

08/21/12  
6B(2)

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
July 18, 2012 @ 6:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

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**1. CALL TO ORDER**

Commissioner Anderson called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:04 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Avera led the Pledge of Allegiance.

**3. ROLL CALL**

Commissioners Present: Nesa Anderson, Lew Avera, Donald Brown, Barton Crandell, Julia Darden, Michael Kaupp, and Jim Ruehlin

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner  
Jeff Hook, Principal Planner  
John Ciampa, Associate Planner  
Christopher Wright, Associate Planner  
Adam Atamian, Assistant Planner  
Zackary Posen, Senior Civil Engineer  
Tom Bonigut, Assistant City Engineer  
Ajit Thind, Assistant City Attorney  
Eileen White, Recording Secretary

**4. SPECIAL ORDERS OF BUSINESS**

**A. Selection of Planning Commission Chair, Vice Chair, and Chair Pro Tem**

IT WAS MOVED BY COMMISSIONER KAUPP AND SECONDED BY COMMISSIONER BROWN to nominate Commissioner Avera to serve as

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Chair. There were no other nominations, and Commissioner Avera was elected Chair on a unanimous vote.

IT WAS MOVED BY COMMISSIONER BROWN to nominate Commissioner Kaupp to serve as Vice Chair. Commissioner Kaupp opined that all should have the opportunity to serve as elected officials, and the motion died for lack of a second.

IT WAS MOVED BY COMMISSIONER ANDERSON AND SECONDED BY COMMISSIONER RUEHLIN to nominate Commissioner Darden to serve as Vice Chair. There were no other nominations, and Commissioner Darden was elected Vice Chair on a unanimous vote.

IT WAS MOVED BY VICE CHAIR DARDEN AND SECONDED BY COMMISSIONER CRANDELL to nominate Commissioner Brown to serve as Chair pro tem. There were no other nominations and Commissioner Brown was elected Chair pro tem on a unanimous vote.

**B. Selection of Design Review Subcommittee Members**

Select three members and one alternate to serve on the Design Review Subcommittee which meets the second and fourth Wednesday of each month at 10:00 a.m. in the Community Development Department, Conference Room A.

Ajit Thind, Assistant City Attorney, recommended the Commission continue this item to its next meeting in order to clarify the Commission's authority under the Fair Political Act.

IT WAS MOVED BY COMMISSIONER ANDERSON, SECONDED BY CHAIR PRO TEM BROWN, AND UNANIMOUSLY CARRIED to continue Selection of Design Review Subcommittee Members to the next regular meeting on August 8, 2012.

**C. Selection of Coastal Advisory Committee Member**

Select one member to serve on the Coastal Advisory Committee which meets the second Thursday of each month at 7:00 p.m. in the Community Center, Ole Hanson Fireside Room.

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Ajit Thind, Assistant City Attorney, recommended the Commission continue this item to its next meeting in order to clarify the Commission's authority under the Fair Political Act.

IT WAS MOVED BY COMMISSIONER ANDERSON, SECONDED BY CHAIR PRO TEM BROWN, AND UNANIMOUSLY CARRIED to continue Selection of Coastal Advisory Committee Member to the next regular meeting on August 8, 2012.

**D. General Plan Advisory Committee (GPAC) Update (Alan Korsen)**

A presentation by GPAC member Alan Korsen updating the Commission on recent GPAC meetings. Mr. Korsen will summarize key General Plan policy discussions and comments raised at the meetings.

Jim Pechous, City Planner, announced that both Alan Korsen and Bill Hart were not available to provide an update at tonight's meeting.

**5. MINUTES**

**A. Minutes from the Regular Planning Commission Meeting of June 20, 2012.**

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY COMMISSIONER RUEHLIN AND CARRIED 6-0-1, WITH COMMISSIONER BROWN ABSTAINING, to receive and file the minutes of the Regular Planning Commission Meeting of June 20, 2012, with the following revisions:

Page 11, 6<sup>th</sup> paragraph, replace "Avery" with "Avera"

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

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A. **711 North El Camino Real – (Conditional Use Permit 12-143) – Bikram Yoga San Clemente** (Atamian)

A request to consider a group instruction yoga class at 711 North El Camino Real. The project site is within the Neighborhood Commercial zoning district (NC2). The legal description is Lot 4, of Block 4, of Tract 793, Assessor's Parcel Number 057-156-17.

Adam Atamian, Assistant Planner, narrated a PowerPoint Presentation entitled "Bikram Yoga San Clemente, Conditional Use Permit 12-143, dated July 18, 2012," and suggested the Commission add a new condition that requires a minimum of thirty minutes between classes to prevent overlap of parking demand if the classes are held too close together. He recommended approval of the request as conditioned.

In response to questions, Assistant Planner Atamian advised that potential negative impacts to adjacent uses caused by the high temperature used in Bikram Yoga was discussed at the Development Management Team meeting and it was determined that no additional insulation would be necessary.

In response to a comment from Commissioner Crandell, City Planner Pechous explained why this proposed use is considered classes, instead of a health club, or a health club combined with classes. Parking standards for health clubs, or health clubs combined with classes, are based on square footage of the facility because generally customers come and go at will. The parking standards for a yoga facility are the same as for classes, such as karate or dance, because customers for this type of use arrive and leave about the same time.

Rick Wallace, architect for the project, representing the applicant, noted the applicants will be contracting with the highest Bikram-certified instructors to conduct classes. With regard to insulation, it is in the owner's best interests to capture, maintain and reuse the heat common to Bikram-style yoga. They understand they must limit classes to 18 occupants due to parking restrictions and intend to have 90 minute classes every two hours to ensure no parking overlap exists. Their focus will be on early morning and early evening classes when parking demand for adjacent uses is lower. He requested revision to the Conditions of Approval to allow operating hours of 5:30 a.m. to 10:00 p.m. Monday

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through Friday, and 5:50 a.m. to 7:00 p.m. on Saturday and Sunday. He noted that the applicant has approached one adjacent business owners regarding shared parking without success.

