

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
January 6, 2016 @ 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 7:03 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  
Adam Atamian, Associate Planner  
Thomas Frank, Transportation Engineering Manager  
Cristina Talley, Deputy City Attorney  
Eileen White, Recording Secretary

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

**5. MINUTES**

**A. Minutes from the Study Session of December 3, 2015**

IT WAS MOVED BY CHAIR PRO TEM CRANDELL, SECONDED BY VICE CHAIR RUEHLIN, AND CARRIED 6-0-1, WITH COMMISSIONER BLACKWELL ABSTAINING, TO APPROVE THE MINUTES OF THE STUDY SESSION OF DECEMBER 3, 2015, AS SUBMITTED.

**B. Minutes from the Planning Commission Meeting of December 16, 2015**

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE ADJOURNED REGULAR MEETING OF DECEMBER 16, 2015, WITH REVISION AS FOLLOWS:

Page 9, 11<sup>th</sup> paragraph, replace "small time charm" with "small town charm"

**6. ORAL AND WRITTEN COMMUNICATION**

Joe Janis, resident, offered photos of a vacation rental on La Rambla and letters from abutting residents expressing concerns; noted many issues associated with ongoing vacation rentals; expressed concern for the increase in number of vacation rentals within the City in the past year. City Planner Pechous requested Mr. Janus send the letters and photos to his email address and Mr. Pechous will forward to the Commission for their consideration.

**7. CONSENT CALENDAR**

**A. Proposed Parking Prohibitions on Avenida Cabrillo (Frank)**

Consider a recommendation to the City Council prohibiting parking on two existing catch basins located at 240 Avenida Cabrillo.

The Commissioners discussed existing shortage of parking in the area and concluded to direct staff to restrict parking only during the rainy season, as defined in the City's existing NPDES Permit. Additionally, staff agreed to research the red curb painting at the adjacent fire hydrant to ensure compliance with the Vehicle Code.

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER BLACKWELL, AND UNANIMOUSLY CARRIED TO RECOMMEND THAT CITY COUNCIL APPROVE A PARKING PROHIBITION ON BOTH SIDES OF AVENIDA CABRILLO, FOR A DISTANCE OF SIXTEEN FEET ALONG THE TWO CATCH BASINS ADJACENT TO 240 AVENIDA CABRILLO

Amended as follows:

The subject parking prohibition will only be in effect during the rainy season as identified in the City's NPDES Permit.

**[ACTION SUBJECT TO CITY COUNCIL APPROVAL]**

**B. Proposed Parking Prohibition Modifications in North Beach Area (Frank)**

Consider a recommendation to the City Council to modify the parking restrictions within the North Beach area.

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO FORWARD A RECOMMENDATION OF APPROVAL TO THE CITY COUNCIL MODIFYING THE EXISTING PARKING CONDITIONS WITHIN THE NORTH BEACH AREA AS FOLLOWS:

1. Relocate two meter parking spaces at 107 and 109 Boca De La Playa to the northwest and southwest corners of Avenida Pico and Boca De La Playa.
2. Prohibit parking on Boca De La Playa, south side, at 107 Boca De La Playa for a distance of eighteen (18) feet east of the driveway.

**[ACTION SUBJECT TO CITY COUNCIL APPROVAL]**

**8. PUBLIC HEARING**

**A. 2771 North El Camino Real – Discretionary Sign Permit 15-269 – Shorecliffs Monument Sign (Nicholas)**

Public Hearing to consider a request for the remodel of an existing residential monument sign for the Shorecliffs neighborhood located in the public right-of-way on Avenida Vaquero at the intersection of Avenida Vaquero and Camino Capistrano.

Sean Nicholas, Associate Planner, narrated a PowerPoint presentation entitled, "Shorecliffs Entry Sign, DSP 15-269, dated January 6, 2016." A copy of the PowerPoint Presentation is on file in the Planning Division.

Tom Marier, representing Shorecliffs, noted the proposed lighting for the sign is designed to be dark skies compliant.

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

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 16-002, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING DISCRETIONARY SIGN PERMIT 15-269, SHORECLIFFS ENTRY SIGN, A REQUEST TO RESURFACE AN EXISTING RESIDENTIAL MONUMENT SIGN LOCATED AT THE INTERSECTION OF AVENIDA VAQUERO AND CAMINO CAPISTRANO.

