

These minutes were amended and approved at the Planning Commission meeting of 08-02-17.

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
July 19, 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 7:02 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chair Brown 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  
Vanessa Norwood, Contract Planner  
Thomas Frank, Transportation Engineering Manager  
Matthew Richardson, Assistant City Attorney  
Eileen White, Recording Secretary

*These minutes reflect the order in which items appeared on the meeting agenda and do not necessarily reflect the order in which items were actually considered.*

**4. SPECIAL ORDERS OF BUSINESS**

**A. Selection of Planning Commission Chair, Vice Chair, and Chair Pro Tem**

Commissioner Crandell nominated Don Brown for Chair, himself for Vice Chair, and Michael Blackwell for Chair pro tem. There were no other nominations, and Don Brown, Barton Crandell, and Michael Blackwell were elected as Chair, Vice Chair, and Chair pro tem accordingly, on a unanimous vote.

**B. Selection of Design Review Subcommittee Members**

Select three members and one alternate to serve on the Design Review Subcommittee which meets the second and fourth Wednesday of each month at 3:00 p.m. in the Community Development Department, Conference Room A.

Chair Brown nominated Barton Crandell, Zhen Wu, and Jim Ruehlin to serve as the Design Review Subcommittee, with Michael Blackwell serving as alternative. There were no other nominations, and Barton Crandell, Zhen Wu and Jim Ruehlin were elected to serve on the Design Review Subcommittee, with Michael Blackwell serving as alternative, on a unanimous vote.

**C. Selection of Coastal Advisory Committee Member**

Select one member to serve on the Coastal Advisory Committee which meets the second Thursday of each month at 7:00 p.m. in the Community Center, Ole Hanson Fireside Room.

Don Brown nominated Michael Smith to serve as the Planning Commission's representative on the Coastal Advisory Committee. Jim Ruehlin seconded the nomination and there were no other nominations. Michael Smith was elected to serve as the Planning Commission's representative on the Coastal Advisory Commission on a unanimous vote.

**5. MINUTES**

**A. Minutes from the Planning Commission Meeting of June 21, 2017**

IT WAS MOVED BY VICE CHAIR CRANDELL, SECONDED BY COMMISSIONER WU, AND CARRIED 4-0-3, WITH COMMISSIONER TALLEY, COMMISSIONER RUEHLIN, AND COMMISSIONER SMITH ABSTAINING, TO RECEIVE AND FILE THE MINUTES OF THE PLANNING COMMISSION MEETING OF JUNE 21, 2017.

**6. ORAL AND WRITTEN COMMUNICATION**

None

**7. CONSENT CALENDAR**

**A. Riachuelo Speed Cushions (Frank/Rosales)**

Thomas Frank, Transportation Engineering Manager, briefly reviewed the staff report. In response to questions, he stated that homeowners with speed bumps directly in front of their homes have been notified;

signatures in favor of the cushions have been authenticated; the cushions will be signed advising drivers to slow to 15 mph; since the cushions are the residents' choice, other road diet options were not considered; the City rarely gets speeding complaints on streets measuring less than 40 feet wide; the street's location adjacent to two schools can negatively impact the neighbors; noted removing the speed cushions in the event they are not the right solution will require 50% of neighborhood support and will not be costly.

Public Comment:

Chair Brown acknowledged receipt of letter from Christine Turner, resident, opposing the proposed speed cushion installation due to negative aesthetic impacts and other reasons.

Barbara Hahn, resident, supported the need for speed humps due to heavy traffic causing unsafe conditions for families and children.

Lynn Mazarella, resident, supported speed cushions due to speeding drivers.

Crystal Hardson, resident, spoke in favor of the speed cushions; additionally, suggested installation of a stop sign at Vera Cruz and Riachuelo.

Christine Turner, resident, opposed the speed cushions as she does not believe the amount of traffic warrants them; suggested that other residents on the street may be opposed if they were aware of this proposal.