Rob Gittleman, applicant, noted that this location works well with his proposed schedule. His largest classes will occur in the early evenings, after Sunrise Café closes at 2:00 p.m. Other adjacent businesses do not open until 10:00 a.m., which would be after his largest morning classes end. He pursued parking agreement with Sunrise Café but they were not willing/able to provide any parking. His students will have to park on side streets, and he will encourage walking/biking/carpooling to class. He believes sufficient public parking is available in the area.

Chair Avera opened the public hearing.

City Planner Jim Pechous read into the record an email dated July 18, 2012, from David Koch, representing San Clemente Investors I, as follows: "We, as owners of the adjacent property (701 – 709 North El Camino Real) have not given the applicant permission to utilize our parking spaces. Our parking spaces are reserved for our tenants and their customers and guests only. Although we intend to be good neighbors, we must enforce our property rights that include towing of unauthorized vehicles. We ask the property owner and prospective tenant to respect our rights and to inform their employees, customers, and guests not to park in our spaces."

Bob Denault, resident and adjacent property owner, summarized his letter expressing potential parking impacts to his family's properties due to the subject use. He felt the proposed use should be considered an expanded use, and therefore ineligible to replace the previous permitted use which was non-conforming due to parking. In addition, yoga should not be considered the same as dance class, as parents drop off their kids for dance class, and parking is not such an issue. He opposed the proposed project due to lack of parking and questioned where parking spaces will appear for yoga class participants.

Josh Cunningham, representing the subject property owner, advised it has been difficult to lease this space due to shortage of parking at the site, and that most of the applicants to lease the space have been thrift stores. He noted the tenant is aware of parking difficulties, and will act accordingly to ensure no negative impacts to adjacent businesses. He believes the yoga

facility will help generate business for adjacent businesses, and parking should not be affected due to the varied operating hours.

Steve Denault, adjacent property owner, felt the proposed use should be considered an expanded use, and therefore be ineligible to replace the previous permitted use, which was non-conforming due to parking. The previous retail use had cars coming and going for short intervals, and functioned with 4 spaces. The proposed use allows up to 19 occupants on site at one time, and the 3 remaining spaces will not be able to accommodate the parking needs generated by the use.

Chair Avera closed the public hearing.

Assistant Planner Atamian explained that staff does not consider this an expanded use because it is being conditioned so it will only require the same number of parking spaces as was required for the previous permitted use. The previous use was retail, and required 10 spaces due to its square footage. The proposed use is conditioned to require only 10 spaces, so it is not considered an expanded use. Code allows a permitted use that is non-conforming due to parking to replace another permitted use that is non-conforming due to parking if the proposed use does not require more parking spaces.

During the ensuing discussion, the Commissioners, either independently or in agreement, provided the following commentary:

- Considered negative impacts to adjacent properties with regard to parking.
- Commented that repeated visits to the area, in the morning and evening, indicated a more than sufficient amount of available parking to cover the 7 spaces needed for the yoga facility.
- Suggested that business owners negatively impacted by this facility have the option of posting their lots and towing offenders.
- Acknowledged the difficulty of finding a tenant for properties that do not meet current parking standards.
- Suggested that business generated by the new tenant will benefit adjacent businesses.
- Questioned if finding could be met that adjacent businesses would not be negatively affected by the proposed use with regard to parking.

- Agreed with staff that zoning allows the use and that as conditioned, the proposed use will not require more parking than the previous use required.
- Felt the applicant should be given the opportunity to work within the restrictive conditions imposed as part of the approval and/or wait and see whether their parking needs can be met by the public parking in the area, rather than impose an additional condition requiring a parking agreement.
- Suggested conditioning the project to require the applicant to acquire through a parking agreement at least some of the missing parking spaces from adjacent property owners before proceeding.
- Established from staff that there is potential that bike racks could be installed in front of the building with an encroachment permit.
- Encouraged the applicant to develop parking agreements with adjacent property owners in order to provide nearby parking for his patrons.

City Planner Pechous explained that the section of Code that allows this use was specifically created to address this type of situation, to allow new types of uses when there is insufficient parking. He suggested the Commissioners consider adding conditions of approval to address any concerns they might have.

Commissioner Ruehlin advised he would be unable to support the project unless it was conditioned to require the applicant work with adjacent property owners to establish parking agreement(s) to cover at least part of the parking shortfall. In his opinion, it is not enough just to encourage the applicant to acquire the parking spaces; the project should be conditioned to require action on the part of the applicant.

IT WAS MOVED BY COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER DARDEN, AND CARRIED 6-1-0, WITH COMMISSIONER RUEHLIN OPPOSED, TO ADOPT RESOLUTION NO. PC 12-019, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 12-143, BIKRAM YOGA SAN CLEMENTE, A REQUEST TO ALLOW A GROUP INSTRUCTION FITNESS STUDIO LOCATED AT 711 NORTH EL CAMINO REAL, with the following revisions:

Page 4; add Condition no. 8 (and renumber remaining conditions) as follows: "To ensure compliance with the parking requirements, classes shall be scheduled so that there is always a minimum of 30 minutes between the end of one class to the beginning of the next."

Add new condition as follows: "Prior to the issuance of a building permit, the applicant shall submit a plan to install bicycle parking subject to the approval by the Community Development Director and Public Works Director."

Add new condition as follows: "Applicant is required to inform their patrons about parking prohibitions in the nearby area and encourage their patrons to carpool."

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

**B. 2110 South El Camino Real – (Sign Exception Permit 12-123) – Montgomery Motorcycle Company Signage (Ciampa) (continued from 06-20-12)**

A request to consider a sign that exceeds the allowed square footage and width for a business within the Neighborhood Commercial (NC3) zoning district located at 2110 South El Camino Real. The legal description is Lots 3/4, Block 8 of Tract 852, Assessor's Parcel Number 690-444-02.

