

**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.

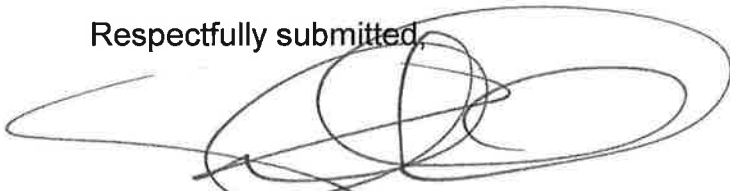
John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled, "Local Coastal Program, dated April 22, 2015." A copy of the PowerPoint Presentation is on file with the Planning Division.

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,



Julia Darden, Chair

Attest:



Jim Pechous, City Planner

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
May 12, 2015 @ 6:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA**

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**1. CALL TO ORDER**

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

**2. PLEDGE OF ALLEGIANCE**

Commissioner Barnes led the Pledge of Allegiance.

**3. ROLL CALL**

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

Commissioners Absent: Vonne Barnes

Staff Present: Jim Pechous, City Planner  
John Ciampa, Associate Planner  
Anne Blemker, Consultant  
Cristina Talley, Deputy City Attorney  
Eileen White, Recording Secretary

**4. SPECIAL ORDERS OF BUSINESS - None**

**5. MINUTES - None**

**6. ORAL AND WRITTEN COMMUNICATION - None**

**7. CONSENT CALENDAR - None**

**8. PUBLIC HEARING**

- A. Coastal Land Use Plan for the City's Local Coastal Program (Ciampa)  
(continued from 05-06-15)**

Public Hearing to consider a request for the Planning Commission to review and make a recommendation of approval to the City Council for the adoption of the City's Land Use Plan for the City's Local Coastal Program.

John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled, "Local Coastal Program, dated May 12, 2015." A copy of the presentation is on file with the Planning Division.

Chair Darden stated for the record that City resident Mr. Ronald Redcay, who intends to speak tonight during the public hearing portion of the meeting, is her neighbor and they have had conversations in the past regarding City projects. They have not had any discussion regarding the City's LCP.

Chair Darden opened the public hearing.

Gerry Strickland, resident, questioned City oversight in the Coastal Zone; plans for preserving the enhancing Coastal Zone resources; and suggested a Coastal informational brochure. He commended the policies that preserve the natural habitat and beauty of the City.

Alex Maniscalco, Attorneys for Capistrano Shores, thanked staff for making revisions in response to their requests; requested additional time for continued meetings with staff; suggested specific portions of the document be stricken to avoid creating conflict.

Eric Anderson, resident, questioned the renovation/building of upscale hotels, and established from staff that those types of projects are subject to diverse requirements and dependent on many factors.

Ronald Redcay, resident, recommended that by listing certain Coastal Act policies throughout the document, it can be inferred that policies not included are excluded. He suggested the City create policies that avoid allowing needless protective devices on bluffs.

Jim Pechous, City Planner, noted the City has produced brochures similar to the one proposed by Mr. Strickland and intends to produce another once the LCP is adopted; noted the City Attorney's Office and the Loftin Firm PC are continuing to meet to review language in the LCP; advised he will update the Commission on the subject issues at a future meeting.

With regard to excluding Coastal Act policies not specifically included in general lists, Cristina Talley, Deputy City Attorney, noted polices that have not been included were left out because they do not apply to San Clemente. Staff will research policies and report back at a future meeting.

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

- Established from Consultant Blemker that maps indicating the City's Coastal Zone have been established by the California Coastal Commission (CCC) and the City does not have the purview to revise them. Suggested revisions would be processed through the CCC Mapping Division in San Francisco. She offered to provide CCC staff reports from the 1980's regarding Coastal Zone boundaries that may give further detail on how boundaries were established to anyone interested.
- Suggested changes to the document format with regard to locating maps and tables throughout the document in a more logical sequence and enlarging map keys for easier readability.
- Suggested the City needs to add higher priced accommodation choices.
- Recommended staff review goals to consider strategies to increase percentage of higher cost accommodations; determine existing percentage; calculate percentage to use as move forward.
- Commented on the unfairness of comparing peak beach/mountain accommodation rates with rates in other areas, such as Palm Springs, as those rates peak in seasons opposite to beach/mountain areas.
- Established from staff that the CCC does not recommend that the LCP include by reference any other documents.
- Suggested staff consider removing/making more general any specific language unimportant to the document, such as train stop times, beach access closures, etc.
- Requested staff email larger-sized maps to the Commission for further review and easier viewing.
- Requested staff review with Engineering Division regarding wetlands definitions with regard to Poche Beach.

