

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

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

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner
Adam Atamian, Associate Planner
Zachary Ponsen, Senior Civil Engineer
Ken Knatz, Principal Civil Engineer
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 April 22, 2015

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE REGULAR STUDY SESSION OF APRIL 22, 2015, AS SUBMITTED.

B. Minutes from the Planning Commission Regular Meeting of April 22, 2015

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY COMMISSIONER CRANDELL, AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF APRIL 22, 2015, WITH THE FOLLOWING REVISIONS:

Page 15, add the following bullet point under "Zoning Amendments:"
Review all allowed use tables in both zoning tables for consistency."

Page 17, top of page, add the following bullet point, "Expressed concern about the unintended consequences of such a ban."

Page 17, 4th paragraph, replace "5-0-2" with "5-2-0"

6. ORAL AND WRITTEN COMMUNICATION

Pete Van Nuys, resident, requested the City's help in resolving height issues in the Riviera District, similar to the assistance provided establishing height limits in the Shorecliff's Housing Tract several years ago.

7. CONSENT CALENDAR

8. PUBLIC HEARING

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

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.

Jim Pechous, City Planner, recommended the Commission continue this item to the Regular Adjourned Meeting of May 12, 2015.

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY CHAIR PRO TEM RUEHLIN, AND UNANIMOUSLY CARRIED TO CONTINUE COASTAL LAND USE PLAN FOR THE CITY'S LOCAL COASTAL PROGRAM TO THE REGULAR ADJOURNED MEETING OF MAY 12, 2015.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

**B. Zoning Amendment 14-456 and General Plan Amendment 15-049
(Wright/Hare) (continued from 04-22-15)**

Public Hearing to introduce City-initiated amendments to the Centennial General Plan and Zoning Ordinance. The Planning Commission will review preliminary draft amendments, receive public testimony, provide discussion and direction to staff, and continue the public hearing to a date certain. Based on the input received, staff will finalize and then present draft amendments at an upcoming public hearing.

Jim Pechous, City Planner, recommended the Commission table this agenda item to allow staff the required time to complete additional work.

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY CHAIR PRO TEM BROWN, AND UNANIMOUSLY CARRIED TO TABLE ZONING AMENDMENT 14-456 AND GENERAL PLAN AMENDMENT 15-049.

[AGENDA ITEM TABLED.]

**C. Capital Improvement Program General Plan Consistency Finding
(Atamian)**

Public Hearing to consider a request to review projects for the Fiscal Year 2015-2016 Capital Improvement Program for consistency with the San Clemente General Plan.

Adam Atamian, Associate Planner, reviewed the staff report.

Chair Darden stated for the record that although she was not present at the Study Session where this agenda item was originally considered, she has reviewed the minutes and feels comfortable acting on the proposal.

Chair Darden opened the public hearing, and there being no public testimony, closed the public hearing.

The Commissioners, either individually or in agreement, provided the following commentary:

- Requested staff review potential projects in the Beaches, Parks and Recreation Division as that division seems to be underrepresented in the CIP and has facilities in need of repair.
- Suggested staff consider potential repairs and/or upgrades to the Ridge Route Trail as it is 30 years old and in need of repair and signage.
- Requested additional information regarding the widening of Avenida Palizada, including the finished width of the street following the improvement.

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY CHAIR PRO TEM RUEHLIN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 15-017, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, FINDING THE FISCAL YEAR 2015-2016 CAPITAL IMPROVEMENT PROGRAM CONSISTENT WITH THE SAN CLEMENTE GENERAL PLAN.

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

D. 1010 South El Camino Real – Zoning Amendment 14-364/Site Plan Permit 14-365/Conditional Use Permit 14-366/Cultural Heritage Permit 14-367 – Santiago Mixed-Use (Atamian) (continued from 04-22-15)

Public Hearing to consider forwarding a recommendation to the City Council a request to amend the Zoning Ordinance and Zoning Map to designate portions of the Neighborhood Commercial (NC 2) zone along South El Camino Real to a new Mixed Use (MU 3.2) zone, and a request for a mixed use development consisting of seven residential units and 4,416 square feet of commercial space located at 1010 South El Camino Real. The legal description is Lots 3, 4, and 5, of Block 5, of Tract 822, Assessor's Parcel Number 692-152-23.

Chair Darden and Vice Chair Brown recused themselves from considering this agenda item due to property ownership within 500 feet of property reflected in the Zoning Amendment and left the meeting room at 6:15 p.m. They did not return to the meeting. Chair pro tem Ruehlin chaired the remainder of the meeting.

