

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
June 17, 2015 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Chair Darden called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Smith 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
John Ciampa, Associate Planner
Tom Bonigut, Assistant City Engineer
Christopher Wright, Associate Planner
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

These minutes reflect the order in which items appeared on the meeting agenda and do not necessarily reflect the order in which items were actually considered.

4. SPECIAL ORDERS OF BUSINESS - None

5. MINUTES

A. Minutes from the Planning Commission Regular Study Session of June 3, 2015

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY CHAIR PRO TEM RUEHLIN, AND UNANIMOUSLY CARRIED TO APPROVE THE

MINUTES OF THE REGULAR STUDY SESSION OF JUNE 3, 2015, AS SUBMITTED BY STAFF.

B. Minutes from the Planning Commission Regular Meeting of June 3, 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 JUNE 3, 2015, AS SUBMITTED BY STAFF.

6. ORAL AND WRITTEN COMMUNICATION

Michael Luna, resident, thanked Chair Julia Darden for tenure on the Planning Commission and Design Review Subcommittee (DRSC). During this time, she has shown untiring attention to detail, excellent taste, common sense, unbiased opinions, non-partisan viewpoints, and respect for historic integrity.

7. CONSENT CALENDAR

A. Parking Prohibition on Calle Escuela (Rosales)

Consider parking prohibition on Calle Escuela, at its intersection with Avenida Presidio for 20 feet on the southwest corner.

B. Parking Prohibition on El Camino Real (Mrotek)

Consider parking prohibition on El Camino Real for six feet on the southeasterly driveway at 1520 N. El Camino Real.

Public Comment:

Bill Koelzer, resident, supported the proposed parking prohibitions on N. El Camino Real to increase safety.

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY CHAIR PRO TEM RUEHLIN, AND UNANIMOUSLY CARRIED TO APPROVE THE CONSENT CALENDAR.

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

8. PUBLIC HEARING

**A. Coastal Land Use Plan for the City's Local Coastal Program (Ciampa)
(continued from 06-09-15)**

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.

Jim Pechous, City Planner, recommended the Commission continue this item to an Adjourned Regular Meeting of June 24, 2015, to allow the Commission and public more time to view and discuss this request.

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 ADJOURNED REGULAR MEETING OF JUNE 24, 2015.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

B. 216 Avenida Victoria – Cultural Heritage Permit 15-080 – Hager Duplex (Ciampa)

Public Hearing to consider a request to construct a new duplex located at 216 Avenida Victoria. The project site is located adjacent to a historic house. The project is within the Residential Medium zoning district and Coastal Zone (RM-CZ), the site's legal description is Lot 46, Block 18 of Tract 779, Assessor's Parcel Number 058-113-30.

John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled, "Hager Residence, CHP 15-080, dated June 17, 2015. A copy of the Presentation is on file with the Planning Division.

Michael Lannen, applicant, was available for questions; supported adding vertical plantings to the project landscaping.

Chair Darden opened the public hearing.

Cecelia McDermott, supported the project design and established from staff that there is sufficient room to park two cars on the driveway apron.

Chair Darden closed the public hearing.

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 15-025, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 15-080, HAGER DUPLEX, A REQUEST TO ALLOW THE CONSTRUCTION OF A DUPLEX THAT IS ADJACENT TO A HISTORIC RESOURCE LOCATED AT 216 AVENIDA VICTORIA, with the following revision:

Page 5, Condition no. 6, staff will revise to include requirement that the applicant plant vertical plants on the side and rear of the property.

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

**C. Zoning Amendment 14-456 and General Plan Amendment 15-049
(Wright/Hare) (continued from 06-03-15)**

Continued discussion of City Council initiated General Plan and Zoning Amendments. At this meeting, a portion of the amendments are being discussed that relate to the Mixed Use 3.2 area. The Planning Commission will open the public hearing, provide additional discussion; take straw votes to give staff direction on draft amendments; and continue the public hearing on the entirety of the General Plan and Zoning Amendments to a date certain.

Vice Chair Brown and Chair Darden recused themselves from considering this item due to property ownership within 500 feet of the subject property. They left the meeting room at 8:42 p.m. and did not return. Chair pro tem Ruehlin assumed control of the meeting.

Commissioner Eggleston announced for the record that he spoke with a member of the GPAC regarding views of the proposed MU 3.2 Zone from the freeway, spoke to a resident regarding the project, and led a walking tour of South El Camino Real and the proposed MU 3.2 Zone. At no time during these encounters did he indicate whether he was for or against the project or indicate how he intends to vote.

