

**MINUTES OF THE REGULAR STUDY SESSION  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
November 18, 2015 @ 6:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

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**CALL TO ORDER**

Chair Brown called the Regular Study Session of the Planning Commission of the City of San Clemente to order at 6:02 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  
Cecilia Gallardo-Daly, Community Development Director  
Adam Atamian, Associate Planner  
Brent Panas, Code Compliance Supervisor  
Eileen White, Recording Secretary

**AGENDA**

A. **Future Zoning Amendments** (Atamian)

Introduction to potential zoning amendments related to group counseling uses and vacation rentals, and Municipal Code amendments related to smoking and repeat nuisance calls.

Adam Atamian, Associate Planner, summarized the options related to the proposed amendments. Staff requested the Commission provide input on proposed amendments in response to City Council direction.

Brent Panas, Code Compliance Supervisor, was present to answer questions.

Jim Laurent, resident, submitted a letter suggesting code amendments to address the problems that short term rental businesses are causing in

residential neighborhoods; participated in the Future Zoning Amendments discussion.

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

- Commented on the importance of definitions to avoid creating loopholes.
- Established from staff that vacation rentals and party houses can reduce the available supply of housing stock, exacerbate existing parking shortages, and commercialize residential neighborhoods.
- Established from staff that the CUP revocation process can be involved and lengthy.
- Suggested potential consequences for vacation home owners such as requiring permits, refusing to renew permits to homeowners not complying with standards, stricter regulations in higher density areas, and/or established minimums and maximums.
- Commented that some people may be relying on the income generated by vacation rentals in order to afford their homes.
- Suggested a requirement that homeowners be required to live in the homes for a certain percentage of the year, such as 50%.
- Commented that not all those using their homes for vacation rentals have problem tenants or issues; suggested not all those renting out vacation properties should be penalized for the actions of a few owners.
- Requested staff bring back this item for a future Study Session, workshop, or regular meeting for additional discussion and consideration of options.

Report received and filed.

**COMMISSION COMMENT** - None

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

Respectfully submitted,



Donald Brown, Chair

Attest:

A handwritten signature in blue ink, consisting of several overlapping loops and a long horizontal stroke extending to the right.

Jim Pechous, City Planner