The Commissioners recommended revisions to the document as follows:

- Page 2-19, top of page, paragraph suggests "two" significant design orientations. The second design orientation has been accidentally omitted.
- Page 2-28, LU-18, following "combinations" insert "subdivisions"
- Page 2-30, LU-28, consider revising long sentence to 2 shorter sentences for easier readability.
- Page 2-30, LU-29, replace "eating/drinking establishments" with "restaurants."

- Page 2-45, LU 45, insert, "in commercial and visitor-serving areas" after "facilities"
- Page 2-35, LU-59, staff directed to fortify language to ensure compatibility with adjacent residences; address situations where many rental units appear in clusters.
- Page 2-41, LU-94, insert "or other methods" after "signage"
- Page 2-41, LU-99, delete in its entirety.
- Page 3-1, Introduction, staff to revise to correctly identify shoreline mileage structure.
- Page 3-9, 1<sup>st</sup> paragraph, 6<sup>th</sup> sentence, replace "quite narrow" with more quantifiable language; 7<sup>th</sup> sentence, replace "impossible" with "limited"
- Page 3-10, last paragraph, ensure mileage numbers are accurate and consistent throughout the document.
- Page 3-19, under "Area D..." ensure mileage numbers are accurate and consistent throughout the document.
- Page 3-21, last paragraph, ensure mileage numbers are accurate and consistent throughout the document.
- Page 3-36, under "Community Events" add the Annual Car Show and contact the San Clemente Chamber of Commerce to ensure all applicable events are included.
- Page 3-45, under "Goals" strike 3-2(a) as redundant.
- Chapter 4, directed staff to review language in "Coastal Scrub Communities" and throughout the chapter, consult with the Dudek Group, and consider replacing designating "ESHA" with "potential habitat study areas."
- Page 4-23, requested staff review language concerning ESHA's and ESHA buffers to make more conforming, avoid increasing development within buffers.
- Page 4-25, RES-11, requested staff review language to make ensure the City is providing "robust" environmental protection in lighting standards in ESHA areas. (Chair pro tem Ruehlin agreed to follow up with staff regarding lighting standard to ensure properly stated.)
- Page 4-30, RES-36, requested staff ensure "100 feet in width" is correct; revise this paragraph to increase clarity; revise language if possible to ensure "drainage ditches" are not classified as wetlands.
- Page 4-30, RES-37, replace "policy RES-37 are allowed" with "policy RES-36 are allowed"
- Page 4-37, RES-70, requested staff add language to address lot splitting in order to preserve Coastal Canyons and make sure density is not increased if lot splitting occurs.
- Page 4-37, RES-71, add language to ensure the drainage devises blend in the with the canyon material.

- Page 4-41, add new RES-93 to address preservation of "public view vistas" and ensure plantings on public land are pruned to achieve the public view vistas.

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY VICE CHAIR BROWN, AND UNANIMOUSLY CARRIED TO CONTINUE COASTAL LAND USE PLAN FOR THE CITY'S LOCAL COASTAL PROGRAM TO THE REGULAR ADJOURNED MEETING OF JUNE 9, 2015, WITH THE PUBLIC HEARING HELD OPEN.

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

**9. NEW BUSINESS** - None

**10. OLD BUSINESS** - None

**11. REPORTS OF COMMISSIONERS/STAFF**

Vice Chair Brown reported that the Coastal Advisory Committee would be reviewing the ESHA and biological inventory portion of the Local Coastal Plan at its meeting on May 14, 2015.

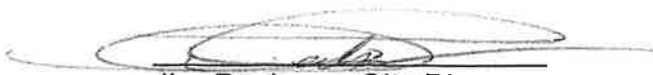
**12. ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY VICE CHAIR BROWN, AND UNANIMOUSLY CARRIED to adjourn at 10:12 p.m. to an Adjourned Regular Meeting to be held at 6:00 p.m. on Tuesday, May 20, 2015, in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,

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Julia Darden, Chair

Attest:

  
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Jim Pechous, City Planner