Christopher Wright, Associate Planner, narrated a PowerPoint Presentation entitled, "General Plan and Zoning Amendments, Public Hearing Presentation, City of San Clemente Planning Commission, dated June 17, 2015. A copy of the Presentation is on file with the Planning Division.

Chair pro tem Ruehlin opened the public hearing.

Nick Buchanan, resident, opined that the staff recommendation regarding MU 3.2 Zone is undoing the vision of the General Plan and more restrictive. He is unable to redesign his project with a height ceiling of 33 feet. With the restrictions proposed, the project he envisioned for the site is unfeasible.

Michael Luna, resident, explained why with the proposed restrictions it is not possible to provide the recommended FAR, with required parking, minimum commercial mix, the restrictions eliminate the possibility of side street access; noted the proposed restrictions seriously hamper the buildability of the lot; commented all access will need to be taken from the alley.

Zachary Gilmore, resident, encouraged the Commission to consider Ole Hanson's vision for the City while considering the staff recommendation; cautioned against losing the City's charm if building is maximized.

Charles Krolikowski, attorney for 1010 S. El Camino Real Partners, submitted correspondence indicating that his client's property as proposed complies with the City's adopted General Plan.

Kevin Nelson, resident, supported the mixed use concept for the area; cautioned that too much density will be harmful to the City; noted the cumulative impacts of the new outlet mall and increased development.

Richard Boyer, resident, advised that its meetings, the General Plan Advisory Committee (GPAC) agreed that two stories along El Camino Real with parking on the ground floor would be acceptable; encouraged the Commission to read the minutes of the GPAC meetings for a clearer picture of their intent.

Chair pro tem Ruehlin closed the public hearing.

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

- Commented that the Commission had been directed by City Council to make amendments to the General Plan.
- Questioned whether changing the proposed height limits and reducing density for the MU 3.2 lots would render the lots unbuildable and/or render vision to invigorate the area unachievable.
- Questioned whether the restrictions proposed will allow developers flexibility to be creative and provide articulated structures.
- Suggested the Commission consider the Design Guidelines at the same time to allow a clearer picture of what can be accomplished on the lots.

In response to staff recommendations, the Commission took the following straw votes:

- On a 3-2 vote, with Commissioner Crandell and Chair pro tem Ruehlin opposed, the Commission voted to support a height ceiling with a maximum plate line ceiling height of 28 feet and maximum top of roof ceiling height of 33 feet (measured from the front lot line midpoint elevation along El Camino Real).
- On a 5-0 vote, the Commissioners vote in support of measuring building height above the alley (from rear mid point elevation) for a certain distance inward of the rear property line and requested staff

research and return with an approach for requiring building mass to transition from three stories to two along the alley that provides more design flexibility than a fixed set back along the entire rear property line.

- On a 5-0 vote, the Commission supported the 50% of Urban Open Area as presented by staff (with revised wording in power point presentation).
- On a 5-0 vote, the Commission directed staff to return with a MU3.2 zone requirement for projects to provide a minimum amount of storage space for each residential unit based on unit size, with an intent to use the MU3.2 standard as a possible model for later phases of the Zoning amendments that involve updating general requirements for multi-family residential uses.

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER BARNES, AND CARRIED 5-0-2, WITH VICE CHAIR BROWN AND CHAIR DARDEN ABSTAINING, TO CONTINUE ZONING AMENDMENT 14-456 AND GENERAL PLAN AMENDMENT 15-049 TO THE REGULAR MEETING OF JULY 8, 2015.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

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 05-06-15)

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.

Commissioner Eggleston stated for the record that the applicant was present at the site when he led a walking tour of the proposed MU 3.2 Zone and described the proposed project. He did not state during the tour whether he was in favor of, or opposed to, the project.

Commissioner Crandell and Chair pro tem Ruehlin announced for the record that they received phone calls from the applicant.

Adam Atamian, Associate Planner, recommended the Commission continue this item to a future meeting.

Chair pro tem Ruehlin opened the public hearing.

Bill Prestridge, resident, supported mixed use for this site and supported the proposed project as a catalyst for development in the area.

Kevin Nelson, resident, supported mixed use in the area, but did not support the proposed height of this project and cautioned against allowing too much density.

Donald Prime, resident, supported commercial development along South El Camino Real; commented that residents living in the area have always known that South El Camino Real is designated for commercial development; opined that allowing the proposed MU 3.2 Zone will spark development in a blighted area with vacant lots and dilapidated buildings; commented the proposed project features beautiful architecture; supported the project as proposed.

Michael Kaupp, resident, supported upholding the General Plan vision for the area; questioned whether increased restrictions would render the lots unfeasible for building.