Discussion included:

- Suggestion that that the homeowner's association pay for all or a portion of the cost of the speed cushions.
- Concern that installing speed cushions on this street may push traffic to other streets.
- Suggestion to consider other options before acting on the resident-initiated request; request that Traffic Engineering explore other options before this request is approved.
- Support for this low-cost remedy that has majority support to meet the needs of the neighborhood.
- Suggestion to install speed cushions in the access roads only; that 10 speed cushions will result in car bouncing/potential damage.
- Suggestion to involve the schools in potential solutions such as alternate pick up/drop off flow.

- Acknowledgement that speed bumps/humps installed in adjacent neighborhoods may have unintendedly routed traffic onto Riachuelo.
- Suggestion to consider installing street signage, such as restricted right turn from Calle Sarmentoso to Riachuelo during heaviest traffic hours, to eliminate school-related traffic; suggestion to install speed cushions in the lower portion of the street only as the support for them in that area is much higher; suggestion to post a motorcycle officer to enforce restricted turning signage, speed limits, etc.
- Suggestion to contact GPS companies to eliminate the route as an alternative when there's heavy traffic on Vera Cruz.
- Recommendation to approve as per the staff report along with a request that staff research potential for installing signage indicating "no right turn" during school hours before this agenda item goes to City Council, and provide the results of that research to City Council for their consideration.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY VICE CHAIR CRANDELL, AND CARRIED 6-1-0, WITH COMMISSIONER WU OPPOSED, TO FORWARD TO THE CITY COUNCIL A RECOMMENDATION TO APPROVE PROPOSED SPEED CUSHIONS ON RIACHUELO AS FOLLOWS:

1. Speed cushion design concept for 10 speed cushions on Riachuelo as provided in Attachment 2 of the staff report.
2. Request Police Services to consider increasing speed enforcement in the neighborhood.

**[ACTION SUBJECT TO CITY COUNCIL APPROVAL]**

**B. Establishment of Speed Limit on Avenida La Pata (Frank/Rosales)**

Traffic Engineer Frank briefly reviewed the staff proposal. In response to questions, he advised that the City Engineer has the authority to install signage in advance of surveys; noted the importance of reducing speed as the road enters the City and its residential streets; advised most motorists are not following the posted speed limits; noted the actual vehicle speeds during the survey were clocked with radar guns; advised staff is recommending lower speeds due to the street's bike lanes, multi-use pathway, and adjacent hiking trails; agreed to provide established guidelines and/or justification why speed limit bifurcation is prohibited/recommended against before this item is presented to City Council for consideration.

Discussion included:

- Confirmation that the 85<sup>th</sup> percentile guidelines are included in Caltrans guidelines but not in the California Vehicle Codes.
- Suggestion that placing signage limiting the speed limit before the 85<sup>th</sup> percentile data survey was conducted may have skewed the results of the survey.
- Suggestion that the higher speed limit in the County portion of the road and the road characteristics create an atmosphere for higher speeds than the 45-50 mph speed limits proposed by staff.
- Suggestion that limiting the speed on La Pata, which was created in part as an alternative to the extension of the 241-toll road, may give justification to toll road supporters for a higher speed arterial alternative.
- Ascertainment from staff that it's not best practice to bifurcate traffic speeds (different speed limits on opposite directions of the street) in response to suggestion that although coming into the City there's a compelling reason to slow down, but going out of the City the road becomes a highway designed for higher speeds.
- Advisement that official guidelines state that streets with the same alignment in either direction are required to have the same speed limit for lanes of travel in both directions and support for this practice to increase safety.
- Suggestion that the road traffic speeds be bifurcated, with traffic egress speed limit set at 55-mph instead of the 50-mph recommended in the staff report.
- Suggestion that staff should set the Avenida La Pata speed limit from Camino Del Rio to the County of Orange Limit Line at 55-mph based on the results of the 85<sup>th</sup> percentile speed limit survey rather than 50-mph as recommended in the staff report.
- Support for the staff recommendation to set the speed limit from Camino Del Rio to the County of Orange Limit line at 50 mph due to the street's multi-use status, adjacent residential and schools, and transitioning to lower speed limit.

