

**MINUTES OF THE REGULAR STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
October 5, 2016 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

CALL TO ORDER

Vice Chair Crandell called the Regular Study Session of the Planning Commission of the City of San Clemente to order at 6:03 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

ROLL CALL

Commissioners Present: Wayne Eggleston, Michael Smith, Zhen Wu; Chair pro tem Michael Blackwell, Vice Chair Barton Crandell

Commissioners Absent: Jason Talley, Chair Donald Brown

Staff Present: Amber Gregg, Senior Planner
Christopher Wright, Associate Planner
Eileen White, Recording Secretary

AGENDA

A. Phase 2 Zoning and Specific Plan updates for General Plan consistency

A discussion to review approaches for addressing General Plan implementation items for automobile service, sales, and rental uses; fueling stations, and Farmers' Markets, in Phase 2 of the Zoning update. Staff requests Planning Commission guidance to continue processing regulatory plan updates.

Associate Planner Wright reviewed the staff report; displayed zoning maps for the Commissioners' consideration.

Comments included:

- Confirm working draft of Farmer's market standards works with the City's existing process and standards for events on City property;
- Clarify difference between produce sales as a temporary event or special event versus a farmer's market;

- Consider provisions for accessory produce sales at church parking lots, typically unused during the week. Such sales, while minor in scale, have been provided before on occasion and should be considered. It may be sufficient to allow such sales as an accessory use or as temporary special events;
- Make sure to distinguish small charging stations, that should continue to be a permitted use, from charging stations that are scaled like a gasoline station and should be regulated and reviewed similarly;
- Make sure there is provision for vehicle storage in the City to support direction to limit auto-rental on El Camino Real per General Plan policies; and
- Consider limiting vehicle sales in Rancho San Clemente Business Park to indoors and encouraged staff to discuss issue with association.
- Review home farmers' markets are permitted on City property.

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B. Accessory Buildings and Accessory Dwelling Units

This item is to initiate discussion on zoning regulations and definitions for accessory buildings, guesthouses, and second dwelling units. The objective is to start a review of whether the Zoning Ordinance adequately regulate these structures and uses.

Associate Planner Wright reviewed the staff report.

The Commissioners thanked Associate Planner Wright for the informative report; requested this item be brought back to a future Study Session for further discussion.

COMMISSION COMMENT - None

RECESS – The Commission recessed until 7:00 p.m.

Respectfully submitted,

Barton Crandell, Vice Chair

Attest:

Amber Gregg, Senior Planner

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