Charles Krolikowski, attorney for 1010 S. El Camino Real Partners, urged the Commission to support the project as proposed.

Chair pro tem Ruehlin closed the public hearing.

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER SMITH, 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 JULY 22, 2015.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

9. NEW BUSINESS - None

10. OLD BUSINESS

A. I-5/Avenida Pico Interchange Project Design Details (Bonigut)

Direction from City Council for review of the I-5 bridge column pilaster design, and staff request for confirmation of the Avenida Pico retaining wall color.

Tom Bonigut, Assistant City Engineer, narrated a PowerPoint Presentation entitled, "I-5 Avenida Pico Bridge, Bridge Column Pilaster Design, Planning Commission, dated June 17, 2015." A copy of the

PowerPoint Presentation is on file with the Engineering Division.” Staff recommended the Commission determine if the current Pico bridge column pilaster design should be deleted or redesigned, and confirm the color choice for the Avenida Pico retaining wall.

Public Comment:

Lynn Smith, resident, supported redesign of the pilasters with residents given the opportunity to provide opinions.

Evan Weiss, resident, supported revised pilaster designs that would reflect San Clemente’s unique identity; opined that the unique retaining walls being used for the I-5/Ortega Highway intersections were dramatic and beautiful.

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

- Chose “San Diego Buff” for the retaining wall color, with the stipulation that staff ensure that the color is not pinkish in tone.
- Commented that the purpose of the Commission’s review was to focus on redesigning the pilasters within the two-month time period given by Caltrans.
- Opined the pilasters were appropriate in scale, reflect the time period (1920’s) in which the City was established, and the result of many meetings and discussion by staff, DRSC, and the Planning Commission.
- Commented the proposed pilasters do not reflect the City or 1920’s design and should be redesigned.
- Suggested the design be more streamlined, similar to the La Pata Bridge design.
- Commented that no view studies were undertaken at the time the bridge design was considered; felt the “Hershey kiss” design did not reflect the City’s character or accurately represent the bridge’s identity as a major gateway to the City; suggested the City consider using a variation of the bell design to echo existing elements and the City’s charm as a village by the sea; commented that additional thought should go into the bridge design as it will be around for many years and will become a prominent landmark.
- Commented the design should reflect the City’s character as the Spanish Village by the Sea; felt the suggested bell design is more of a California Mission design.
- Thanked the DRSC for all their efforts to develop the design.
- Established from staff that the City elected not to install light standards to avoid having to do costly maintenance on an alternative design and within Caltrans right-of-way.

- Commented that many designs selected by other cities as “freeway art” is not attractive and can be distracting for motorists; felt the proposed design is classic in nature so that it will not go out of style and features design that gives it the feeling that it was constructed around the same time the City was established.
- Opined the bridge design is strangely out of place; suggested going back to the drawing board and taking the opportunity provided by Caltrans to design a bridge that would be romantic, inspirational, and reflect the City’s character; suggested the City consider involving the City’s Architectural Guild or a public competition for new designs.
- Suggested a new design feature lower profiles with slimmer columns to afford ocean views.
- Opined adequate time and thought had been employed in choosing the bridge design, with opportunity for public input as well.
- Advised changing the entire bridge design would be a complicated and costly process involving several meetings as well as revised drawing, budget, and engineering plans.
- Suggested the City should have hired a designer to help with the bridge design from the start.

Motions:

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY CHAIR PRO TEM RUEHLIN, AND UNANIMOUSLY CARRIED TO SELECT “SAN DIEGO BUFF” AS THE COLOR CHOICE FOR THE AVENIDA PICO RETAINING WALL, WITH THE STIPULATION THAT STAFF ENSURE THAT THE COLOR DOES NOT HAVE PINK TONES.

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY COMMISSIONER CRANDELL AND CARRIED 5-2-0, WITH CHAIR PRO TEM RUEHLIN AND CHAIR DARDEN OPPOSED, TO SUPPORT CHANGING THE BRIDGE PILASTER DESIGN.

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

11. REPORTS OF COMMISSIONERS/STAFF


- A. Tentative Future Agenda
- B. Minutes from the Zoning Administrator meeting of June 3, 2015
- C. Staff Waiver 15-182, 1020 Calle Negocio
- D. Staff Waiver 15-185, 167 Avenida Del Mar

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER SMITH, AND CARRIED 5-0-2, WITH CHAIR DARDEN AND

VICE CHAIR BROWN ABSTAINING, to adjourn at 11:15 p.m. to an Adjourned Regular Meeting to be held at 7:00 p.m. on June 24, 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