

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
August 2, 2017 @ 7:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA**

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**1. CALL TO ORDER**

Chair Brown called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Ruehlin led the Pledge of Allegiance.

**3. ROLL CALL**

Commissioners Present: Jim Ruehlin, 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, City Planner  
Liane Schuller, Contract Planner  
Matthew Richardson, Assistant City Attorney  
Eileen White, Recording Secretary

**4. SPECIAL ORDERS OF BUSINESS - None**

**5. MINUTES**

**A. Minutes from the Planning Commission Study Session of July 19, 2017**

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER SMITH, AND CARRIED 6-0-1, WITH COMMISSIONER WU ABSTAINING, TO RECEIVE AND FILE THE MINUTES OF THE STUDY SESSION OF JULY 19, 2017.

**B. Minutes from the Planning Commission Meeting of July 19, 2017**

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED TO

RECEIVE AND FILE THE MINUTES OF THE PLANNING COMMISSION MEETING OF JULY 19, 2017, AMENDED AS FOLLOWS:

Page 4, second bullet point, replace "turning" with "right turn from Calle Sarmentoso to Riachuelo"; insert "only" after "lower portion of the street"

Page 5, 6<sup>th</sup> bullet point, strike "regulations"

6. **ORAL AND WRITTEN COMMUNICATION** - None

7. **CONSENT CALENDAR** - None

8. **PUBLIC HEARING**

A. **100 Avenida Rosa – Cultural Heritage Permit 16-444 – Rosa Duplex (Carrillo/Gregg)**

Public Hearing to consider a request to construct a new duplex on a vacant lot located at 100 Avenida Rosa in the Residential Medium Zoning District and Architectural and Coastal Zone Overlays (RM-A-CZ). The site's legal description is Lot 35, Block 8 of Tract 779, and Assessor's Parcel Number is 058-091-19.

City Planner Gregg narrated a PowerPoint Presentation entitled, "Rosa Duplex, CHP 16-444," dated August 2, 2017. A copy of the Presentation is on file in Planning Division.

Michael Luna, architect representing the applicant, reviewed difficulties associated with the project size and topography; Advised the project is in compliance with applicable guidelines; noted agreement with the conditions of approval as stated in the resolution.

Chair Brown opened the public hearing.

Chris Carrillo, resident, read a letter she submitted to the Commission detailing her opposition to the proposed project due to the existing streetscape, which consists of single-story mid-century modern homes. The subject proposed home is too dense and will destroy the neighborhood's existing style and compatibility, as well as negatively impact her privacy and parking overall. She also questioned assertions in the staff report that the neighborhood was a mix of 2 and 3-story homes.

Chair Brown closed the public hearing.

Discussion ensued regarding the appearance of front elevations on duplexes featuring tandem parking on narrow lots. It was suggested that

staff review development guidelines to consider additional guidelines to increase open space and/or plant material to soften the environment in medium density zoned areas.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY VICE CHAIR CRANDELL, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 17-021, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 16-444, ROSA DUPLEX, A REQUEST TO CONSTRUCT A NEW DUPLEX ON A VACANT LOT LOCATED AT 100 AVENIDA ROSA.

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

**B. 109-111 La Ronda, Conditional Use Permit 16-222 and Architectural Permit 16-221 - La Ronda 6 Apartments (Schuller)**

Public Hearing to consider a request to construct two residential structures containing a total of six (6) apartments located at 109-111 La Ronda in the Residential Medium Zone and Coastal Zone Overlay (RM-CZ). The site's legal description is Lot 28 and a portion of Lot 27, Block 7 of Tract 793; and a portion of Lot 3, Block 17 of Tract 795; Assessor's Parcel Number 057-151-26.

Liane Schuller, Contract Planner, narrated a PowerPoint Presentation entitled, "La Ronda 6 Apartments, CUP 16-222 and AP 16-221," dated August 2, 2017. A copy of the Presentation is on file in Planning Division.