Chair pro tem Ruehlin disclosed that he discussed this project with the applicant in response to the applicant's request.

Commissioner Eggleston reported for the record that he had a conversation with a former GPAC member regarding story poles and ocean views.

Commissioner Smith disclosed that he met with the applicant, walked the site, and reviewed the story pole placement in advance of tonight's meeting.

Adam Atamian, Associate Planner, narrated a PowerPoint Presentation entitled, "Zoning Amendment 14-364/Site Plan Permit 14-365/Conditional Use Permit 14-366/Cultural Heritage Permit 14-367, Santiago Mixed-Use, dated May 6, 2015." A copy of the PowerPoint Presentation is on file with the Planning Division.

Nick Buchanan, applicant, displayed slides indicating elevations of the project and distributed renderings for Commission consideration. The

proposed project follows the intent of the General Plan and beautifies an old gas station site which has sat vacant for many years. From the onset, the project has been envisioned as mixed use, with the parking ratio appropriate for the site. The project also removes three curb cuts from El Camino Real to create more street parking, is not located in a public view corridor, and minimally encroaches into the ocean view from the I-5 Freeway.

Michael Luna, architect representing the applicant, advised the story poles accurately reflect the proposed building heights and are certified by a registered, certified engineer. The proposed design features landscaped planters for the first 3.5 feet of the property along the alley, improves the adjacent alleyways, has deeper than required setbacks along the upper stories, complies with the mixed-use, pedestrian-friendly vision for the area, and features very little ocean view encroachment when viewed from the I-5 Freeway. Although the tower is an architectural feature in compliance with design guidelines, it can be revised or reduced if necessary.

Chair pro tem Ruehlin opened the public hearing.

Jenifer Massey, resident, felt the proposed building is too large for the site; suggested it may create a canyon effect on South El Camino Real; suggested the proposed development is not in keeping with the "Village Character" that the majority of residents value in the City.

Pete Van Nuys, resident, opined the proposed building, although it features beautiful architecture, is too large for the site; commented the project may result in canyonization, including loss of sunlight and long shadows.

Bob Conrad, resident, supported the project; commented the project has to be financially viable or will not get built and the site may never be developed.

Zachary Gilmer, resident, opposed the proposed project because it will block his view of the hillside and intrude upon his privacy; commented that the $\frac{3}{4}$ of a mile to downtown is too far to walk, negating the project's "walkability to the Downtown area;" opined this project and other large homes do not accurately depict the "Spanish Village" concept.

Kevin Colson, resident, supported the project as proposed. Limiting the building to one story will affect its economic feasibility and reducing it to just one story will still block some views.

Shaun Prestrath, resident, supported the project because it provides much needed new housing, offers unique parking opportunities, supports

an urban and pedestrian-oriented lifestyle, and beautifies an unattractive, vacant lot.

Kevin Nelson, resident, opposed the project because it is much too large and dense for the area, is not compatible with the adjacent one story buildings, impacts the ocean view from the freeway, and does not reflect the City's village character feel.

Bill Prestrath, resident, supported the proposed project; commented that there should be more projects like this in the area; felt the proposed design reflected a pedestrian-oriented lifestyle.

Brian Jolowiec, resident, supported the proposed project as it will rejuvenate the area and provide much needed site improvement. The applicant has passion and means to improve the community.

Adam Raffery, resident, supported the proposed project as it will provide residential opportunities for those looking to purchase property in town.

Richard Boyer, resident, opposed the project as he felt it does not reflect the GPAC's vision for the site and is not in keeping with the residents' stated goals for the City.

There being no one else desiring to speak to this issue, Chair pro tem Ruehlin closed the public hearing.

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

- Established from staff that the story pole placement is certified by a profession installer and any visual simulation must be performed by a third party professional.
- Requested staff separate the Zoning Amendment resolution from the resolution for the applications.
- Requested staff ensure any view analysis features heights compliant with the new Zoning Amendment that addresses heights along South El Camino Real.
- Requested clarification from staff regarding the minimum/maximum commercial FAR for mixed-use projects proposed in the Zoning Amendment.
- Commented that if residents choose to walk and leave their cars at the property, it will not free up the parking for commercial uses.
- Commented that the "minimize obstructions of ocean views from the I-5 freeway" verbiage in the General Plan makes it difficult for the Commission to quantify just how much obstruction would be allowable.