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

**B. 635 Camino De Los Mares – Architectural Permit 15-313/Site Plan Permit 15-315/Minor Conditional Use Permit 15-481 – Los Mares Façade Remodel (Nicholas)**

Public Hearing to consider a request for a façade and site improvements, and an on-site shared parking agreement for an existing commercial and office building located at 635 Camino De Los Mares within the Community Commercial (CC2) zoning designation. The legal description is Lot 6, of Tract 5951, Assessor's Parcel Number 675-071-17.

Sean Nicholas, Associate Planner, narrated a PowerPoint Presentation entitled, "Los Mares Remodel, AP 15-313, SPP 15-315, MCUP 15-481, dated January 6, 2016." A copy of the Presentation is on file with Planning Division.

Mike Jolly, applicant, advised there are signs in the subject property parking lot indicating parking space for adjacent theater patrons; noted all landscaping is scheduled to be replaced; agreed to work with his architect regarding suggestion that vines could be added to the proposed pergola.

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

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY CHAIR PRO TEM CRANDELL, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 16-003, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING ARCHITECTURAL PERMIT 15-313/SITE PLAN PERMIT 15-315/MINOR CONDITIONAL USE PERMIT 15-481, LOS MARES REMODEL, FOR A REMODEL OF AN EXISTING OFFICE BUILDING AND ONSITE SHARED PARKING LOCATED AT 635 CAMINO DE LOS MARES

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

**C. 216 Avenida Fabricante #107 – Conditional Use Permit 15-282 – Exclusive Fitness (Atamian)**

Public Hearing to consider a request to allow a commercial recreation use in a multi-tenant commercial building in the Industrial Park portion of the Rancho San Clemente Specific Plan. The project is located at 216 Avenida Fabricante, Suite 107. The legal description is Lots 6, 7, 8, and B, of Tract 14609, Assessor's Parcel Number 690-661-19.

Adam Atamian, Associate Planner, narrated a PowerPoint Presentation entitled, "Exclusive Fitness, Conditional Use Permit 15-282, dated January 6, 2016." A copy of the Presentation is on file with Planning Division.

Debbie Drasler, representing the applicants, stated the applicants switched suites without knowing they needed a new conditional use permit; requested approval in order to continue services with ongoing clients.

Chair Brown opened the public hearing.

Karen Gartner, adjacent business owner, supported the subject business as long as it is properly permitted, operated as stated, and does not have any negative parking-related impacts to the property.

Chair Brown closed the public hearing.

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

- Established from staff that the project was properly noticed; indicated the certified address of the person who complained about not receiving notice is missing the suite number.
- Established from the applicant's representative that machinery and trash receptacle left abandoned on subject property does not belong to the applicant.
- Suggested a review of the parking situation in 6 months to ensure no negative impacts.

IT WAS MOVED BY CHAIR PRO TEM CRANDELL, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 16-001, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 15-282, EXCLUSIVE FITNESS, A REQUEST TO ALLOW A COMMERCIAL RECREATION USE WITH GROUP INSTRUCTION OF FITNESS CLASSES, IN AN INDUSTRIAL BUILDING LOCATED AT 216 AVENIDA FABRICANTE, SUITE 107

Amended as follows:

Staff to add condition of approval requiring a 6-month review of the business's compliance with the conditions of approval.

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

## **9. NEW BUSINESS**

### **A. Camino Del Rio Intersection Improvements (Rosales)**

Design alternatives will be presented for intersection improvements on Camino Del Rio at Camino De Los Mares and Calle Sarmentoso including roundabouts based on public input from two public workshops. Should the Planning Commission forward to the City Council a recommendation to approve the 30% conceptual plan for the subject project?

Thomas Frank, Transportation Engineering Manager, narrated a PowerPoint Presentation entitled, "Camino Del Rio Intersection Improvements, dated January 6, 2016." A copy of the Presentation is on file with Engineering Division.