John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled "Montgomery Motorcycle Signage, dated July 18, 2012," including videos indicating the setback nature of the building from both northbound and southbound directions. Staff recommended approval of the request as conditioned.

In response to questions, Associate Planner Ciampa noted that in response to a request regarding lighting sensitivity from adjacent property owners, the applicant has agreed to turn off lighting at 10:00 p.m., noted the newly installed, exterior metal siding was approved through the Discretionary Review process, and stated that no analysis was made to determine if there is a safety issue caused by signage diverting attention from motorists driving down the street.



In response to a comment regarding consistency with previous signage approvals, City Planner Pechous advised that the Verizon signage appeared to be crammed into a small space, justifying the action taken by the Commission. In this instance, the signage appears to be attractively proportioned onto the building space, and is compatible with its history, size and scale. The signage and its installation on the building are well-matched with its use as a vintage-style motorcycle museum and service building. Commissioner Kaupp noted that the Verizon sign is in the Architectural Overlay which has more restrictive standards for signs.

Mark Williams, applicant and building owner noted that from its inception, the signage was designed as a consideration of building, and the building's structure is built around the signage design. The sign invokes another era reminiscent of the vintage products appearing in the museum. He has received many positive comments from residents regarding the sign design, including its proportion and scale. He has no problem shutting off the lighting at 10:00 p.m. for the benefit of adjacent residents, and noted the sign lighting has been on the building for 50 years. He salvaged and reused the old sign lighting from the building as a period piece to retain the character of the building.

Chair Avera opened the public hearing.

Patty Curto, adjacent resident, expressed approval of the building design, which appears to have been there for 200 years. She thanked the applicant for being amenable to 10:00 p.m. light curfew.

Chair Avera closed the public hearing.

Commissioner Ruehlin expressed concern with the size of the sign, commented that it is almost three times larger than allowed. He felt the signage is out of context with the neighborhood and suggested the sign area be reduced and the applicant be allowed to install a small sign on the building's south face. Although he agreed the sign appears to integrate nicely with the building, he is concerned that new owners would be allowed to keep the large signage even if the use changes. Since the architecture of the building speaks to its usage, the large signage is unnecessary.

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Design Review Subcommittee Members Avera, Darden and Kaupp spoke to issues discussed during Design Review Subcommittee review of the project. They noted that the sign seamlessly integrates and even enhances the buildings architecture. So often signs are add to the building as an afterthought and even though they may be smaller in scale they detract from the buildings architectural design. In summary, they supported the larger signage after much discussion because it is well integrated into the design of the building, the building is setback between two buildings, leaving no space for side elevation signage; it is evident that signage was part of the building design since its inception; the signage connects and integrates with the Spanish Village signage on the property to the right.

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY CHAIR PRO TEM BROWN, AND CARRIED 6-1-0, WITH COMMISSIONER RUEHLIN OPPOSED, TO ADOPT RESOLUTION NO. PC 12-018, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SIGN EXCEPTION PERMIT 12-123, MONTGOMERY MOTORCYCLE SIGNAGE, A REQUEST TO ALLOW SIGNAGE THAT EXCEEDS THE ALLOWED SQUARE FOOTAGE AND WIDTH REQUIRED FOR A BUSINESS LOCATED AT 2110 SOUTH EL CAMINO REAL, with the following revision:

Staff to add condition requiring the applicant turn off signage lights by 10:00 p.m. daily.

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

- C. **1717 ½ North El Camino Real, 724 ½ South El Camino Real, 111 ½ Calle Seville, 154 ½ West Canada, 415 ½ North Ola Vista – (Conditional Use Permit (CUP) 11-253, CUP 12-091, CUP 12-092, CUP 12-093, CUP 12-094) – NextG Networks Cell Applications (Ciampa) (continued from 06-20-12)**

A request to consider installation of micro-cellular antennas (distributed antenna systems) on existing light and utility poles within the City of San Clemente at the following locations: 1) Intersection of North El Camino Real and Boca de la Playa; 2) Intersection of South El Camino Real and West Avenida Cadiz; 3) Intersection of Avenida Cabrillo and South Calle Seville; 4) Intersection of Calle Puente and West Canada; 5) Intersection of North Ola Vista and West Avenida Palizada.

John Ciampa, Associate Planner, recommended the Commission continue this item to its next regular meeting in order to give the applicant time to obtain information requested by the Commission.

IT WAS MOVED BY COMMISSIONER KAUPP SECONDED BY CHAIR PRO TEM BROWN, AND UNANIMOUSLY CARRIED TO CONTINUE 1717 ½ NORTH EL CAMINO REAL, 724 ½ SOUTH EL CAMINO REAL, 111 ½ CALLE SEVILLE, 154 ½ WEST CANADA, 415 ½ NORTH OLA VISTA – (CONDITIONAL USE PERMIT (CUP) 11-253, CUP 12-091, CUP 12-092, CUP 12-093, CUP 12-094) – NEXTG NETWORKS CELL APPLICATIONS TO THE REGULAR MEETING OF AUGUST 8, 2012.

**[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]**

**D. 415 Avenida Granada – (General Plan Amendment 12-229/Specific Plan Amendment 12-230) – Permitted Uses in Mixed Use 4.3 Area (Wright)**

A request for the Planning Commission to consider a recommendation to the City Council to amend the General Plan and Pier Bowl Specific Plan. The City-initiated request would change language in the Mixed Use 4.3 area to better reflect the past ten-year use of the Casa Romantica and its continued use as a cultural center and gardens. The subject site is located at 415 Avenida Granada. The legal description of the property is Lot 27 of Block 3, Tract 784, Assessor's Parcel Number 692-012-38.