- Expressed concern that approving this Zoning Amendment before establishing the new Zoning Ordinance may be “breaking new ground before establishing where the new ground is.”
- Commented that development within the City should not be stopped because the Zoning Ordinance is in the middle of update.
- Expressed concern that approving the reduction in parking due to the mixed use nature of the project may set a precedent.
- Expressed concern that because mixed use/commercial zoning allows no setbacks, it may result in a streetscape of large buildings with no opportunity to see sky between.
- Questioned whether the proposed project conforms to Ole Hanson’s vision of a town where one’s views of the ocean are forever preserved.
- Commented that although the project is very close to compliant, questions regarding adequate parking and potential freeway ocean view encroachment remain.
- Commented that ocean view obstructions from the freeway can be cumulative when taking in current obstruction of the Ralph’s grocery store tower and future development along the street.
- Questioned whether the proposed MU 3.2 zoning is appropriate for this area of the City.
- Suggested several view simulations showing percentages of obstruction, such as 10%, 20% and 30%, be provided for comparison purposes.
- Commented it is not the Commission’s purview to determine if this zoning designation is appropriate as it is already designated MU 3.2 in the newly adopted General Plan.
- Stated the general consensus of the GPAC when recommending this type of development for this area of the City was that the new zoning would encourage revitalization and provide much needed commercial for residents in the area.
- Advised the zoning for this area as designated in the General Plan can be revised in the future in the event the area becomes too saturated with mixed use/commercial/dense development.
- Commented that views of the ocean horizon are maintained and the proposed view blockage from the freeway is minimal.
- Advised ocean views from El Camino Real are maintained down each street as envisioned when the City was originally planned.
- Requested additional information from staff to justify the mixed use shared parking proposal.
- Supported requiring the applicant provide view simulations from the outer lane of the southbound freeway to better visualize potential view blockage as well as view simulation indicating that the project cannot be seen from the other lanes.
- Commented the applicant had done a very good job with the architecture and designing within the zoning for the site.

- Requested staff return with information regarding FAR requirements and direction regarding FAR modification when projects feature outdoor seating/courtyard areas.
- Commented that the proposed shared parking may limit commercial use options and hours of operation.
- Requested staff explore potentially establishing public parking along the street frontage with the elimination of curb cuts as well as potential to relocate existing bus stop.
- Commented that past mixed use projects that have featured designs at the approval level featuring shared parking and/or less intense uses have sometimes ended up with more intense uses and higher residential use resulting in increased parking demand not met on site.
- Encouraged the applicant to consider revising the project to meet the required number of parking spaces.
- Established from the applicant that utilities will be underground on site, but the cost of undergrounding adjacent utilities may be very high and could potentially be funded by forming an assessment district.

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER CRANDELL, AND CARRIED 5-0-2, WITH VICE CHAIR BROWN AND CHAIR DARDEN ABSTAINING, TO CONTINUE 1010 SOUTH EL CAMINO REAL – ZONING AMENDMENT 14-364/SITE PLAN PERMIT 14-365/CONDITIONAL USE PERMIT 14-366/CULTURAL HERITAGE PERMIT 14-367 – SANTIAGO MIXED-USE TO THE REGULAR MEETING OF JUNE 17, 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 April 22, 2015
- C.** Staff Waiver 15-128, 220 Avenida Miramar
- D.** Staff Waiver 15-138, 129 Calle Redondel
- E.** Staff Waiver 15-141, 110 W. Escalones

Commissioner Eggleston requested staff schedule a study session discussion of home based businesses.

Chair pro tem Ruehlin reviewed the four focus areas selected by the Traffic Task Force for forwarding as a recommendation to City Council.

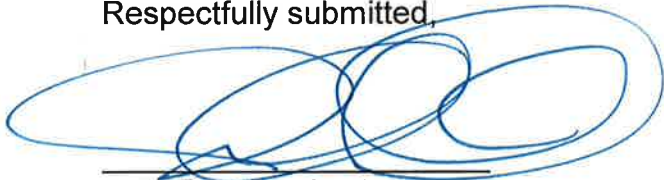
Commissioner Eggleston suggested the City review temporary signage used by the City of San Juan Capistrano during the I-5/Ortega Highway intersection reconstruction for consideration of similar signage during the I-5/Avenida Pico intersection reconstruction.

City Planner Pechous forwarded a request from the City Council that the Commission Chair provide a quarterly report during the Presentations segment of the City Council agenda.

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER CRANDELL, AND UNANIMOUSLY CARRIED to adjourn at 9:00 p.m. to an Adjourned Regular Meeting to be held at 6:00 p.m. on Tuesday, May 12, 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