

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
April 8, 2015 @ 7:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA**

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**1. CALL TO ORDER**

Vice Chair Brown called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Crandell led the Pledge of Allegiance.

**3. ROLL CALL**

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

Commissioners Absent: Chair Julia Darden

Staff Present: Jim Pechous, City Planner  
John Ciampa, Associate Planner  
Jennifer Rosales, Senior Transportation Engineer  
Thomas Frank, Transportation Engineering Manager  
Matthew Richardson, Assistant City Attorney  
Eileen White, Recording Secretary

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

**5. MINUTES**

**A. Minutes from the Planning Commission Regular Study Session of March 18, 2015**

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER CRANDELL, AND CARRIED 5-0-1, WITH VICE CHAIR BROWN ABSTAINING, to approve the minutes of the regular study session of March 18, 2015, as submitted.

**B. Minutes from the Planning Commission Regular Meeting of March 18, 2015**

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER CRANDELL, AND UNANIMOUSLY CARRIED to approve the minutes of the regular meeting of March 18, 2015, as submitted.

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

**7. CONSENT CALENDAR**

**A. Traffic Calming Measures on West Paseo De Cristobal (Rosales)**

A request to consider forwarding a recommendation to the City Council to implement traffic calming measures on West Paseo De Cristobal. Proposed traffic calming measures: 1) remove the existing double yellow painted centerline striping; 2) paint a four inch wide white edge line 10' from the face of the curb on each side of the street; and 3) request Police Services to consider increasing speed enforcement in the neighborhood. A petition for neighborhood traffic calming measures was received from residents on West Paseo De Cristobal to "slow down traffic" from El Camino Real to Ola Vista and from Ola Vista to Toledo.

Vice Chair Brown recused himself from considering this item due to property ownership within 500 feet of the subject location and left the meeting room at 7:10 p.m.

Chair pro tem Ruehlin invited the public to provide input.

Charlie Larwood, resident, supported the request and thanked staff for their assistance; requested the Commission approve the proposed traffic calming measures to ensure drivers drive the speed limit; noted the support of a majority of the neighborhood as indicated in the petition.

Jennifer Rosales, Senior Traffic Engineer, narrated a PowerPoint Presentation entitled, "Traffic Calming Measures on Paseo de Cristobal, dated April 8, 2015." A copy of the PowerPoint Presentation is on file with the Planning Division. Transportation Engineering Manager Tom Frank responded to Commissioner inquiries.

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

- Requested staff provide speed surveys indicating before and after traffic speed statistics following implementation of this traffic calming measure in comparable situations.
- Recounted a personal incident where a head-on crash almost occurred on a street where there was no painted centerline.
- Questioned the safety of removing the centerline on streets when drivers in general have grown accustomed to the centerline indicating their side of the street.
- Established from staff that the white painted edge lines will be 10' from the curb which will allow parked car door opening space.
- Recounted personal experience of reduced speed while driving on streets without painted centerlines.
- Indicated support and confidence in staff's knowledge and experience with regard to traffic calming recommendations.
- Commented that an excess of signage can lead to less effectiveness.
- Suggested painting "slow" on the street as an added measure to slow traffic.
- Suggested this item be presented to City Council as an agenda item in order to highlight Commission concerns.
- Commented that streets in Shorecliffs have been slurried with center lines painted only at intersections, with no problems reported to date.

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER EGGLESTON, AND CARRIED 5-0-1, WITH VICE CHAIR BROWN ABSTAINING, TO FORWARD TO CITY COUNCIL A RECOMMENDATION TO CONDITIONALLY APPROVE PROPOSED TRAFFIC CALMING MEASURES AS FOLLOWS:

1. Include the agenda report under new business in the City Council agenda.
2. Include the referenced traffic studies as attachments in the agenda report.
3. Include a summary of past results from similar City centerline removal efforts.
4. Consider including "Slow" legends in the striping plan for the project.
5. Approving the Staff recommendations in the April 8, 2015 agenda report.

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

Chair Brown returned to the dais at 7:58 p.m.

## **8. PUBLIC HEARING**

**A. 434 Calle Gomez – Cultural Heritage Permit 14-336 – Donoso Residence (Ciampa)**

Public Hearing to consider a request to consider an addition, façade remodel, and deck extension for a legal nonconforming house located adjacent to a historic house. The project is located at 434 Calle Gomez in the Residential Low (RL) zoning district. The legal description is Lot 64 of Tract 938, Assessor's Parcel Number 060-061-01.

John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled, "Donoso Residence, CHP 14-336, dated April 8, 2015." A copy of the PowerPoint Presentation is on file in Planning Division.

Vice Chair Brown opened the public hearing.

Larry Culbertson, resident and Historical Society President, indicated the Society's support for the request; opined the project will complement the historic structure.