Christopher Wright, Associate Planner, narrated a PowerPoint Presentation entitled "GPA 12-229/SPA 12-230, Casa Romantica – Mixed Use in 4.3 Area, dated July 18, 2012." Staff recommended the Commission recommend City Council approval of the request as proposed.

In response to questions, Associate Planner Wright advised that any proposed modification of a character defining feature at the Casa would require a public hearing and be publicly noticed, as with any other development application.

Vice Chair Darden suggested and the Commissioners agreed to strike a paragraph on page 9 deemed unnecessary.

Chair Avera opened the public hearing.

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Guy Verragno, President of the Casa Romantica Cultural Center, related that the Casa's Board of Trustees supported the recommended amendments as written; thanked Associate Planner Wright for his assistance.

Christine Manetta, adjacent property owner, supported the proposed amendments and requested that tree plantings that would block ocean views be restricted. She stated the row of trees planted by the Casa and located between her property and the Casa has taken away the sounds, smells and views of the ocean from her property. She believes the trees have compromised her property values, and she is concerned with potential damage to sewer lines. She is concerned with future plantings and how they might further affect her property.

Chair Avera closed the public hearing.

City Planner Pechous encouraged Ms. Manetta to work with groups associated with the Casa to come up with a "win-win" solution. As Monterey Cypress trees mature, they start to thin out. He believes that tree training and good trimming habits can create enhanced views for neighbors. He offered to work with Casa Romantica representatives and the Manettas to develop a solution agreeable to all parties involved.

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY VICE CHAIR DARDEN AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 12-020, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL ADOPT GENERAL PLAN AMENDMENTS 12-229/SPECIFIC PLAN AMENDMENTS 12-230, AMENDING THE GENERAL PLAN AND PIER BOWL SPECIFIC PLAN RELATING TO THE CASA ROMANTICA-MIXED USE 4.3 DISTRICT, with the following revision:

Attachment 3, Page 7 of 9, strike the first paragraph in its entirety.

**[ACTION SUBJECT TO CITY COUNCIL APPROVAL]**

10. **NEW BUSINESS** - None
11. **OLD BUSINESS**

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A. General Plan Policies (Hook)

Review of the draft General Plan Public Services, Facilities and Utilities Element goals, policies and implementation measures.

Jeff Hook, Principal Planner, displayed GPAC revised 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 response to a question from Chair pro tem Brown, Principal Planner Hook described the process of the Update documents. Once The Planning Center provides the draft document, staff reviews it for flow, grammar, etc. The document goes back to the Planning Center, where the documents are revised and forwarded to pertinent departments. Following the individual department's review, the documents go to GPAC. He brings the documents, with comments from the GPAC and other departments, to the Planning Commission for their input. Ultimately, it is the Planning Center's responsibility to collate and reflect changes made during Planning Commission review to create a Planning Commission hearing draft.

Public Services

Following discussion, the Commissioners suggested revisions as follows:

- 2<sup>nd</sup> paragraph, 2<sup>nd</sup> sentence, between "managed" and "public," insert "and updated"

Education

Following discussion, the Commissioners suggested revisions as follows:

- Staff to verify that classes are offered in San Clemente; if so, revise as follows: 2<sup>nd</sup> paragraph, last sentence, following "adult courses" insert "in San Clemente"
- Replace the Education Goal with the following: "A city that provides and promotes the most effective and highest quality education opportunities to residents of all ages, incomes, and abilities through

its schools, higher education, and vocational training in City and private programs.”

- Add Policy PSF-1.6 as follows: “To establish city advocacy role in supporting high academic and facility standards in working with CUSD. Identify programs, facilities, and areas needing attention and/or improvement.”
- Request clarification as to meaning of “sense of community” as alluded to in PSF-1.5.

### Library Services

Following discussion, the Commissioners suggested revisions as follows:

- Request Planning Center input on the basis to suggest an additional library location is needed, what standards exist in California or Orange County to determine an adequate number of libraries in a community.
- Add Policy PSF-2.7 as follows: “Encourage and support where possible specialized libraries that provide public benefits and access.”

### Water and Wastewater

Following discussion, the Commissioners suggested revisions as follows:

- 1<sup>st</sup> paragraph, 4<sup>th</sup> sentence, replace “Santa Margarita Water District serves,” with “Santa Margarita Water District provides water and wastewater service to”
- Revise PSF-5.8 as follows: 1<sup>st</sup> sentence, replace “require” with “encourage and in certain cases require”; after “recycled water” insert “when available”; in front of “greywater” insert “and encourage the use of domestic”
- Requested Tom Bonigut, Assistant City Engineer, to review using the word “require” in connection with recycled water to ensure water is available for use, the system is in place to deliver the water, etc.

Tom Bonigut, Assistant City Engineer, recommended creation of an additional section entitled “Storm Drainage and Urban Runoff” to address the significant policies and programs associated with these issues. Staff will work with The Planning Center to help develop this section.

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### Solid Waste and Recycling

Following discussion, the Commissioners suggested revisions as follows:

- Goal Statement, 1<sup>st</sup> sentence, replace “to be” with “to have”
- Policy PSF-6.2, replace “public waste” with “solid waste generation and disposal/recycling”
- Policy PSF-6.4, replace with the following: “We prohibit the use of food service items comprised of expandable polystyrene by food vendors within the City and in City facilities, City-managed concessions, City-sponsored or co-sponsored events, City permitted events and all franchises, contractors and vendors doing business with the City and we discourage the sale and use of expanded polystyrene products Citywide.”
- Policy PSF 6.5, replace “City facilities” with “City-owned facilities”; replace “events” with “City-sponsored events”; in front of “cost effective” insert “such products are”
- Policy PSF-6.8, strike “regular hazardous waste disposal and transportation, and”; following “businesses” insert “on proper disposal and recycling and”

### Energy

Following discussion, the Commissioners elected to send Policies 7.3 through 7.11 regarding Energy back for staff to review and consider whether these policies should be moved to the Energy Conservation section of the Natural Resources Element. In addition, they requested staff and consultant carefully review this draft element and consider revisions, where appropriate.

