

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
February 3, 2016 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Chair Brown called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:08 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
Cliff Jones, Associate Planner
John Ciampa, Associate Planner
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS - None

5. MINUTES

A. Minutes from the Study Session of January 20, 2016

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER BLACKWELL, AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE STUDY SESSION OF JANUARY 20, 2016, AS SUBMITTED.

B. Minutes from the Planning Commission Meeting of January 20, 2016

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO

APPROVE THE MINUTES OF THE REGULAR MEETING OF JANUARY 20, 2016, AMENDED AS FOLLOWS:

Page 5, 6th paragraph, replace “grace period as it” with “grace period as he supports the signs’ use beyond 25 years. It also”

6. ORAL AND WRITTEN COMMUNICATION

Jacqueline Bloink, resident, relocated to the City due to its charm; suggested allowing short term vacation rentals in residential areas will negatively affect its charm; requested the City carefully consider the type of people it wants to attract as residents.

Charlene Berends, resident, has stayed in vacation rentals many times; suggested the City establish and enforce regulations and revoke approval for those not willing to comply; endorsed a maximum 90 day rental for those wishing to rent out their personal homes as short term rentals.

Sam Whaffary, resident, opposed allowing short term vacation rentals in residential neighborhoods due to negative impacts on families and residents, loss of community, and potential havoc caused by vacationers.

7. CONSENT CALENDAR – None

8. PUBLIC HEARING

A. 606 Camino De Los Mares – Conditional Use Permit 15-305 – 76 Station Beer and Wine (Jones)

Public Hearing to consider a request to allow the sale of beer and wine at the 76 Station located at 606 Camino De Los Mares. The legal description is Lot 7, of Tract 1127, Assessor’s Parcel Number 675-091-01.

Cliff Jones, Associate Planner, narrated a PowerPoint Presentation entitled, “76 Beer and Wine, Conditional Use Permit 15-305, dated February 3, 2016.” A copy of the Presentation is on file with Planning Division. Staff recommended denial of the request.

Keith Gardner, representing the applicant, requested the Commission approve the request because more intensive alcohol outlets are not subject to the same standards and neighboring cities have more lenient regulations. He asked the Commission to consider allowing a variance or leniency in the Ordinance.

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

IT WAS MOVED BY CHAIR PRO TEM CRANDELL, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 16-004, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, **DENYING** CONDITIONAL USE PERMIT 15-305, 76 STATION BEER & WINE, A REQUEST TO CONSIDER ALLOWING THE SALE OF BEER AND WINE AT THE 76 STATION LOCATED AT 606 CAMINO DE LOS MARES.

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

B. 907 Avenida Pico – Amendment to Site Plan Permit 99-162/Amendment to Concept Plan 94-23/Site Plan Permit 15-218/Architectural Permit 15-217/Tentative Parcel Map 2014-126 – Chase Bank (Ciampa)

Public Hearing to consider a request to allow the subdivision from the Lowes parcel located at 907 Avenida Pico for a Chase Bank with a drive through and detached trash enclosure. The project also includes an Amendment to the Site Plan Permit for the Lowes property to allow the relocation of the early morning truck delivery staging area and amend the Concept Plan parking requirements for the site located at 907 Avenida Pico. The legal description is Lots 3, 5, and a portion of Lots, 2, 4, 6, 7, B, C, D of Tract 15786, Assessor's Parcel Number 688-021-28.

John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled, "Chase Bank, dated February 3, 2016." A copy of the Presentation is on file with Planning Division.

Bob Superneau, representing the applicant, noted agreement with the proposed conditions of approval; discussed circulation on site; advised representatives from Lowe's, Chase Bank, and the subject property owners are on hand for questions; described relocation/replacement if necessary plans for existing coral tree; noted the company as a rule prefers to exceed minimum parking standards for the benefit of employees and customers alike.

Mark Steinman, representing the applicant, clarified the intent of the proposed circulation plans. He also explained how the circulation of the site works and how the other circulation options were studied but determined not to work as well as the proposed design.

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

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

- Endorsed turning unused/unnecessary parking into commercial use.
- Expressed concern for circulation layout/stated due to potential traffic conflicts, confusion for drivers, and insufficient separation of drive-through aisles/parking bays from the bank.
- Supported the circulation design with some suggestions after the applicant reviewed various circulation alternatives considered prior to arriving at the submitted design.
- Suggested replacing some of the excess parking spaces with additional landscaping.
- Suggested an additional stop sign at the exit of the ready teller aisle.
- Suggested approval with direction that staff work with the applicant to consider adding landscaping and potentially replacing parking space(s) with landscaping; increase the size of the box trees if possible.

IT WAS MOVED BY CHAIR PRO TEM CRANDELL, SECONDED BY COMMISSIONER EGGLESTON, AND CARRIED 6-1-0, WITH COMMISSIONER SMITH OPPOSED, TO ADOPT RESOLUTION NO. pc 16-005, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE AMENDMENT TO SITE PLAN PERMIT 99-162, AMENDMENT TO CONCEPT PLAN 94-23, SITE PLAN PERMIT 15-218, AND ARCHITECTURAL PERMIT 15-217, AND TENTATIVE TRACT MAP 2014-126, CHASE BANK, A REQUEST TO ALLOW THE SUBDIVISION OF THE LOWES PROPERTY TO ALLOW FOR A CHASE BANK WITH A COVERED CANOPY DRIVE-THROUGH AND DETACHED TRASH ENCLOSURE, AMENDMENTS TO THE LOWES EARLY MORNING STAGING AREA LOCATION AND THE CONCEPT PLAN'S PARKING STANDARDS FOR A PROPERTY LOCATED AT 907 AVENIDA PICO

Amended as follows:

Staff directed to work with the applicant to consider adding landscaping and potentially replacing parking space(s) with landscaping; increase the size of the box trees if possible.

Staff to add a condition of approval requiring the applicant to add a stop sign at the exit of the ready teller aisle.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL]

9. **NEW BUSINESS** - None
10. **OLD BUSINESS** - None

11. REPORTS OF COMMISSIONERS/STAFF

- A. Tentative Future Agenda
- B. Minutes of the Zoning Administrator Meeting of January 20, 2016
- C. Staff Waiver 16-019, 200 Avenida Del Mar
- D. Staff Waiver 16-021, 215 W. Avenida Cordoba
- E. Staff Waiver 16-025, 119 S. Alameda Lane
- F. Staff Waiver 16-031, 124 Avenida Santa Inez
- G. Staff Waiver 16-034, 207 Avenida Victoria

Vice Chair Ruehlin reported the Lighting Subcommittee met for a tour of areas of town with potential lighting issues; announced the next meeting will be February 4, 2016.

Chair Brown noted he is not available to attend the February 17, 2016, regular meeting; advised all to review the identified objectives regarding short term vacation rentals in advance of the Commission's next meeting.

12. ADJOURNMENT

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER BLACKWELL, AND UNANIMOUSLY CARRIED to adjourn at 8:47 p.m. to an Adjourned Regular Study Session to be held at 6:00 p.m. on February 10, 2016, at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,



Don Brown, Chair

Attest:



Jim Pechous, City Planner