

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
October 21, 2015 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Chair pro tem Crandell 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 Eggleston led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Michael Blackwell, Wayne Eggleston, Michael Smith, Zhen Wu; Chair pro tem Barton Crandell

Commissioners Absent: Vice Chair Jim Ruehlin, Chair Donald Brown

Staff Present: Jim Pechous, City Planner
Sean Nicholas, Associate Planner
Amber Gregg, Associate Planner
Adam Atamian, Associate Planner
Cristina Talley, Deputy City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS - None

5. MINUTES

A. Minutes from the Planning Commission Study Session October 7, 2015

IT WAS MOVED BY COMMISSIONER SMITH, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE STUDY SESSION OF OCTOBER 7, 2015, AS SUBMITTED BY STAFF.

B. Minutes from the Planning Commission Regular Meeting of October 7, 2015

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER BLACKWELL AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE REGULAR MEETING OF OCTOBER 7 2015, WITH THE FOLLOWING REVISION:

Page 5, add the following bullet to the end of the bullets at the top of the page: "Suggested the applicant consider removing all the banners from the light standards."

6. ORAL AND WRITTEN COMMUNICATION

Brenda Miller, resident, reported that the City recently applied for grant money for two projects: 1) to convert a flood control channel into a bike path, and 2) to analyze freeway crossings to make them safer for bicyclists and pedestrians.

7. CONSENT CALENDAR - None

8. PUBLIC HEARING

**A. Zoning Amendment 15-333 – SB2 - Emergency Shelter Update
(Gregg)**

Public Hearing to consider amending portions of the ordinance to further encourage and facilitate the development of, or conversion to, emergency shelters as provided in State Law SB2.

Amber Gregg, Associate Planner, summarized the staff report.

Chair pro tem Crandell opened the public hearing, and there being no public testimony, closed the public hearing.

IT WAS MOVED BY COMMISSIONER SMITH, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 15-055, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE AMENDING SECTIONS 17.56.103 AND 17.53.104 OF TITLE 17 OF THE SAN CLEMENTE MUNICIPAL CODE RELATING TO EMERGENCY SHELTERS.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL]

B. 500 Camino De Estrella – Discretionary Sign Permit 15-178/Sign Exception Permit 15-275 – Estrella Signs Phase II (Nicholas)

Public Hearing to consider a request for a master sign program for Phase II of the Estrella Center. The Sign Exception Permit is for two signs larger than 64 square feet for the two major tenants of Phase II. The proposed

signs are consistent with the approved signs of Phase I, and do not include any freeway oriented signs. The Assessor's Parcel Numbers are 691-101-30, 691-101-28, 691-101-27, 691-101-02, and 691-101-01.

Sean Nicholas, Associate Planner, narrated a PowerPoint Presentation entitled, "Estrella Master Sign Program, Phase II, DSP 15-178/SEP 15-275, dated October 21, 2015." A copy of the Presentation is on file in Planning Division.

Therese Hotvedt, representing the applicant, advised the signage proposed for Phase II mirrors the signage approved for Phase I.

Chair pro tem Crandell opened the public hearing and there being no public testimony, closed the public hearing.

IT WAS MOVED BY COMMISSIONER BLACKWELL, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 15-056, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING DISCRETIONARY SIGN PERMIT 15-178, ESTRELLA SHOPPING CENTER MASTER SIGN PROGRAM PHASE II, FOR MONUMENT SIGNS UP TO TEN FEET TALL AND ESTABLISHMENT OF A MASTER SIGN PROGRAM FOR A COMMERCIAL CENTER LOCATED AT 400, 410, 470, 500, AND 510 CAMINO DE ESTRELLA.

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

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER WU, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 15-057, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SIGN EXCEPTION PERMIT 15-275, ESTRELLA SHOPPING CENTER MASTER SIGN PROGRAM PHASE II, FOR TWO OVERSIZED SIGNS LOCATED AT 400, 410, 470, 500, AND 510 CAMINO DE ESTRELLA.

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

C. 193 Avenida La Pata – Conditional Use Permit 15-152 – Stance Headquarters Parking (Atamian)

Public Hearing to consider a request to allow a mix of commercial uses, consisting of general office, research and development, and employee recreation, and the addition of three on-site parking spaces at a commercial building in the Rancho San Clemente Business Park, located at 193 Avenida La Pata. The legal description is Lot 8, of Tract 15612, Assessor's Parcel Number 688-163-20.

Adam Atamian, Associate Planner, narrated a PowerPoint Presentation entitled, "Stance Headquarters Parking, CUP 15-152, dated October 21, 2015." A copy of the PowerPoint presentation is on file with Planning Division.

Iain Buchan, representing the applicant, noted the hours of operation will be 8:00 a.m. to 5:00 p.m. and the firm has 80 total employees working in multiple locations. This location is headquarters for the firm and has an outdoor sports activity vibe. It is not an intensive use, and as the firm grows it will continue to be its corporate headquarters, hosting guest designers and providing recreational facilities for its employees only.