BALANCE OF DRAFT GENERAL PLAN ELEMENTS CONTINUED TO THE NEXT REGULAR MEETING OF AUGUST 8, 2012.

## **12. REPORTS OF COMMISSIONERS/STAFF**

Included in the Commissioners’ packets for their review:

- A. Discussion by the City Planner regarding 6:00 p.m. start time for Planning Commission meetings through completion of the General Plan

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- B. Tentative Future Agenda
- C. Minutes from the Zoning Administrator meeting of June 20, 2012
- D. Staff Waiver 12-214, 1705 N. El Camino Real
- E. Staff Waiver 12-224, 118 Avenida Trieste
- F. Staff Waiver 12-228, 516 Elena Lane
- G. Staff Waiver 12-238, 181 Avenida La Pata

Commissioners agreed to start Planning Commission meetings at 6:00 p.m. through the completion of the General Plan.

City Planner Pechous asked whether Commissioners planned to attend the Village Character meeting tentatively scheduled for August 29, 2012. All commissioners indicated they would attend. Mr. Pechous announced that Tuesday, July 25 is the Form Based Code Workshop.

**13. ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER KAUPP, AND UNANIMOUSLY CARRIED to adjourn at 10:39 p.m. to an Adjourned Regular Meeting to be held at 6:00 p.m. on August 8, 2012, in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,

DRAFT

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Lew Avera, Chair

Attest:

  
Jim Pechous, City Planner



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**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
August 8, 2012 @ 6:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

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**1. CALL TO ORDER**

Chair Avera called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chair pro tem Brown led the Pledge of Allegiance.

**3. ROLL CALL**

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

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner  
Jeff Hook, Principal Planner  
Amber Gregg, Associate Planner  
John Ciampa, Associate Planner  
Christopher Wright, Associate Planner  
Adam Atamian, Assistant Planner  
Zachary Ponsen, Senior Civil Engineer  
Denise Obrero, Housing Specialist  
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. General Plan Advisory Committee (GPAC) Update (Bill Hart)**

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A presentation by GPAC member Bill Hart updating the Commission on recent GPAC meetings. Mr. Hart will summarize key General Plan policy discussions and comments raised at the meetings.

Bill Hart, GPAC member, reported on issues discussed at the August 1, 2012 GPAC meeting, including the review of the Local Coastal Plan, which, when certified by the California Coastal Commission will allow greater local control over coastal discretionary land use decisions and applications. He noted the Committee added a statement supporting sport fishing to ensure its continuation along San Clemente's beaches; addressed environment protection, including water quality, sensitive habitat areas, scenic and cultural resources, and view corridors. In addition, the GPAC discussed needed changes to the Coastal Access Points map.

**B. Selection of Design Review Subcommittee Members**

Select three members and one alternate to serve on the Design Review Subcommittee which meets the second and fourth Wednesday of each month at 10:00 a.m. in the Community Development Department, Conference Room A.

City Planner Pechous announced that City Council action is required before the Commission will be able to select its Design Review Subcommittee and Coastal Advisory Committee membership. He recommended the Commission continue these items to its next meeting and advised members to continue in their assignments until the new selections are made.

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY CHAIR PRO TEM BROWN, AND UNANIMOUSLY CARRIED TO CONTINUE SELECTION OF DESIGN REVIEW SUBCOMMITTEE MEMBERS TO THE REGULAR MEETING OF AUGUST 22, 2012.

**C. Selection of Coastal Advisory Committee Member**

Select one member to serve on the Coastal Advisory Committee which meets the second Thursday of each month at 7:00 p.m. in the Community Center, Ole Hanson Fireside Room.

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY CHAIR PRO TEM BROWN, AND UNANIMOUSLY CARRIED TO CONTINUE SELECTION OF COASTAL ADVISORY COMMITTEE MEMBER TO THE REGULAR MEETING OF AUGUST 22, 2012.

## MINUTES

A. Minutes from the Regular Planning Commission Meeting of July 18, 2012.

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

6. ORAL COMMUNICATIONS - None

7. WRITTEN COMMUNICATIONS - None

8. CONSENT CALENDAR

9. PUBLIC HEARING

A. 372 Camino De Estrella – (Conditional Use Permit 12-188) – CB Cycle Barn (Atamian)

A request to consider a group instruction fitness class at 370-374 Camino De Estrella. The project site is within the Community Commercial zoning district (CC2). The legal description is a portion of Lots 4, 5, and 22, of Tract 1127, Assessor's Parcel Number 691-111-12.

Adam Atamian, Assistant Planner, narrated a PowerPoint Presentation entitled "CB Cycle Barn, Conditional Use Permit 12-188, dated August 8, 2012," and recommended approval of the request as conditioned.

Karen Casler, the applicant, described the proposed project as a family-oriented fitness center that encourages exercise and healthy living; expressed desire to bring about increased business for adjacent businesses; noted intent to offer an assortment of services that will appeal to a wide variety of clientele.

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

IT WAS MOVED BY VICE CHAIR DARDEN, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. 12-021, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 12-188, CB CYCLE BARN, A REQUEST TO ALLOW A GROUP INSTRUCTION FITNESS STUDIO LOCATED AT 370-374 CAMINO DE ESTRELLA.

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

6B(2)-19

**B. 1050 Calle Negocio – (Amendment to Conditional Use Permit 05-031) – Talega Life Church Preschool (Wright)**

A request to consider increased student enrollment (from 70 students to 96 students) and staffing (from eight supervisors to ten supervisors) at an approved preschool. Outdoor playground limitations would not change. Playground use would continue to be limited to 41 students at one time. The subject site is located within the Business Park area of the Rancho San Clemente Specific Plan (RSCSP-BP) at 1050 Calle Negocio. The legal description is Lot 12 of Tract 12766, Assessor's Parcel Number 688-142-37.