Chair Brown stated for the record that although he is on the Board of Directors of the Boys and Girls Club, Matthew Richardson, Assistant City Attorney, has instructed that there is no need for him to recuse himself from considering this application because he is an unpaid volunteer.

Michael Luna, architect representing the applicant, discussed positive benefits of this project including improvement in an area of town long ignored; noted the applicant is proposing six units, although 7 would be allowed based on the property's square footage, in order to accommodate amenities built into the design; noted the property is designed with courtyard as per the City's guidelines.

Jonathan Broods, applicant, advised he will be living in one of the units following construction; agreed to ensure all renters/lesers are aware of adjacent uses, including kids at the Boys and Girls Club, lighted facilities, etc., when renting/leasing the units.

Chair Brown opened the public hearing:

Sherry Reams, resident, expressed concern regarding the addition of six units on an already crowded, narrow street. She questioned whether fire trucks/emergency vehicles will be able to safely navigate such a narrow street, expressed concern for the safety of residents and children, and suggested the City consider converting it to one way.

Scott McKenzie, resident, reiterated the concerns expressed by Ms. Reams and concurred to suggest conversion of La Ronda to a one-way street.

Ryan Squirell, resident, expressed concern for the safety of kids, pets and families from speeding cars, blind curves, and general unsafe conditions; requested the City consider traffic measures to increase safety, such as red curbing one side of the street, converting the street to one-way, etc.

Chair Brown closed the public hearing.

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

- Encouraged residents on the street to consider initiating a petition with the City and involving Traffic Engineering staff to search for potential solutions to increase safety.
- Expressed desire to see power poles undergrounded whenever possible in this area.
- Suggested adding a condition to require staff guidance or a variation of paint colors when this project is painted in the future to ensure the façade maintains its articulation and architectural integrity, which is currently achieved in part with paint colors; condition the project to ensure it is not painted all one color.
- Suggested addition of a condition to require the building owner to disclose adjacent location of public park, boys and girls club, etc. to potential renters.
- Questioned the appropriateness of conditioning the project to require color pallet restriction and/or paint color variation; suggested policing painting choices would be burdensome for staff to oversee/enforce and subjective.
- Suggested addition of group open space as per design guidelines in lieu of the proposed decks/private spaces; acknowledged nearby park and boys and girls club facilities compensate for lack of group opens space on site.

Straw Vote:

It was moved by Chair Brown, seconded by Commissioner Talley and unanimously carried to direct staff to make every effort to reach out to residents regarding traffic circulation.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY VICE CHAIR CRANDELL, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 17-020, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 16-222 AND ARCHITECTURAL PERMIT 16-221, LA RONDA 6, A REQUEST TO CONSTRUCT A SIX-UNIT APARTMENT BUILDING ON A VACANT SITE, LOCATED AT 109-111 LA RONDA.

Amended as follows:

Page 7, add Condition no. 31 as follows: "Prior to entering into a contract for lease of a unit, prospective renters shall be provided with a written disclosure indicating the existence of the adjacent basketball courts and lights, including hours of operation and possible noise impacts, and the acoustical analysis performed as required by condition of approval shall also be provided."

**[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 7-19-17
- C. Staff Waiver 17-222
- D. Staff Waiver 17-224
- E. Staff Waiver 17-225
- F. Staff Waiver 17-228
- G. Staff Waiver 17-229
- H. Staff Waiver 17-231

**12. ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADJOURN AT 8:55 P.M. TO THE REGULAR STUDY SESSION TO BE HELD AT 6:00 P.M. ON AUGUST 16, 2017, IN COUNCIL CHAMBERS AT CITY HALL LOCATED AT 100 AVENIDA PRESIDIO, SAN CLEMENTE, CA.

Respectfully submitted,

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Donald Brown, Chair

Attest:

  
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Amber Gregg, City Planner

DRAFT