IT WAS MOVED BY COMMISSIONER RUEHLIN AND SECONDED BY COMMISSIONER WU TO FORWARD TO THE CITY COUNCIL A RECOMMENDATION TO APPROVE THE ESTABLISHMENT OF SPEED LIMIT BASED ON THE ENGINEERING AND TRAFFIC SURVEY ON AVENIDA LA PATA.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER SMITH (IF ALLOWED BY STATE LAW), AND REJECTED ON A 2-5-0 VOTE TO AMEND THE MOTION TO SET THE SPEED LIMIT FOR TRAFFIC EGRESS AT 55 INSTEAD OF 50.

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER WU AND CARRIED 5-2-0, WITH COMMISSIONER SMITH AND COMMISSIONER TALLEY OPPOSED, TO FORWARD TO

THE CITY COUNCIL A RECOMMENDATION TO APPROVE THE ESTABLISHMENT OF SPEED LIMIT BASED ON THE ENGINEERING AND TRAFFIC SURVEY ON AVENIDA LA PATA.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL]

**8. PUBLIC HEARING**

**A. Cultural Heritage Permit 16-434 and Minor Exception Permit 17-144, 404 Monterey Lane, Silk Residence (Norwood)**

Public Hearing to consider a request to: 1) construct a second-floor addition that encroaches into the required side yard setback, 2) replace a deck facing the rear of the property, and 3) remodel the garage, of a historic structure located at 404 Monterey Lane in the Residential High zoning district and Coastal Zone Overlay (RH-CZ). The site's legal description is Lot 8, Block 6 of Tract 785, and Assessor's Parcel Number is 692-025-27.

Vanessa Norwood, Contract Planner, narrated a PowerPoint Presentation entitled, "Silk Residence Addition and Remodel, CHP 16-434 and MEP 17-144, dated July 19, 2017." A copy of the Presentation is on file in Planning Division.

Barbara Silk, applicant, believes the proposed project fulfills her Mills Act Contract with the City; noted the current plan leaves the original home intact, but adds space for her growing family; pointed out efforts to preserve the trees, minimize massing impacts, preserve the original home as well as revise the plans in response to Design Review Subcommittee (DRSC) and staff suggestions.

Chair Brown opened the public hearing.

Larry Culbertson, resident, opposed the project due to its excessive scale and massing, disrespect of character defining feature, and incompatibility to special relationship; suggested the applicant should be required to contract with a Historic Resource Expert for an expert opinion.

Mary Ann Comes, resident, Historical Society Board Member, read excerpts from the property's Historic Resources Inventory Continuation Sheet; suggested the proposed renovations negatively affect the property's significance as a historic resource.

Randy Meech, resident and neighbor to subject property, noted the dilapidated condition and appearance of the existing structure; supported the applicant's efforts to restore the home and expand it

to accommodate family. He questioned why the previous owner had not been required to properly maintain the historic structure.

Brandon Kelmar, resident, opined that the proposed addition followed the Secretary of the Interior's standards, would accommodate a family willing and able to restore the structure to its original beauty, and add value to the neighborhood and community at large.

Kristine Sprague, project architect, discussed evolution of this design. Due to the site's topography, there is not room in the back for the addition; all interior spaces in the addition are appropriately proportioned to the existing home.

Chair Brown closed the public hearing.

Discussion/comment included:

- Comment that the project, as proposed, fulfills the applicant's Mills Act Agreement; commended the applicant's willingness to work with DRSC and staff; suggested the applicant have the ability to choose either of two front renderings.
- Expressed dismay that the original building photograph included the packet for tonight's meeting was not included during DRSC review; suggested a different outcome might have resulted.
- Suggested the proposed revision changed the character of the existing "cottage-style" home too much without justification and for that reason all the findings could not be met.
- On a straw vote of 5-0-1, with Commissioner Wu opposed and Commissioner Ruehlin abstaining, selected the April 12, 2017, front elevation rendering with the gable roof as the most compatible option to the existing structure.

