

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
February 22, 2017 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Vice Chair Crandell called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:06 p.m.

2. PLEDGE OF ALLEGIANCE

Chair pro tem Blackwell led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: Zhen Wu; Chair Donald Brown

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

4. SPECIAL ORDERS OF BUSINESS - None

5. MINUTES

A. Minutes from the Planning Commission Study Session of February 8, 2017

Continued to the March 8, 2017, Regular Planning Commission meeting due to lack of quorum.

B. Minutes from the Planning Commission Meeting of February 8, 2017.

Continue to the March 8, 2017, Regular Planning Commission meeting due to lack of quorum.

6. ORAL AND WRITTEN COMMUNICATION

Larry Culbertson, President of the San Clemente Historical Society, encouraged the Commission to update the City's Historic Resources Guide, as it has been 11 years since it's been updated.

7. CONSENT CALENDAR - None

8. PUBLIC HEARING

A. Zoning Amendment (ZA) 17-043, Regulations for Check Cashers, Pawnbrokers, Secondhand Dealers, and Smoke or Tobacco Shops (Wright)

A public hearing to consider forwarding a recommendation to the City Council on the adoption of City-initiated amendments to the Zoning Ordinance. The Zoning Amendment regulates check cashers, pawnbrokers, secondhand dealers, and smoke or tobacco shops by defining the uses, restricting the uses to select commercial and mixed-use zones, requiring a Conditional Use Permit to establish the uses, and requiring special use standards.

Interim Planner Gregg recommended the Commission table this item due to pending legal proceedings.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO TABLE ZONING AMENDMENT (ZA) 17-043, REGULATIONS FOR CHECK CASHERS, PAWNBROKERS, SECONDHAND DEALERS, AND SMOKE OR TOBACCO SHOPS

[AGENDA ITEM TABLED.]

9. NEW BUSINESS

A. Strategic Implementation Program Annual Review FY 2016 (Atamian)

A presentation of findings and recommendations for the 2018 Fiscal Year update of the Centennial General Plan Strategic Implementation Program.

Christopher Wright, Associate Planner, summarized the staff report.

Vice Chair Crandell opened the public hearing.

Larry Culbertson, President of the Historical Society, suggested condensation and adjustments to several Implementation Measures concerning the Historic Preservation Element; suggested adding examples of Mid-Century Modern architecture to the

Historic Properties List; requested the City consider providing space for a museum and storage for historic archives in the same location.

Vice Chair Crandell closed the public hearing.

Discussion included:

- Stated it is unreasonable for staff to complete the high-priority projects and ongoing activities in the Strategic Implementation Plan on schedule with current resources, given the amount and complexity of work the Division is tasked with completing. Staff was encouraged to be realistic and pragmatic about the projects that can be accomplished based on the City's limited resources including the need to train new Planners.
- Complimented staff for recognizing the need to regroup, plan for new planner training, and further prioritize Implementation Measures based on what can reasonably be accomplished with existing resources.
- Emphasized the Planning Division's highest priority should be to implement the matrix study recommendations and focus on "staffing up" and getting new staff "up to speed" in the next year.
- After "staffing up", the Planning Division should focus on its priorities for the next year, identified in the staff report (in the motion for this item below). This includes projects that are necessary to meet legal requirements, such as updating the Zoning Ordinance and Specific Plans for consistency with the General Plan update. This work is important. Until Zoning is made consistent with the General Plan, the public is in the unfair position of having to process code amendments to pursue a project when zoning is inconsistent with the General Plan.
- Support for the City to budget and hire additional staff beyond the Matrix study recommendations. The staffing levels in the Matrix study are likely inadequate. In addition to long-range planning and special projects, the Planning Division has a large workload of current planning tasks. Either priorities need to be adjusted to reflect current resources or more resources need to be provided to accomplish current priorities.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO CONCUR WITH STAFF'S RECOMMENDATIONS FOR THE FY 2017-2018 SIP UPDATE AND SUPPORTED PLANNING DIVISION PRIORITIES FOR THE NEXT FISCAL YEAR, WHICH ARE AS FOLLOWS:

1. Certification of the current Draft Housing Element, and submittal of a new Housing Element by October 2017.

2. Hire and train six new staff planners; five of which are vacancies and one is a new position recommended by the Matrix study.
3. Complete remaining Zoning updates necessary for the Zoning Ordinance and Zoning Map to be consistent with the General Plan.
4. Obtain certification of the updated Coastal Land Use Plan (LUP) and process Coastal Commission recommended changes, as directed by the City Council.
5. Process and work toward obtaining certification of a Local Coastal Implementation Program (IP), as directed by the City Council, including a sea water level rise analysis and mapping efforts.
6. In addition to the above, staff will be reviewing Community Development IMs and prioritizing the "high priority" IMs in the SIP to better organize and implement the identified tasks. This will be reviewed by the Planning Commission in next SIP update.

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

10. OLD BUSINESS - None

11. REPORTS OF COMMISSIONERS/STAFF

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of 2-8-17

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO ADJOURN AT 7:54 P.M. TO THE REGULAR PLANNING COMMISSION MEETING TO BE HELD AT 7:00 P.M. ON MARCH 8, 2017, IN COUNCIL CHAMBERS AT CITY HALL LOCATED AT 100 AVENIDA PRESIDIO, SAN CLEMENTE, CA.

Respectfully submitted,



Barton Crandell, Vice Chair

Attest:



Amber Gregg, Interim City Planner