

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
October 5, 2016 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

The Adjourned Regular Meeting of the Planning Commission of the City of San Clemente was called to order at 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Eggleston led the Pledge of Allegiance.

3. 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
Adam Atamian, Interim Code Compliance Supervisor
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS

A. Appoint a second member of the Planning Commission as a member of the Traffic Task Force.

Commissioners concurred to continue this item to the next Planning Commission meeting.

5. MINUTES

A. Minutes from the Planning Commission Meeting of September 21, 2016

IT WAS MOVED BY COMMISSIONER SMITH, SECONDED BY CHAIR PRO TEM BLACKWELL, AND UNANIMOUSLY TO APPROVE THE MINUTES OF THE MEETING OF SEPTEMBER 21, 2016, AS SUBMITTED BY STAFF.

6. ORAL AND WRITTEN COMMUNICATION

Walter Malzahn, San Juan Capistrano resident, suggested the Commission consider developing a currently unused parcel of land located adjacent to the Skate Park at Steed Park into a Pump Track for cyclists.

Senior Planner Gregg suggested Mr. Malzahn relay the suggestion to Pam Passow, Recreation Manager, and provided her contact information. Additionally, she agreed to forward his PowerPoint Presentation to the Commission for their individual review.

7. CONSENT CALENDAR - None

8. PUBLIC HEARING

A. 193 & 197 Avenida La Pata – Conditional Use Permit 16-189/ Staff Waiver of Minor Architectural Permit 16-300 – Stance Headquarters Building 2

Public Hearing to consider the following: 1) A request to allow a mix of commercial uses, consisting of general office and employee recreation, at a commercial building in the Rancho San Clemente Business Park, located at 197 Avenida La Pata; 2) A request for a shared parking agreement between two commercial buildings occupied by Stance, Inc. in the Rancho San Clemente Business Park, located at 193 and 197 Avenida La Pata; and 3) A request to allow a new propane tank and enclosure, with new landscaped planter, in the loading-dock area of 197 Avenida La Pata. The legal descriptions are Lots 1 and 8, of Tract 15612, Assessor's Parcel Numbers 688-163-20 and 688-163-21.

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, staff recommends that the Planning Commission:

1. Determine the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and 15303 (Class 3: New Construction or Conversion of Small Structures); and direct staff to file a Notice of Exemption.
2. Approve CUP 16-189, MAP 16-300, subject to attached Resolution PC 16-023 and conditions of approval.

Adam Atamian, Interim Code Compliance Supervisor, narrated a PowerPoint Presentation entitled, "Stance Headquarters Building 2, CUP 16-189/Staff Waiver of Minor Architectural Permit 16-300, dated

October 5, 2016.” A copy of the Presentation is available in Planning Division.

James Tuder, Stance, Inc., the applicant, described workforce positioning goals for the company; noted all kitchen/propane tank details are designed to comply with applicable codes.

Senior Planner Gregg advised that the project is conditioned to require Orange County Fire Authority (OCFA) approval and with all applicable City codes.

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

Comments included:

- Approval of the new work place philosophy designed to improve motivation, workforce retention and flexibility.
- Concern that a small propane tank will require more propane deliveries, leading to increased truck traffic.
- Concern that the second building will convert to office space resulting in potential parking deficits; stated inability to support the project unless the applicant accepts limits on occupancy.
- Confidence that the proposed parking is adequate for the project’s daily use.

IT WAS MOVED BY COMMISSIONER SMITH, SECONDED BY COMMISSIONER EGGLESTON, AND CARRIED 4-1-0, WITH COMMISSIONER WU OPPOSED, TO ADOPT RESOLUTION NO. PC 16-023, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 16-189/STAFF WAIVER OF MINOR ARCHITECTURAL PERMIT 16-300, STANCE HEADQUARTERS BUILDING 2, A REQUEST TO ALLOW A MIX OF COMMERCIAL USES AT A COMMERCIAL BUILDING LOCATED AT 197 AVENIDA LA PATA, USE OF A SHARED PARKING AGREEMENT BETWEEN TWO COMMERCIAL BUILDINGS LOCATED AT 193 AND 197 AVENIDA LA PATA, AND MINOR ACCESSORY STRUCTURES LOCATED AT 197 AVENIDA LA PATA.

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

B. 195 Avenida La Pata – Conditional Use Permit 16-127 – OC Cross-Fit

Public Hearing to consider a request for a commercial recreation use in a multi-tenant commercial center in the Business Commercial portion of the Rancho San Clemente Specific Plan. The project is located at 195

Avenida La Pata. The legal description is Lot 2, of Tract 15612, Assessor's Parcel Number 688-163-22.

After the item was noticed for a public hearing, staff received a request by the applicant to withdraw the application. This application has been subsequently withdrawn, and no Planning Commission action is needed.

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO TABLE 195 AVENIDA LA PATA – CONDITIONAL USE PERMIT 16-127 – OC CROSS-FIT.

[AGENDA ITEM TABLED.]

C. 1385 Calle Avanzado – Conditional Use Permit 16-257 – Learned Athletic Behavior Sports Training

Public Hearing to consider a request to allow a commercial recreation use for a sports training facility with group instruction classes located in the Avanzado III Business Park portion of the Talega Specific Plan at 1385 Calle Avanzado. The legal description is Parcel 3, of Page 29, of Assessor's Parcel Book 344; Assessor's Parcel Number 701-035-03.

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, staff recommends that the Planning Commission:

1. Determine the project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities); and direct staff to file a Notice of Exemption.
2. Approve CUP 16-257, subject to attached Resolution PC 16-027 and conditions.

Interim Code Compliance Supervisor Atamian narrated a PowerPoint Presentation entitled, "Learned Athletic Behavior, Conditional Use Permit 16-257, dated October 5, 2016." A copy of the Presentation is on file in Planning Division.

Chris Lippincott, the applicant, was available for questions.

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

IT WAS MOVED BY COMMISSIONER EGGLESTON, SECONDED BY COMMISSIONER WU, AND UNANIMOUSLY CARRIED TO ADOPT

RESOLUTION NO. PC 16-027, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 16-257, LEARNED ATHLETIC BEHAVIOR SPORTS TRAINING, A REQUEST TO ALLOW A COMMERCIAL RECREATION USE WITH GROUP INSTRUCTION OF FITNESS CLASSES, IN AN INDUSTRIAL BUILDING LOCATED AT 1385 CALLE AVANZADO.

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

9. NEW BUSINESS - None

10. OLD BUSINESS - None

11. REPORTS OF COMMISSIONERS/STAFF

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of 09-22-16
- C. Staff Waiver 16-351, 1624 N El Camino Real
- D. Staff Waiver 16-350, 105 S Calle Seville
- E. Staff Waiver 16-352, 212 W Avenida Valencia

Vice Chair Crandell reported he is not available for the October 26, 2016, Design Review Subcommittee meeting and requested an alternate.

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER BLACKWELL, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO ADJOURN AT 8:13 P.M. TO THE ADJOURNED REGULAR PLANNING COMMISSION MEETING TO BE HELD AT 6:00 P.M. ON OCTOBER 19, 2016, IN COUNCIL CHAMBERS AT CITY HALL LOCATED AT 100 AVENIDA PRESIDIO, SAN CLEMENTE, CA.

Respectfully submitted,

Barton Crandell, Vice Chair

Attest:

Amber Gregg, Senior Planner