

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
December 21, 2016 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Chair Brown called the Adjourned Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:00 p.m.

2. PLEDGE OF ALLEGIANCE

Chair Brown led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: None

Staff Present: Amber Gregg, Interim City Planner
Christopher Wright, Associate Planner
Hong Dao Nguyen, Deputy City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS - None

5. MINUTES

A. Minutes from the Planning Commission Meeting of November 16, 2016

IT WAS MOVED BY CHAIR BROWN, SECONDED BY VICE CHAIR CRANDELL, AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE MEETING OF NOVEMBER 16, 2016, AS SUBMITTED.

6. ORAL AND WRITTEN COMMUNICATION - None

7. CONSENT CALENDAR

A. Rider's Club Six Month Review of Hard Alcohol Sales (Carrillo/Gregg)

As a condition of approval for Conditional Use Permit (CUP) 12-001, to allow the Riders Club Café, located at 1701 North El Camino Real, to provide amplified sound and add the sale of distilled spirits to an existing beer and wine permit, the Planning Commission required that staff provide a review of the operations after six months of the commencement of hard alcohol service.

In response to a question regarding the Rider's Club operating/catering only hours, Interim Planner Gregg agreed to research and report back.

IT WAS MOVED BY COMMISSIONER WU, SECONDED BY COMMISSIONER TALLEY, AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE SIX MONTH REVIEW-RIDERS CLUB CONDITIONAL USE PERMIT 12-001.

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

B. Proposed Parking Prohibition on El Levante-Consent Calendar (Tom Frank)

Staff received a petition signed by residents of 151 to 156 El Levante, requesting to prohibit parking on one side of El Levante in order to maintain access for the north end of the cul-de-sac and provide the necessary safety precautions for other vehicular related purposes.

IT WAS MOVED BY COMMISSIONER WU, SECONDED BY COMMISSIONER TALLEY, AND UNANIMOUSLY CARRIED TO FORWARD TO THE CITY COUNCIL A RECOMMENDATION TO APPROVE PARKING PROHIBITION ON THE WEST SIDE OF EL LEVANTE FROM 30 FEET SOUTH OF THE DRIVEWAY AT 147 EL LEVANTE TO THE NORTH SIDE OF 154 EL LEVANTE DRIVEWAY.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL]

8. PUBLIC HEARING

A. 245 Avenida Del Poniente – Cultural Heritage Permit (CHP) 16-326 – Myhren Shed (Coury)

Public Hearing to request to place a pre-fabricated shed in the back yard of a historic resource located at 245 Avenida Del Poniente, in the Residential Medium (RM-CZ) coastal zoning district. The site's legal

description is Lot 23, Block 3, of Tract 794 and Assessor's Parcel Number 692-081-02.

Amber Gregg, Interim City Planner, reviewed the staff report and displayed a map indicating the location of the structure. Ms. Gregg noted that small accessory structures of this size, 120 square feet, would typically be thought to be a minor application. However, the code requires any Cultural Heritage Permit for a building of any size when on or adjacent to a parcel with a historic resource. Staff will examine review levels for accessory buildings less than 200 square feet on or adjacent to historic properties.

Brett Myhren, the applicant, noted the purpose of the shed is to provide storage while they complete required HPPA improvements.

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

IT WAS MOVED BY COMMISSIONER WU, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 16-021, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 16-326, MYHREN SHED, A REQUEST TO PLACE A PRE-FABRICATED SHED IN THE REAR YARD OF A HISTORIC RESOURCE LOCATED AT 245 AVENIDA DEL PONIENTE.

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

B. Specific Plan Amendment 16-361, General Plan consistency for Shorecliff's Senior Housing Site (Wright)

Public Hearing to consider applicant initiated amendments to the Forster Ranch Specific Plan that involve updating the land use designation and standards of a site to be consistent with and implement the Centennial General Plan, adopted in February 2014. The amendments apply to an approximately 8-acre portion of the Shorecliff's Golf Course in the Sector G Coastal Zone area. The land use designation is currently resort hotel (as a conditionally permitted use) for a 6-acre portion of the site and Shorecliff's Golf Course for a 2-acre portion. The proposed Specific Plan amendments change the land use of the resort hotel area (the 6-acre portion) to Residential High Density with the intent to allow senior housing. This change is needed to make the Specific Plan consistent with the Residential High Density designation and standards in the Centennial General Plan.

Christopher Wright, Associate Planner, summarized the staff report; displayed maps indicating project location.

Mark McGuire, representing the applicant, discussed lot usage, potential lot combinations, proposed density, and difficulties associated with developing this property.

During discussion, the Commissioners questioned/requested additional information regarding the following:

- Information concerning the Open Space Initiative and how its provisions might relate to this project.
- Assurance that this project complies with the City's General Plan.
- Assurance the land use change will not create spacing or access issues for a clubhouse.
- Assurance the land use change will not compromise the potential of the golf course's integrity, amenities, or quality.

IT WAS MOVED BY VICE CHAIR CRANDELL, SECONDED BY COMMISSIONER TALLEY, AND UNANIMOUSLY CARRIED TO CONTINUE SPECIFIC PLAN AMENDMENT 16-361, GENERAL PLAN CONSISTENCY FOR SHORECLIFF'S SENIOR HOUSING SITE TO THE REGULAR MEETING OF JANUARY 18, 2017.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

C. 1010 South El Camino Real – Vesting Tentative Tract Map 16-277 – Santiago Mixed-Use Residential and Commercial Condominiums
(Atamian)

Public Hearing to consider a request to allow a previously-approved mixed-use development, which consists of 7 residential units and 3 commercial suites, to be converted to residential and commercial condominiums. The development was previously approved through Site Plan Permit 14-365, Conditional Use Permit 14-366, and Cultural Heritage Permit 14-367. The project is located at 1010 South El Camino Real. The legal description is Lots 3, 4, and 5, of Block 5, of Tract 822, Assessor's Parcel Number 692-152-23.

Interim Planner Gregg noted this item has been removed from the agenda due to modifications suggested by the applicant which require approval from the Zoning Administrator.

Chair Brown opened the public hearing.

Zachary Gilmer, resident, questioned whether the applicant for this project has overlooked or disregarded recommendations and/or conditions.

Interim Planner Gregg requested Mr. Gilmer's contact information in order to arrange for a meeting to review any issues he may have with the project.

Chair Brown closed the public hearing.

[ITEM PULLED FROM AGENDA]

- 9. NEW BUSINESS** - None
- 10. OLD BUSINESS** - None
- 11. REPORTS OF COMMISSIONERS/STAFF**

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of 12-07-16
- C. Staff Waiver 16-419, 1226 Puerta del Sol

Commissioner Blackwell reported that at its last meeting the Coastal Advisory Committee received updates on the City's recent Opportunistic Sand Replenishment Project, Social Media Policy currently being developed by the City Manager, and applications for the Environmental Sustainability Grants; agreed to research and report back regarding potential of Poche Beach diversion pipeline; invited all to attend the next meeting on January 12, 2017, at 7:00 p.m. in the Ole Hanson Fireside Room at the Community Center.

12. ADJOURNMENT

IT WAS MOVED BY VICE CHAIR CRANDELL, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADJOURN AT 7:42 P.M. TO THE ADJOURNED REGULAR PLANNING COMMISSION MEETING TO BE HELD AT 6:00 P.M. ON JANUARY 18, 2017, IN COUNCIL CHAMBERS AT CITY HALL LOCATED AT 100 AVENIDA PRESIDIO, SAN CLEMENTE, CA.

Respectfully submitted,

Donald Brown, Chair

Attest:

Amber Gregg, Interim City Planner

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