

**MINUTES OF THE REGULAR STUDY SESSION  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
April 22, 2015 @ 6:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

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**CALL TO ORDER**

Chair Darden called the Regular Study Session of the Planning Commission of the City of San Clemente to order at 6:00 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

**ROLL CALL**

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

Commissioners Absent: None

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

**AGENDA**

**A. Review Draft Land Use Plan for the City's Local Coastal Program  
(Ciampa)**

An introduction of the draft Land Use Plan (LUP). Planning Commission and public comments and feedback on the draft LUP will be considered in a formal review of the LUP at the May 6, 2015, Planning Commission public hearing.

John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled, "Local Coastal Program, dated April 22, 2015." A copy of the PowerPoint Presentation is on file with the Planning Division.

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

- Consider requiring hotel developers to finance/provide youth hostels or similar housing to increase the City's affordable accommodations requirement.
- Include language to address resident-installed white drainage pipes in coastal canyons.
- Ensure the LCP includes the same language in the General Plan regarding the trimming of trees during bird nesting/tree dormant periods.
- Identify the City's Overlays in Chapter 2.
- Ensure consistency with the proposed General Plan Amendments that are in process.
- Page 1-5, number 2, add to the end of the sentence, "within the Coastal Zone."
- Page 2-1, Introduction, last paragraph, last sentence, insert, "within the Coastal Zone" after "City".
- Page 2-25, first sentence, ensure accuracy of quoted numbers.
- Page 3-25, Table 3-1, indicate which Beach Amenities are privately owned.
- Page 3-34, Include "Black Ball" times
- Page 3-39, Include reference to "Park Semper Fi".

**RECESS** - Recess until 7:00 p.m.

Respectfully submitted,

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Julia Darden, Chair

Attest:

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Jim Pechous, City Planner