Christopher Wright, Associate Planner, reviewed the staff report, recommending approval of the request as conditioned.

Pastor Pondo Vleisides, representing Talega Life Church Preschool, described existing programs on site, provided detail on regulations required by the State and noted the Church's cooperation with adjacent businesses to help serve residents. He noted State regulations require preschoolers to stay within the fenced off recreation areas.

In response to a comment from Commissioner Crandell, Pastor Pondo addressed youth, teen and young adult use of the painted basketball, hopscotch and foursquare courts and noted the white gates are used to cordon off playground areas when in use to ensure safety. Commissioner Crandell recommended an additional condition of approval to ensure the court-painted portion of the parking lot is not used for recreation during preschool hours.

Commissioner Anderson commended Pastor Pondo for his efforts working with the youth and young adults.

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

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER KAUPP, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 12-022, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING AMENDMENT TO CONDITIONAL USE PERMIT 05-031, TALEGA LIFE CHURCH PRESCHOOL, ALLOWING INCREASED STUDENT ENROLLMENT AND STAFFING AT A PREVIOUSLY APPROVED PRESCHOOL FACILITY LOCATED AT 1050 CALLE NEGOCIO, with the following revision:

Staff is to add a condition no. 15 as follows, "During preschool hours, the parking lot shall not be used for recreational purposes."

6 B(2) - 20

**[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL]****C. 193 Avenida La Pata – (Conditional Use Permit 12-216) – Stance Off-Site Parking (Nicholas)**

A request to consider an offsite parking agreement to allow for a new office and warehouse use to be established at 193 Avenida La Pata, within the Rancho San Clemente Specific Plan Business Commercial (RSC-BC). The property's legal description is Lot 8, of Tract 15612, Assessor's Parcel Number 688-163-20.

Sean Nicholas, Associate Planner, narrated a PowerPoint Presentation entitled "Conditional Use Permit, 12-216, Stance Off-Site Parking," and recommended approval of the request as conditioned.

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

Amy Bagley, project applicant, noted her agreement with the conditions of approval and was available for questions.

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY CHAIR PRO TEM BROWN AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 12-026, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 12-216, STANCE OFFSITE PARKING, A REQUEST TO ALLOW FOR AN OFF-SITE PARKING AGREEMENT TO ALLOW FOR THE ESTABLISHMENT OF A NEW OFFICE AND WAREHOUSE USE LOCATED AT 193 AVENIDA LA PATA.

**[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL]****D. 721 Avenida Columbo – (Tentative Parcel Map 2011-110) – Malki Subdivision (Gregg)**

A request to consider a one-lot subdivision for a parcel located at 721 Avenida Columbo. The portion of the 25-acre lot proposed to be subdivided abuts Avenida Presidio and is zoned Residential Low Density (RL-11). The remnant parcel would be zoned Residential Very Low Density (RVL-IC). No zoning changes are proposed. The property's Assessor's Parcel Number is 690-521-04.

Amber Gregg, Associate Planner, recommended the Commissioners table this agenda item to provide additional time for staff analysis and ensure the project meets the required findings. The project will be re-noticed when ready for consideration.

LB(2)-21

IT WAS MOVED BY COMMISSIONER ANDERSON, SECONDED BY COMMISSIONER KAUPP, AND UNANIMOUSLY CARRIED TO TABLE 721 AVENIDA COLUMBO – (TENTATIVE PARCEL MAP 2011-110) – MALKI SUBDIVISION.

**[AGENDA ITEM TABLED.]**

**E. 1011 Calle Amanecer – (Conditional Use Permit 12-211) – Sheckler Training Facility (Ciampa)**

A request to consider the conversion of an office and warehouse to a private skateboard training facility in the Rancho San Clemente Specific Plan, within the Business Park zoning district, located at 1011 Calle Amanecer. The property's legal description is Lot 7 of Tract 13563, Assessor's Parcel Number 688-151-13.

John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled "Sheckler Training Facility, CUP 12-211, dated August 8, 2012." Staff recommended approval of the request as conditioned.

Gretchen Sheckler, Mr. Sheckler's manager and Foundation director, noted the facility would not be open to the public; stated intent to keep it as private as possible.

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

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY VICE CHAIR DARDEN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 12-03, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, ALLOWING CONDITIONAL USE PERMIT 12-211, SHECKLER TRAINING FACILITY, A REQUEST TO ALLOW A SKATEBOARD TRAINING FACILITY WITHIN AN EXISTING OFFICE AND WAREHOUSE BUILDING LOCATED IN THE RANCHO SAN CLEMENTE BUSINESS PARK AT 1011 CALLE AMANECER.

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

**F. 248 Avenida Victoria – (Cultural Heritage Permit 12-137) – McMullen Duplex (Ciampa)**

A request to consider an addition, extensions to the first and second floor decks and the addition to a roof deck for a duplex located at 248 Avenida Victoria, adjacent to a historic duplex and located within the Residential Medium (RM) zoning district. The property's legal description is Lot 62, Block 18 of Tract 779, Assessor's Parcel Number 058-113-14.

LB (2) - JJ

John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled "McMullen Duplex, Cultural Heritage Permit 12-137, dated August 8, 2012." Staff recommended approval of the request as conditioned.

James Smathers, representing the applicants, noted the proposed revisions are limited to the upper unit and were intended to give his clients a more spacious kitchen and great room areas, and expanded view.

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

Commissioner Kaupp commented that the project presented this evening is a good balance of the applicant's proposal and suggestions made during Design Review Subcommittee Meetings. Commissioner Darden clarified that the DRSC's recommendation to use less ornamental railings was made with the intent of suggesting, but not requiring, design more in keeping with Spanish Colonial Revival architecture as well as highlighting an opportunity to save on costs if so desired.

