

**MINUTES OF THE DOWNTOWN WALKING TOUR  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
July 9, 2014 @ 6:00 p.m.  
Intersection of Avenida Granada and El Camino Real  
San Clemente, CA**

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**CALL TO ORDER**

Commissioner Eggleston called the Downtown Walking Tour of the Planning Commission of the City of San Clemente to order at 6:20 p.m. at the intersection of Avenida Granada and South El Camino Real in Downtown San Clemente, CA 92672.

**ROLL CALL**

Commissioners Present: Wayne Eggleston, Barton Crandell, Michael Smith, and Kathleen Ward; Chair Po Tem Jim Ruehlin, Vice Chairperson Donald Brown, and Chairperson Julia Darden

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner  
Cliff Jones, Associate Planner

Members of the Public Present: Fred Swegles  
Larry Culbertson  
Alan Korsen  
Georgette Korsen

**ITEM:**

**Downtown Walking Tour** (Pechous/Eggleston)

Walking Tour led by Commissioner Eggleston of the 100 block of Avenida Victoria, the 100 block of Avenida Granada, and the 100 and 200 blocks of South El Camino Real. The Commission discussed construction projects of the past decade on Avenida Victoria and lessons learned. The Commission suggested that Avenida Victoria is not pedestrian friendly due to tall buildings located close to the street, lack of trees/landscape on the street, and narrow sidewalks. The Commission indicated they thought Avenida Granada was more pedestrian friendly because the buildings were setback further from the street and many had attractive landscape.

The Commission suggested that buildings located close to the street may be appropriate on Avenida Del Mar, which is primarily a retail/restaurant use area, but

Avenida Victoria and Avenida Granada should have greater front yard setbacks as the streets are lined with office and residential uses. The Commission suggested code updates may be necessary for these areas and perhaps a form based code would help to address their setback concerns.

The Commission also suggested staff investigate a few potential code enforcement issues on Avenida Granada and the 100 block of South El Camino Real.

**ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER CRANDELL, AND UNANIMOUSLY CARRIED to adjourn at 7:30 p.m. to the Regular Study Session of the Planning Commission to be held at 6:00 p.m. on July 16, 2014, in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,



Julia Darden, Chair

Attest:



Jim Pechous, City Planner