IT WAS MOVED BY VICE CHAIR CRANDELL, SECONDED BY COMMISSIONER TALLEY, AND CARRIED 5-2-0, WITH COMMISSIONER RUEHLIN AND COMMISSIONER WU OPPOSED, TO ADOPT RESOLUTION NO. PC 17-019, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 16-434 AND MINOR EXCEPTION PERMIT 17-144, A REQUEST TO CONSIDER A TWO-STORY ADDITION, REMODEL, AND SITE IMPROVEMENTS FOR A HISTORIC RESIDENCE LOCATED AT 404 MONTEREY LANE.

Amended as follows:

The applicant is required to construct the front elevation labeled April 12, 2017, and included as Exhibit 3 in Attachment 5 of the staff report.

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

**B. CHP 16-444, 100 Avenida Rosa, Rosa Duplex (Carrillo)**

Public Hearing to consider a request to construct a new 1,002 square-foot office building on a vacant site located at 121 Avenida Granada in the Downtown Transition Mixed-Use Zone and Architectural Overlay (MU3.1-A). 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 recommended this item be continued to the regular August 2, 2017, meeting.

IT WAS MOVED BY VICE CHAIR CRANDELL, SECONDED BY COMMISSIONER TALLEY, AND UNANIMOUSLY CARRIED TO CONTINUE CHP 16-444, 100 AVENIDA ROSA, ROSA DUPLEX TO THE REGULAR MEETING OF AUGUST 2, 2107.

**[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]**

**C. Conditional Use Permit 17-159, 2340 South El Camino Real Suite 6, Mizokami Sports Therapy (Vo)**

Public Hearing to consider a request to establish and operate a massage establishment located in an existing commercial building at 2340 South El Camino Real, Suite 6 in the Neighborhood Commercial Zoning district (NC1.3). The site's legal description is Parcel 2, of Page 29, of Assessor's Parcel Book 73; and Assessor's Parcel Number is 060-032-07.

City Planner Gregg recommended this item be continued to the regular August 16, 2017, meeting.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED TO CONTINUE CONDITIONAL USE PERMIT 17-159, 2340 SOUTH EL CAMINO REAL SUITE 6, MIZOKAMI SPORTS THERAPY.

**[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]**

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None



**11. REPORTS OF COMMISSIONERS/STAFF**

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of 6-21-2017
- C. Staff Waiver

Vice Chair Crandell requested staff schedule and arrange for a live TV airing of a presentation from the Pier Pride community organization at a future Study Session.

Chair Brown advised the Public Safety Task Force has met to discuss safety, police, and budget requirements. Its next meeting will be August 18, 2017.

Chair pro tem Blackwell reported that its last meeting, the Coastal Advisory Committee (CAC) made Sustainability Grant recommendations to the City Manager; discussed potential solutions to mitigate raised bacteria levels; discussed future agenda topics.

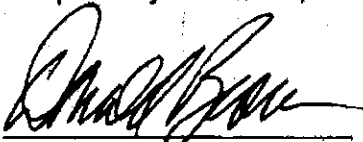
City Planner Gregg updated the Commission on ongoing projects, including a setback to the Mural Ordinance due to the Contract Planner's unfortunate accident; noted Marblehead Outlet Signage is coming up on the agenda.

Chair Brown advised all to view the latest City Council meeting video for updates on the City's position and potential actions regarding the TCA's plans for the 241 Toll Road Extension.

**12. ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER WU, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED TO ADJOURN AT 10:02 P.M. TO THE ADJOURNED REGULAR PLANNING COMMISSION MEETING TO BE HELD AT 6:00 P.M. ON AUGUST 2, 2017, IN COUNCIL CHAMBERS AT CITY HALL LOCATED AT 100 AVENIDA PRESIDIO, SAN CLEMENTE, CA.

Respectfully submitted,



Donald Brown, Chair

Attest:

  
Amber Gregg, City Planner