IT WAS MOVED BY COMMISSIONER KAUPP SECONDED BY COMMISSIONER ANDERSON AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. 12-024, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT (CHP) 12-137, MCMULLEN DUPLEX, A REQUEST TO ALLOW AN ADDITION, EXTENSIONS TO THE FIRST AND SECOND FLOOR DECKS AND THE ADDITION OF A ROOF DECK FOR A DUPLEX LOCATED ADJACENT TO A HISTORIC STRUCTURE LOCATED AT 248 AVENIDA VICTORIA.

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

- G. **1717 ½ North El Camino Real, 724 ½ South El Camino Real, 111 ½ Calle Seville, 154 ½ West Canada, 415 ½ North Ola Vista – (Conditional Use Permit (CUP) 11-253, CUP 12-091, CUP 12-092, CUP 12-093, CUP 12-094) – NextG Networks Cell Applications** (Ciampa) (continued from 07-18-12)

A request to consider installation of micro-cellular antennas (distributed antenna systems) on existing light and utility poles within the City of San Clemente at the following locations: 1) Intersection of North El Camino Real and Boca de la Playa; 2) Intersection of South El Camino Real and West Avenida Cadiz; 3) Intersection of Avenida Cabrillo and South Calle Seville; 4) Intersection of Calle Puente and West Canada; 5) Intersection of North Ola Vista and West Avenida Palizada.

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Jim Pechous, City Planner, recommended the Commission continue this item to allow the applicant additional time to provide information requested by this Commission.

IT WAS MOVED BY CHAIR PRO TEM BROWN, SECONDED BY COMMISSIONER ANDERSON, AND UNANIMOUSLY CARRIED TO CONTINUE 1717 ½ NORTH EL CAMINO REAL, 724 ½ SOUTH EL CAMINO REAL, 111 ½ CALLE SEVILLE, 154 ½ WEST CANADA, 415 ½ NORTH OLA VISTA – (CONDITIONAL USE PERMIT (CUP) 11-253, CUP 12-091, CUP 12-092, CUP 12-093, CUP 12-094) – NEXTG NETWORKS CELL APPLICATIONS, TO THE REGULAR MEETING OF AUGUST 22, 2012.

## 10. NEW BUSINESS

### A. General Plan Policies (Hook)

Review of the draft General Plan Governance Element and draft Health and Wellness section of the draft Beaches, Parks and Recreation Element.

Jeff Hook, Principal Planner, displayed GPAC revised draft elements on the overhead projection screen and requested the Planning Commission provide input. The Public Hearing draft of the General Plan will return to the Commission for final review and action. In addition, he thanked Denise Obrero, Housing Coordinator, for her efforts coordinating with public agencies, the Human Affairs Committee, Beaches and Parks Division Staff and others to help develop the Health and Wellness section of the Beaches, Parks and Recreation Element of the General Plan.

In response to a comment by Commissioner Darden, Denise Obrero, Housing Specialist, noted her research revealed little discussion of the perceived need for additional primary-care physicians in San Clemente and advised that most discussion of health-care services focused on needs of lower income residents and their families. She noted the benefits obtained from working with UCI grad students and expressed desire to continue the relationship.

Jeff Hook, Principal Planner, address a headline in the August 7, 2012 San Clemente Sun Post News newspaper regarding the Planning Commission's discussion of a possible restriction or to ban on drive-through facilities. He provided a list of the City's 10 to 12 drive-through businesses, including restaurants, banks, pharmacies and coffee kiosks. Although some cities consider drive-through businesses undesirable in terms of traffic, air pollution, litter and visual impacts, many residents find them convenient and necessary. He noted eight City zoning districts allow drive-through uses. Architecture and pedestrian overlay areas – such as the Del Mar/T-Zone and North Beach – do not allow drive-through uses and all requests for drive-through potential uses require

LB(2)-24



conditional use permit approval. He noted that considering its size and population, San Clemente had relatively few drive-throughs compared with many other comparably-sized cities. He added that rather than precluding new drive-throughs, the City could choose to review such businesses more closely to ensure they meet stringent performance standards regarding architecture, landscaping, car stacking, overconcentration, signage, et cetera. He noted there was no intention to retroactively remove any drive-through uses in the City. He added that nationwide, studies have shown a link between land use and health and that there is a direct relationship between the health of residents and how cities are laid out and developed.

In response to a comment regarding the conditions of the City's public restrooms, he advised that if the Commission wanted to address the need for more attractive and convenient public restrooms, that topic would be best addressed in the "Public Services, Facilities and Utilities" Element and the Commission would have the opportunity to review that draft element again.

#### Health and Wellness Section of the Draft Beaches, Parks and Recreation Element

Following discussion, the Commissioners provided comment/suggested revisions as follows:

- Discussed a possible shortage of primary care physicians within and supported a Saddleback Hospital San Clemente Campus, to help maintain a high level of community emergency medical services and to enhance primary care. Commissioners suggested staff reach out to Saddleback Hospital, establish communication with hospital staff to discuss services provided to the community and the hospital's future needs, i.e. future medical office space.
- Agreed that all drive-through references should be removed from the Health and Wellness section to the Land Use Element and that drive-through services should continue to be regulated and all aspects of the uses should be addressed through design guidelines and the City's Conditional Use Permit process.
- Suggested further study of link between land use and health and wellness when considering toxic fumes produced by idling cars in drive-through lanes.
- Commented that many residents commute to work and are dependent on drive-through uses; also commuters traveling on the freeway frequent drive-through restaurants.
- Commented that due to many hills throughout town and large residential communities without nearby commercial uses, many residents are used to driving to destinations.

