for businesses to become established in these areas, for example six months free rent. They are creating a tool kit for other cities to use as a template to help these cities create a partnership between businesses and the City.

Planner Pechous stated that at the National American Planning Association Conference he attended a Planning Directors Program led by the Planning Directors of San Francisco,

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Los Angeles, Portland, Oregon, and Fort Worth, Texas. It was a good experience where he gained sage advice from these seasoned directors. The theme of the Los Angeles Conference was "Big Ideas". The focus of the directors' workshop was on leadership. Another theme was on the value of collaboration. He gave an example of the Miramar Theater as a project that would make sense to enlist all interested groups and committees to work together to bring this building back as a historic resource and a theater or other valued use for our community.

ADJOURNMENT


IT WAS MOVED BY COMMISSIONER AVERA, SECONDED BY COMMISSIONER BROWN AND UNANIMOUSLY CARRIED, TO ADJOURN AT 2:30 P.M. TO THE ADJOURNED REGULAR PLANNING COMMISSION MEETING TO BE HELD AT 6:00 P.M. ON JUNE 6, 2012 IN COUNCIL CHAMBERS AT CITY HALL LOCATED AT 100 AVENIDA PRESIDIO, SAN CLEMENTE, CA.

Respectfully submitted,

Nesa Anderson, Chair

Attest:

DRAFT


Jim Pechous, City Planner

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