

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
January 21, 2015 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Chair Darden called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:02 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Smith led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Vonne Barnes, Barton Crandell, and Michael Smith; Chair pro tem Jim Ruehlin, Vice Chair Donald Brown, and Chair Julia Darden

Commissioners Absent: Wayne Eggleston

Staff Present: Jim Pechous, City Planner
Eileen White, Recording Secretary

Chair Darden welcomed new Commissioner Vonne Barnes to the Commission; commented that her past involvement in HOA issues and Local Coastal Plan (LCP) development made her a welcome addition to the Commission.

Commissioner Barnes described her past experience working with the City of Dana Point with Land Use issues as well as Local Coastal Plan and General Plan Updates; stated desire to help the City in a similar manner.

4. SPECIAL ORDERS OF BUSINESS -None

5. MINUTES

A. Minutes from the Planning Commission Regular Study Session of January 7, 2015

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY CHAIR PRO TEM RUEHLIN, AND CARRIED 5-0-1, WITH COMMISSIONER BARNES

ABSTAINING, to receive and file the minutes of the Regular Study Session of January 7, 2015, as submitted.

B. Minutes from the Planning Commission Regular Meeting of January 7, 2015

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY VICE CHAIR BROWN, AND CARRIED 5-0-1, WITH COMMISSIONER BARNES ABSTAINING, to receive and file the minutes of the Regular Meeting of January 7, 2015, with the following revisions:

Page 7, 10th bullet point, add to the end of the sentence, "and in effect, residents could park from 6:00 p.m. to 9:00 a.m. anyway because they could take advantage of the 3-hour limit from 6:00 p.m. to 9:00 p.m.

Page 8, insert a new bullet point between the 5th and 6th bullet points as follows, "Under 6PMR, reorder remaining recommendations with all bullets appearing as sub bullets supporting renumbered Recommendation no. 23 to, 'Implement General Plan measure to create Downtown Parking and Circulation Strategy.'"

6. ORAL AND WRITTEN COMMUNICATION

Larry Culbertson, resident, referencing the property at 176 Avenida Cabrillo, commented that the owner and developer of the site, while establishing a CUP for the project, commented that the site will be used as a residential home for a couple, with a small business in the front. The applicant was able to take advantage of the City's "round down" guidelines in that although the project needed 3.9 parking spaces, it was rounded down to 3 spaces. Since the project's approval, the owner has since sold the property for considerably more money. He questioned whether the assurances made by the developer will be honored by the new developer; suggested the City consider tightening up this guideline to ensure the same thing does not happen to other properties along Cabrillo, and worsen the existing parking shortage in the area. In response to questions, he opined that even 4 parking spaces for the project is not sufficient.

7. CONSENT CALENDAR - None

8. PUBLIC HEARING

A. 209 Avenida La Cuesta – Cultural Heritage Permit 14-107/Minor Exception Permit 14-471 – McIlvain Residence (Ciampa)

A request to consider a reduction in the side yard setback for an addition to a historic house located at 209 Avenida La Cuesta within the Residential Low (RL-2) zoning district, legal description being Lot 123 of Tract 898, Assessor's Parcel Number 057-061-17.

Jim Pechous, City Planner, recommended the Commission continue this item to the meeting of February 4, 2015, meeting to allow the applicant to complete the revised plans.

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY VICE CHAIR BROWN, AND UNANIMOUSLY CARRIED TO CONTINUE 209 AVENIDA LA CUESTA – CULTURAL HERITAGE PERMIT 14-107/MINOR EXCEPTION PERMIT 14-471 – MCILVAIN RESIDENCE TO THE REGULAR PLANNING COMMISSION MEETING OF FEBRUARY 4, 2015.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

9. NEW BUSINESS - None

10. OLD BUSINESS - None

11. REPORTS OF COMMISSIONERS/STAFF

- A. Tentative Future Agenda
- B. Minutes from the Zoning Administrator meeting of January 7, 2015
- C. Staff Waiver 15-001, 821 Via Suerte 102

Vice Chair Brown reported that at their last meeting, the Coastal Advisory Committee heard report from staff on the 180-page Local Coastal Plan, which will come back to the Committee for review once the ESHA is complete.

City Planner Pechous stated that the Local Coastal Plan Land Use Plan is approximately 95% finished with staff waiting for comments from California Coastal Commission (CCC) staff. The Commission's review will start with a Study Session, and should take at least 2 regular meetings for their review. He will provide the documents as far in advance as possible.

Referring to an upcoming planning workshop that all Commissioners will be attending, Commissioner Ruehlin suggested the Commissioners coordinate attendance at the various field trips and sessions so that all are covered and email each other. The Commissioners can then share the information presented at their respective sessions at a study session following the workshop.

Chair Darden encouraged the Commissioners to review the materials and contact Denise Gee, Administrative Assistant, to sign up as soon as possible. She noted the field trip sessions are very popular and fill up fast; commented that tickets can be swapped around the Commissioners if necessary.

Commissioner Crandell commented that all the sessions will be available on video for those that missed sessions in order to attend others presented at the same time.

City Planner Pechous will look into potential to use a City owned van to transport the Commissioner to the event; agreed that carpooling is a viable option as well. Additionally, he agreed it would be beneficial for Ajit Thind, Assistant City Attorney, to provide a study session on CEQA issues.


12. ADJOURNMENT

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED to adjourn at 7:22 p.m. to the Study Session to be held at 6:00 p.m. on February 4, 2015, in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,

Julia Darden, Chair

Attest:



Jim Pechous, City Planner

DRAFT