Mr. Frank introduced Michael Wallwork, a member of the consult's design team and a nationally recognized road design expert including roundabout designs, who was available for questions. During questions from commissioners regarding the safety of roundabouts compared to traffic signals, Mr. Wallwork referred to a large study of roundabouts in Melbourne, Australia, that indicated significantly decreased numbers of traffic fatalities and injuries on roundabouts than signalized/signed intersections. He also fielded questions regarding the pedestrian and bike crossing design of the roundabouts intended to increase safety, and discussed benefits of roundabouts including decreased vehicle speed and dramatically increased road safety for all users.

Chair Brown invited the public to provide testimony.

Brenda Miller, resident, supported the proposed roundabouts in order to maintain the sanctity of the neighborhood, help with speed control, greatly limit negative noise impacts, increase safety for all users including pedestrians and bicyclists, and decrease sign blight by using the infrastructure of the roadway to guide all forms of traffic.

Phillip Schwab, resident, supported the roundabouts in order to maintain residential neighborhoods and reduce speeding on long stretches of roadway. He also suggested that a roundabout at Camino De Los Mares and Camino Del Rio would eliminate the existing drag racing that occurs on Camino De Los Mares northeast of Camino Vera Cruz.

Chair Brown closed the public comment portion of the discussion.

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

- Established from staff that the primary focus when designing roadway is to balance the needs of its users, including pedestrians, experienced cyclists, less experienced cyclists, and cars.

- Established from staff that the proposed design is consistent with the anticipated traffic volumes and is much better for both vehicles and pedestrians than stop signs and/or signals.
- Commented that roundabouts in Ladera Ranch can experience traffic back up when pedestrians are present.
- Commented that proposal to reduce number of traffic lanes may result in inadequate capacity for future traffic volumes.
- Commented that the Camino De Los Mares roundabout may disrupt traffic continuity and flow; supported signals at this location instead.
- Expressed concern that traffic volume will be greater than anticipated and overwhelm the roundabouts.
- Suggested additional studies to determine if there is an alternative design that would accomplish what roundabouts intended to deliver.
- Suggested that too much emphasis has been placed on what the adjacent homeowners want rather than recognizing the roadway is a thoroughfare for many users and part of the City's Master Traffic Circulation Plan.
- Expressed confidence in the opinions and studies of engineering and traffic design experts.

IT WAS MOVED BY CHAIR PRO TEM CRANDELL, SECONDED BY VICE CHAIR RUEHLIN, AND CARRIED 4-3-0, WITH COMMISSIONER BLACKWELL, COMMISSIONER EGGLESTON, AND COMMISSIONER WU OPPOSED, TO FORWARD TO THE CITY COUNCIL A RECOMMENDATION TO APPROVE THE DESIGN CONCEPTS AS FOLLOWS:

1. Roundabout design concepts for Camino Del Rio intersections at Camino Del Los Mares and Calle Sarmentoso provided in Attachments 2 and 3.
2. Re-striping Camino Del Rio from four lanes to two lanes with a center turn lane from Camino De Los Mares to 500 feet east of Calle Precipicio.

**[ACTION SUBJECT TO CITY COUNCIL APPROVAL]**

**10. OLD BUSINESS - None**

**11. REPORTS OF COMMISSIONERS/STAFF**

- A. Tentative Future Agenda
- B. Minutes from the Zoning Administrator meeting of December 16, 2015
- C. Staff Waiver 15-482, 419 Calle Neblina
- D. Staff Waiver 15-492, 229 Via Socorro
- E. Staff Waiver 15-493, 206 Avenida Rosa

Commissioner Blackwell reported the next meeting of the Coastal Advisory Committee will be January 14, 2016.

Vice Chair Ruehlin announced the Lighting Subcommittee will be meeting on January 7, 2016.

Chair Brown announced he anticipates the next Traffic Task Force meeting will be rescheduled due to holiday conflicts.

Commissioner Eggleston urged staff to make scheduling a Study Session on vacation rentals a priority.

**12. ADJOURNMENT**

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER BLACKWELL, AND UNANIMOUSLY CARRIED to adjourn at 10:07 p.m. to the Regular Study Session to be held at 6:00 p.m. on January 20, 2016, at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,

  
Don Brown, Chair

Attest:

  
Jim Pechous, City Planner