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

- Established from staff that City code allows for recalculation of area based on multi-function uses when establishing parking requirements; some uses can be considered ancillary uses that do not generate their own parking needs.
- Asked how that City code could be revised to prevent exploitation and/or manipulation if circulation areas are excluded when counting square footage.
- Reported on site visits that it was observed that the parking lot of this use and the parking lot of a companion building on the adjacent lot were very busy with traffic; questioned if uses are revised in the large building over time, such as additional office space added as the firm expands, the number of employees may increase without adding parking; suggested limiting the occupancy of the building as a safeguard.
- Suggested the City's Zoning Codes regarding parking space requirements are outdated and based on traditional office layout; new office layouts offer more collaboration, connection between employees as well as a collective workspace environment that reduces designating office space for the company.
- Commented that the City's existing code allows for recreation and amenities as an ancillary use that does not require additional parking; suggested that changes in the working environment following granting of a CUP can happen with any project.
- Suggested the owners will want to maintain the showplace/corporate headquarters/ recreational amenities image, rather than increasing employee space at the site, in order to continue attracting desirable designers.
- Discussed potential to add a condition that would require parking review after a set period of time to ensure the site offers adequate parking for its operations and include potential mitigation measures.

- Suggested 35 parking spaces are not adequate for 80 employees, though it was unclear how many of those worked at the subject property.
- Established from staff that during multiple on-site visits at peak parking times, staff observed that at least 5-7 parking spaces were available.
- Suggested staff survey other cities to determine how parking requirements are being calculated as innovative work place conditions continue to evolve.
- Commented that although the site offers a basketball court and other amenities, the applicant has indicated the amenities are for the use of employees already on site and not for the general public, so no additional parking is needed to accommodate parking for those using the amenities.
- Suggested the City needs analyses of new office dynamics and new ways to calculate parking requirements based on the new dynamics.
- Suggested the item be tabled to allow staff adequate time to work with the applicant to determine an accurate number of employees working at this location, perform additional parking surveys on existing conditions, and research how other cities are calculating parking requirements in the new workplace dynamic.

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER BLACKWELL, AND UNANIMOUSLY CARRIED TO TABLE 193 AVENIDA LA PATA – CONDITIONAL USE PERMIT 15-152 – STANCE HEADQUARTERS PARKING TO A DATE UNCERTAIN.

[AGENDA ITEM TABLED.]

**D. Zoning Amendment 15-225 – Sign Exception Permit Amendments
(Nicholas)**

Public Hearing to consider a request for modifications to the Sign Exception Permit and applicable modifications to the sign ordinance, including but not limited to removal of freeway oriented signs and limitations on the size of signs.

Jim Pechous, City Planner, recommended the Commission continue this item to the regular meeting of November 4, 2015.

IT WAS MOVED BY COMMISSIONER BLACKWELL, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO CONTINUE ZONING AMENDMENT 15-225 – SIGN EXCEPTION PERMIT AMENDMENTS, TO THE REGULAR MEETING OF NOVEMBER 4, 2015.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]**E. 914 ½ Avenida Presidio and 721 Avenida Columbo – Tentative Parcel Map 2011-110 – Malki Subdivision (Wright)**

Public Hearing to consider a request to allow a two lot subdivision. Parcel 1 would have street frontage on Avenida Presidio and is in the Residential Low Density Zone and Special Residential Overlay No. 11. Parcel 2 would have street frontage on Avenida Columbo and is in the Residential Very Low Density and Inland Canyon Overlay. Development would be limited to Parcel 1. On Parcel 2, a deed restriction would be recorded that prevents development on the site unless the applicant obtains a Conditional Use Permit through a separate public hearing process. The site's legal description is Portion of Lot 180, Tract 898 and Parcel 4 of Parcel Map 157-17. The Assessor's Parcel Number is 690-521-04.

Jim Pechous, City Planner, recommended the Commission table this item.

IT WAS MOVED BY COMMISSIONER WU, SECONDED BY COMMISSIONER BLACKWELL, AND UNANIMOUSLY CARRIED TO TABLE 914 ½ AVENIDA PRESIDIO AND 721 AVENIDA COLUMBO – TENTATIVE PARCEL MAP 2011-110 – MALKI SUBDIVISION TO A DATE UNCERTAIN.

[AGENDA ITEM TABLED.]**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 October 7, 2015
- C. Staff Waiver 15-343, 105 N. La Esperanza
- D. Staff Waiver 15-348, 221 Avenida Fabricante

Chair pro tem Crandell requested Code Enforcement research banner/oversized signage at 390 Mira Costa to ensure the signage is allowed/specially permitted.

Commissioner Eggleston announced he will not be at the next Planning Commission meeting.

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED to adjourn at 8:21 p.m. to the tour of the Outlets at San Clemente at 12:15 p.m. on October 30,

2015, commencing at the Community Development Department located at 910 Calle Negocio, San Clemente, CA.

Respectfully submitted,

Barton Crandell, Chair pro tem

Attest:



Jim Pechous, City Planner

DRAFT