

**MINUTES OF THE REGULAR STUDY SESSION  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
September 16, 2015 @ 6:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

---

**CALL TO ORDER**

Chair Brown 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: Michael Blackwell, Wayne Eggleston, Michael Smith, Zhen Wu; Chair pro tem Barton Crandell, Vice Chair Jim Ruehlin, Chair Donald Brown

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner  
John Ciampa, Associate Planner  
Eileen White, Recording Secretary

**AGENDA**

**A. Secretary of the Interior's Standards for the Treatment of Historic Properties (Ciampa)**

Training presented by staff on the Secretary of the Interior's Standards for the treatment of historic properties.

John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled, "Secretary of the Interior Standards Presentation, dated September 16, 2015." A copy of the PowerPoint Presentation is on file with Planning Division.

Ensuing discussion included display and discussion of high profile historic buildings in town, examples of projects with architecture and material that are compatible, but differentiate from Spanish Colonial Revival architecture, and discussion of standards and guidelines.

Larry Culbertson, resident, suggested staff provide at a future meeting before and after photographs if available of all the Ole Hanson properties that have been remodeled in town.


Planning Commission agreed and suggested the staff schedule this for a future study session.

**RECESS** - Recess until 7:00 p.m.

Respectfully submitted,

\_\_\_\_\_  
Donald Brown, Chair

Attest:

  
\_\_\_\_\_  
Jim Pechous, City Planner

DRAFT