

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
June 9, 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 6:07 p.m.

2. PLEDGE OF ALLEGIANCE

Chair pro tem Ruehlin led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: Michael Smith

Staff Present: Jim Pechous, City Planner
John Ciampa, Associate Planner
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 05-12-15)**

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, summarized the staff report.

Chair Darden reopened the public hearing.

Alex Maniscalco, attorney of record for Capistrano Shores Mobilehome Park, requested the Commission continue the Local Coastal Program (LUP) to allow additional time for him to meet with Planning and Legal staff.

Cheryl Moe, resident, requested the Commission continue this item to allow her to continue to work with staff to resolve issues with setbacks concerning her property and others located on coastal canyons/bluffs.

Commissioner Barnes stated for the record that although she was not in attendance at the Commission's May 14, 2015, meeting because she was attending a California Coastal Commission meeting, she has watched video of the meeting, reviewed the minutes, and understands the issues at hand.

The Commission reviewed each chapter with staff, and provided comments/revisions as follows:

Chapter 1

- Page 1-4, General Goals and Objectives first paragraph, strike "the intent of"

Chapter 2

- Page 2-12, MU Zones, staff directed to ensure text included as per the first draft of the document.
- Page 2-19, 6th paragraph, add to the end of the paragraph, "This overlay is continued exclusively within the Coastal Zone and some areas contiguous to the Visitor Serving Commercial District."
- Page 2-33, LU-21, 3rd sentence, in both occurrences, replace "shall" with "should".
- Page 2-41, LU-59, 1st sentence, replace "The City shall" with "The City may"
- Page 2-43, LU-75, replace the heading, "**Los Molinos and the Surf Zone**" with "**Architectural Styles**"

Chapter 3

- Page 3-7 and following pages, when identifying shoreline access points, indicate which ones are public and which are private.
- Page 3-32, staff to review title, "Private Beaches" to ensure consistency with language in the Coastal Act.

- Page 3-34, first paragraph, line 11, replace “leve” with “level”
- Page 3-36, first paragraph under “Community Events”, strike “art show”
- Page 3-48, second paragraph, staff review and clarify paragraph is consistent with CCC language re public access for viewing purposes.

Chapter 4

- Page 4-3, 2nd paragraph, 1st sentence, after “lemonade berry scrub” insert “(rhus integrifolia)”
- Page 4-4, 2nd paragraph, 1st sentence, strike “for the following reasons”; 2nd sentence, replace “One, unlike” with “Unlike”
- Page 4-25, 2nd paragraph, last sentence, replace “provides an increased setback/buffer from the ESHA” with “does not increase the encroachment”
- Page 4-26, 4th paragraph, replace “Shield” with “Eliminate or shield”
- Page 4-30, last paragraph, add to the title, “**and Liquefied Natural Gas Facilities**”
- Page 4-32, 3rd paragraph, replace “provides an increased setback from the development” with “does not increase the encroachment”
- Page 4-33, 2nd paragraph, RES-39, staff review to ensure is consistent with RES-15.
- Page 4-37, RES-58, staff to check with Engineering staff to ensure “85th percentile design storm standard” is accurate.
- Page 4-44, 1st paragraph, 1st sentence, add to the end of the sentence, “and can be reduced”

Chapter 5

- Page 5-1, 4th paragraph, last sentence, replace “preferable” with “preferably”
- Page 5-7, HAZ-4, strike #2.
- Page 5-8, HAZ-7, staff to check language to ensure is consistent with the Coastal Act and report back.
- Page 5-10, HAZ-19, strike #5.
- Page 5-11, HAZ-44, staff to check with CCC regarding lots adjacent to canyons on more than one side and include language to guide development.
- Page 5-11, HAZ-20, #4, insert “of” between “any” and “the”
- Page 5-12, HAZ-24, 1st sentence, replace “requirement and avoid” with “requirement to avoid”; last sentence, replace “buff” with “bluff”
- Page 5-12, HAZ-25, 1st sentence, replace “shall” with “may” and “primary residence” with “primary structure”

- Page 5-14, HAZ-33, staff to include language to address maintenance of shoreline retention devices and the City's ability to require the maintenance.
- Page 5-15, 4th paragraph, #3, strike "if feasible"
- Page 5-17, last paragraph, staff to review for clarity and add language that allows staff flexibility in determining if the stringline is the appropriate tool for all situations.
- Page 5-18, HAZ-45, first sentence, replace "may" with "shall" and replace "residence" with "structure"
- Page 5-18, HAZ-46, replace "HAZ-13" with "HAZ-47"
- Page 5-19, HAZ-49, replace "a major remodel, as defined herein" with the specific location where "major remodel" is defined, such as "as defined on page 7-9" or "as defined on page 5-9 in HAZ 13"
- Page 5-21, HAZ-12 and HAZ-13, staff to determine why this text was removed; check to ensure covered in HAZ-63.

Chapter 6

- Page 6-1, last paragraph, replace "[history/image]" with "character"
- Page 6-4, VIS-4, strike "new"
- Page 6-5, VIS-8, staff to clarify public view corridor tree maintenance policies.
- Page 6-9, VIS-20, staff to review "roadway corridors" term and either add as a definition, or change to "view corridor"
- Page 6-11, new VIS-28, staff to review Coastal Act policies and add new policy encouraging visually open fences to preserve public view areas.

Chapter 7

- Page 7-2, nos. 1-3 staff review to ensure consistency with the Coastal Act; omit no. 4.
- Page 7-3 & 7-4, nos. 13 & 22, Bluff and Coastal Bluff, staff to review both definitions to ensure clarity and readability.
- Page 7-13, no. 72, Scenic Corridors/Roadway, staff review and ensure consistent with terminology and definition in the General Plan.

Throughout the Document

- Maps; staff to enlarge legend text making it readable without a magnifying glass. Additionally, all maps should have page numbers.
- Tables; staff to add headers to the top of every page within a table.
- Definitions; staff to ensure consistency with definitions in the General Plan.

- Definitions; staff to review documents for potential terms that should be included in Chapter 7.
- Acronyms; staff to spell out each title the first time it is used and include each acronym used in the definitions.
- Shorecliffs Development; staff will include language to address home height limits in the Shorecliffs Development.

The Commissioners elected to continue this agenda item to their meeting of June 17, 2015, to allow staff adequate time to schedule an additional meeting in the last week of June.

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, WITH THE PUBLIC HEARING HELD OPEN, 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

Chair pro tem Ruehlin reported that at their last meeting, the Mobility Task Force discussed potential for a trolley with the general manager of the Outlet Mall with positive results.

Vice Chair Brown reported that the Coastal Advisory Committee would be reviewing the test street sweeping program and receive a presentation from a guest speaker on Sand Replenishment at its meeting of June 11, 2015.

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY VICE CHAIR BROWN, AND UNANIMOUSLY CARRIED to adjourn at 9:33 p.m. to the Study Session to be held at 6:00 p.m. on June 17, 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