- Suggested item no. 1 and no. 2 under Land Use Related Health and Wellness Policies (Page 2) be coordinated with the Bike and Pedestrian Master Plan. Suggested item no. 2 under Land Use Related Health and Wellness Policies, add “convenient and aesthetically pleasing” to its description of bike parking.
- Discussed in detail the potential to allow residents to keep chickens; all agreed to support allowing hens in low-density residential districts only, to start, and to regulate the number of chickens allowed; suggested revising Implementation measure no. 22 (page 4) and replacing “Amend” with “Consider amending”
- Supported new implementation to allow farmers markets as recommended by staff.
- Supported a new implementation measure to allow residents to use their front and back yards for vegetable gardens, vineyards, etc.
- Suggested addition language to Implementation Measure No. 3 (Page 6) to enable the evaluation of City codes and policies to determine if changes are needed to allow agricultural use of residential properties; address canyon and bluff protection, invasive species, water use/quality, and maintenance/aesthetics.
- Suggested using the pilot program on Vista Los Mares with UCI as a template to improve other areas in the City, including expansion in the number of community gardens.
- Suggested staff to revise Policy no. 1 (Page 5) to use of the word “reflective.”
- Suggested that staff add Implementation Measure no. 6 (Page 5) to address the planting and maintenance of street trees.

Jim Pechous, City Planner, stressed the need and importance for the Commission to fully understand the new “Governance” portion of the General Plan Update, and suggested the Commission continue the item to its August 22<sup>nd</sup> meeting, beginning with that section at the next meeting. He advised the Commissioners that the Implementation portions of the General Plan Update were meant to be revised as they are accomplished, and noted a requirement that the City review them on a yearly basis.

The Commissioners noted that there were no Implementation Measures under Governance. Jeff Hook, Principal Planner, said he would work with Planning Center to prepare implementation measures for review at the August 22<sup>nd</sup> next meeting.

IT WAS MOVED BY CHAIR PRO TEM BROWN SECONDED BY COMMISSIONER ANDERSON, AND UNANIMOUSLY CARRIED TO CONTINUE GENERAL PLAN POLICIES TO THE REGULAR MEETING OF AUGUST 22, 2012.

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[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

11. OLD BUSINESS

A. General Plan Policies (Hook)

Review of the draft General Plan Public Services, Facilities and Utilities Element.

Jeff Hook, Principal Planner, displayed GPAC revised draft elements on the overhead projection screen and requested the Planning Commission provide input. The Commission's preliminary review comments will be addressed in Public Hearing Draft General Plan, to return to the Commission for final review and action.

Chair Avera announced that in conversations with staff, it was suggested the Commission consider a change in the way it reviews draft General Plan Policies. The new process would involve the Commission providing commentary and suggesting revisions for further staff review, rather than actually "wordsmithing" at the meeting and making exact changes in real time. Staff can then research, make revisions, and properly reference each revision as necessary. The Planning Commission's changes are then reflected in the Public Hearing Draft General Plan for final Commission review and action. The Commissioners agreed to follow this new approach.

Arts and Culture

Following discussion, the Commissioners provided comment/suggested revisions as follows:

- Supported the implementation measures for this section as outlined in the implementation document.
- Suggestion revision of introductory sentence, consider replace the word "justifiably"
- Check and revise grammar of Goal sentence
- Under first policy, review and revise "Provision of" for consistency with other goals.

Human Services

Following discussion, the Commissioners provided comment/suggested revisions as follows:

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- Suggested expansion of PSF 4.4 to include additional information regarding staff's role with community groups; consider expanded details regarding types of groups, including group interaction facilitated by staff.

#### Public Services, Facilities, and Utilities Element Implementation Measures

Following discussion, the Commissioners provided comment/suggested revisions as follows:

- Asked staff to ensure this section, and the document overall, is properly formatted and consistent.
- Item no. 2, clarify intent of statement regarding "school development of schools"
- Item no. 18, consider broaden resources to promote City; consider replace "brochure" with "publications and media"
- Discussed the inclusion of State law requirements in the document.
- Item no. 22, requested staff specify the barriers to be eliminated to encourage or incentivize the establishment of child care facilities.
- Add implementation measure regarding need to address sidewalk cleaning while protecting water quality and preserving runoff.
- Item no. 29, revise/expand to discuss potential changes in requirements for additional recycling.
- Item no. 34, check source to determine why this policy included.
- Item no. 35, consider why this measure included in this section, consider moving to "water quality/waste water" section.
- Requested staff add a new measure under "Library" to address working with the Orange County Public Library to evaluation the need and feasibility of expanding San Clemente's library resources/facilities.
- Requested staff add a new measure under "Library" to address public interest/access to private/non-profit library facilities.
- Item no. 6, consider revising to add emphasis on tourism and retail spinoffs such as community events/activities, i.e. Laguna Beach's quality of life-link to economic development element.
- Discussed difficulties associated with personal recycling, i.e. closed centers, limited operating hours, etc.
- Consider adding a measure in this area regarding undergrounding of overhead utilities and developing an implementation plan.

## **12. REPORTS OF COMMISSIONERS/STAFF**

Included in the Commissioners' packets for their review:

- A. Tentative Future Agenda

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- B. Minutes from the Zoning Administrator meeting of July 18, 2012
- C. Staff Waiver 12-255, 137 Avenida Serra
- D. Staff Waiver 12-263, 2415 S. El Camino Real
- E. Staff Waiver 12-264, 123 Avenida San Pablo

Chair pro tem Brown announced the Coastal Advisory Committee would be considering the Draft Local Coastal Element of the General Plan at their meeting on August 9, 2012.

Jeff Hook, Principal Planner, announced he anticipates scheduling at least two more GPAC meetings to handle the volume of the remaining GP review work.

Commissioner Crandell requested a progress report on deliverables from the City's General Plan Update consultants.

**13. ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER KAUPP, AND UNANIMOUSLY CARRIED to adjourn at 9:59 p.m. to an Adjourned Regular Meeting to be held at 6:00 p.m. on August 22, 2012, in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,

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Lew Avera, Chair

Attest:

  
Jim Pechous, City Planner

DRAFT

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