

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
November 18, 2015 @ 7:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA**

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**1. CALL TO ORDER**

Chair Brown called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:10 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chair Brown led the Pledge of Allegiance.

**3. 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  
Sean Nicholas, Associate Planner  
Pat Murphy, Landscaping Consultant  
Matthew Richardson, Assistant City Attorney  
Eileen White, Recording Secretary

**4. SPECIAL ORDERS OF BUSINESS - None**

**5. MINUTES**

**A. Minutes from the Outlets at San Clemente Tour of October 30, 2015**

IT WAS MOVED BY CHAIR PRO TEM CRANDELL, SECONDED BY COMMISSIONER EGGLESTON AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE OUTLETS AT SAN CLEMENTE TOUR OF OCTOBER 30, 2015, AS SUBMITTED.

**B. Minutes from the Study Session of November 4, 2015**

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY CHAIR PRO TEM CRANDELL AND CARRIED 6-0-1, WITH COMMISSIONER

EGGLESTON ABSTAINING, TO APPROVE THE MINUTES OF THE STUDY SESSION OF NOVEMBER 4, 2015, AS SUBMITTED.

**C. Minutes from the Planning Commission Meeting of November 4, 2015**

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER SMITH AND CARRIED 6-0-1, WITH COMMISSIONER EGGLESTON ABSTAINING, TO APPROVE THE MINUTES OF THE REGULAR MEETING OF NOVEMBER 4, 2015, AS SUBMITTED.

6. **ORAL AND WRITTEN COMMUNICATION - None**

7. **CONSENT CALENDAR - None**

8. **PUBLIC HEARING**

**A. 1880 N. El Camino Real – Architectural Permit 14-389/Variance 14-474/Conditional Use Permit 14-475 – Capistrano Shores Wall and Landscaping (Gregg)**

Public Hearing to consider a request for a decorative block wall, in excess of six feet, between the railroad tracks and the Capistrano Shores Mobile Homes Park, along with accessory structures, landscaping, and other ancillary improvements within the park. The project is located at 1880 N. El Camino Real within the Open Space zoning district and Coastal Zone Overlay (OS2-S2-CZ), the legal description being a strip of land 27.55 feet wide in the City of San Clemente, County of Orange, State of California, being a portion of Section 32, Township 8 South, Range 7 West, and Assessor's Parcel Number 691-432-02.

Sean Nicholas, Associate Planner, narrated Amber Gregg's, Associate Planner's PowerPoint Presentation, entitled, "Capistrano Shores Wall & Landscaping, VAR 14-474/CUP 14-475, dated November 18, 2015. A copy of the presentation is on file with Planning Division. Associate Planner Nicholas distributed copies of a revised resolution for the Commissioner's consideration.

Pat Murphy, Landscaping Consultant, discussed the landscaping proposed for the wall.

Eric Wills, representing the applicant, thanked staff for all their assistance with the application; noted agreement with the conditions of approval as stated.

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

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

- Voiced concern that the proposed trees will grow too tall.
- Commented that the existing wall along Beach Road in Capistrano Beach is less than 6 feet tall.
- Suggested an additional condition of approval requiring the applicant remove graffiti on the wall as soon as possible.
- Established that the applicant is required to stucco/paint the wall a white color; suggested a neutral wall color would be more unobtrusive.
- Supported the wall as proposed.
- Opposed the wall as proposed due to its height; noted inability to make findings that the wall will not be detrimental to surrounding land uses.
- Recommended, but did not require due to potential cost constraints, that the applicant consider a non-glossy finish, anti-graffiti paint for ease in removing graffiti.
- Expressed concern that it may be years before the plant materials cover the wall; noted that in the meantime visitors and residents will be viewing a very long white wall as the gateway into the City.
- Expressed concern that allowing the added height of this wall will set precedence for similar walls along the beach in other parts of the City.
- Recommended alternative heights of 6'4" along the main body of the wall, 6'0" drop down portions, and 7'4" for columns.
- Recommended staff coordinate with the applicant the scaling of the entry columns, and consider proportionality of scale when adjusting the columns, or walls, or both.

IT WAS MOVED BY CHAIR PRO TEM CRANDELL, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. 15-003, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING VARIANCE 14-474 AND CONDITIONAL USE PERMIT 14-475, CAPISTRANO SHORES, A REQUEST TO CONSTRUCT A WALL IN EXCESS OF SIX FEET IN HEIGHT BETWEEN THE MOBILE HOME PARK AND THE RAILROAD TRACKS AND OTHER ACCESSORY IMPROVEMENTS, AT 1880 NORTH EL CAMINO REAL.

Amended as follows:

As revised by staff in the amended resolution.

Page 11, add new Condition no. 35 as follows: "The applicant shall be responsible for removing graffiti on the wall as expeditiously as possible working with Orange County Transportation Authority (OCTA)."

Page 12, add new Condition no. 36 as follows: "The lowest portion of the wall shall be 6', and the wall shall be allowed to go up to 6'4" to reach the goal of adding variation and interest to the wall, with the pillars being 7'4". The movement of the wall and placement of pillars shall be consistent with the plan reviewed by the Planning Commission. Staff will work with the applicant to ensure the entry columns are modified to be consistent with the wall."

**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 November 4, 2015
- C. Staff Waiver 15-425, 128 E. Escalones
- D. Staff Waiver 15-429, 228 Avenida La Cuesta

Vice Chair Ruehlin reported that the Dark Skies Task Force will schedule its first meeting in December before the Christmas holidays.

Commissioner Blackwell reported that at its last meeting, the Coastal Advisory Committee reviewed the Marblehead Coastal water Quality System, the Army Corps of Engineer's Sand Replenishment Program, and beach pollutant levels; noted the Trafalgar Canyon Project and Solid Waste Code Amendment discussions are scheduled for future agendas.

**12. ADJOURNMENT**

IT WAS MOVED BY VICE CHAIR RUEHLIN SECONDED BY COMMISSIONER WU, AND UNANIMOUSLY CARRIED to adjourn at 9:22 p.m. to the Study Session to be held at 6:00 p.m. on December 2, 2015, in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,

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Don Brown, Chair

Attest:



Jim Pechous, City Planner

DRAFT