

**MINUTES OF THE REGULAR STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
February 3, 2016 @ 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
Adam Atamian, Associate Planner
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

AGENDA

A. **Vacation Rentals** (Atamian)

Establish a time line for potential zoning amendment and general discussion of zoning goals related to vacation rentals.

Adam Atamian, Associate Planner, narrated a PowerPoint Presentation entitled, "Planning Commission Study Session, Short Term Lodging Units (STLU's), dated February 3, 2016." A copy of the presentation is on file in the Planning Division.

Public Comment:

Aaron Clark, resident, clarified that a vacation rental he currently owns does not advertise for large numbers of vacationers nor rent out for large events as claimed by a resident at a previous meeting; requested establishment of regulations for all vacation rentals as well as strict enforcement and swift

action for the few vacation home owners causing the majority of the problems.

Tricia Madding, resident, commented that vacation rentals are currently illegal within the City because that use is not specifically listed as an approved use in existing code; noted the integrity of residential neighborhoods and safety of neighborhood familiarity is lost with short term vacation rentals.

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

- Supported proposed timeline of extra meetings/estimated actions.
- Requested information on how new restrictions will be enforced.
- Commented that the Planning Commission did not receive the legal communications regarding grandfathering, amortization, etc. presented for City Council review.
- Requested staff provide information on enforcing amortization laws specifically for vacation rental uses.
- Requested examples from other cities using amortization with regard to vacation rentals and specifically how this practice is defensible.
- Suggested the Commission start with Land Use and Zoning issues regarding vacation rentals at the onset.
- Requested information on any court case concerning investments in vacation homes, including disclosure information before purchase.
- Requested information on the City's ability to require disclosure of regulations on advertising for vacation rentals.

COMMISSION COMMENT - None

RECESS - Recess until 7:00 p.m.

Respectfully submitted,



Donald Brown, Chair

Attest:



Jim Pechous, City Planner