There being no others desiring to speak to this issue, Vice Chair Brown closed the public hearing.

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER BARNES AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 15-013 A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 14-336, DONOSO RESIDENCE, A REQUEST TO ALLOW AN ADDITION, FAÇADE REMODEL, AND DECK EXTENSION FOR A LEGAL NONCONFORMING HOUSE THAT IS ADJACENT TO A HISTORICAL RESOURCE, LOCATED AT 434 CALLE GOMEZ.

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

**B. 314-316 North Ola Vista – Minor Exception Permit 14-395/Cultural Heritage Permit 14-396 – Berardi Duplex (Ciampa)**

Public Hearing to consider a request to consider a second story addition to a legal nonconforming duplex that is adjacent to two historic structures. The project is located at 314-316 North Ola Vista in the Residential Medium (RM) zoning district. The legal description is Lot 1, Block 14, of Tract 779, Assessor's Parcel Number 058-122-19.

John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled, "Berardi Duplex, CHP 14-396/MEP 14-395, dated April 8, 2015."

In response to questions, he noted the proposed project complies with lot coverage requirements.

Mario Berardi, applicant, opined the proposed remodel will improve the subject property and neighborhood overall; advised the landscaping plans have not been submitted to date but will include desert landscaping and hardscape; commented with removal of existing sheds, an additional car may be accommodated on the existing driveway.

Vice Chair Brown opened the public hearing.

Larry Culbertson, resident, read a letter he submitted opposing the proposed project due to negative impacts on available parking caused by the additional bedrooms.

There being no others desiring to speak to this issue, Vice Chair Brown closed the public hearing.

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

- The public on-street parking space in front of the subject duplex is shorter in length than the standard parking space.
- Most of the structures in the area provide covered on-site parking, and some include guest parking.
- The applicant worked diligently through the Design Review Subcommittee review process to comply with recommendations.
- Because the Zoning Ordinance does not require additional parking for the addition, parking at the subject location or lack of existing parking in the area is not at issue with this application.
- The proposed remodel will improve the existing structure and surrounding neighborhood.
- The photo included in the staff report was sufficient for the Commission to evaluate the distance between the subject property and historic structure at 165 Avenida Miramar as well as alleviate any concerns regarding massing or potential negative impacts.

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 15-012, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 14-396, MINOR EXCEPTION PERMIT 14-395, BERARDI DUPLEX, A REQUEST TO ALLOW THE CONTINUATION OF A LEGAL NONCONFORMING SIDE YARD SETBACK FOR AN ADDITION TO A DUPLEX THAT IS ADJACENT TO TWO HISTORIC RESOURCES, LOCATED AT 314-316 NORTH OLA VISTA.

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER BARNES, AND UNANIMOUSLY CARRIED TO RECONSIDER THE MOTION.

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 15-012, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 14-396, MINOR EXCEPTION PERMIT 14-395, BERARDI DUPLEX, A REQUEST TO ALLOW THE CONTINUATION OF A LEGAL NONCONFORMING SIDE YARD SETBACK FOR AN ADDITION TO A DUPLEX THAT IS ADJACENT TO TWO HISTORIC RESOURCES, LOCATED AT 314-316 NORTH OLA VISTA, with the following revision:

Staff will revise the resolution to include the historic structure at 165 Avenida Miramar.

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

**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 March 18, 2015
- C. Staff Waiver 15-091, 800 S. El Camino Real
- D. Staff Waiver 15-092, 167 Avenida Del Mar
- E. Staff Waiver 15-094, 124 Avenida Del Reposo
- F. Staff Waiver 15-097, 407 Avenida Santa Barbara
- G. Staff Waiver 15-099, 211 W. Avenida Cordoba
- H. Staff Waiver 15-103, 202 S. Ola Vista

Chair pro tem Ruehlin reported that the Mobility Task Force will be meeting this Monday to finalize work items for submittal to City Council.

Vice Chair Brown reported that at their next meeting, the Coastal Advisory Committee will hear a presentation from CR&R regarding organic separation of trash as well as a report on stormwater changes as part of the new NPDES permit.

Commissioner Crandell announced he will be unable to attend the April 29, 2015, Design Review Subcommittee Meeting and Commissioner Eggleston indicated he would attend in his stead.

Commissioner Eggleston announced he had signed up for a tour in Los Angeles by the Architectural Guild of South Orange County and encouraged the other Commissioners to sign up.

**12. ADJOURNMENT**

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER BARNES, AND UNANIMOUSLY CARRIED to adjourn at 8:45 p.m. to the Study Session to be held at 6:00 p.m. on April 22, 2015, in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,



Donald Brown, Vice Chair

Attest:



Jim Pechous, City Planner