

**MINUTES OF THE SPECIAL STUDY SESSION  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
August 16, 2017 @ 4:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA 92672**

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**CALL TO ORDER**

Chair Brown called the Special Study Session of the Planning Commission of the City of San Clemente to order at 4:00 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

**ROLL CALL**

Commissioners Present: Jim Ruehlin, Michael Smith, Jason Talley (4:12 p.m. arrival), Zhen Wu; Chair pro tem Michael Blackwell, Vice Chair Barton Crandell, Chair Donald Brown

Commissioners Absent: None

Staff Present: Amber Gregg, City Planner  
Veronica Tam, Housing Consultant  
Eunice Im, Assistant Planner  
Eileen White, Recording Secretary

**AGENDA**

**A. Housing Workshop 4:00-6:00 p.m. (Gregg/Tam)**

This is a joint Study Session and Public Informational Workshop to review the Midterm 2013-2021 Housing Element Update. Staff will lead an informational PowerPoint and then open up the discussion to converse about housing programs and social service opportunities.

City Planner Gregg and Housing Consultant Tam reviewed a PowerPoint Presentation entitled, "City of San Clemente 2017 Midterm Housing Element Update," dated August 16, 2017. A copy of the Presentation is on file in Planning Division.

In response to questions, staff discussed the City's recently constructed affordable housing projects and affordable housing target; described the new Housing Choice Voucher Program that replaced Section 8 Housing; briefly reviewed State law governing the development of casitas or

accessory structures; referred to the letter received from the Department of Housing and Community Development (HDC) regarding revisions to the City's Midterm 2013-2021 Housing Element Update; discussed locations and guidelines in the City's Affordable Housing Overlay.

City Planner Gregg encouraged members of the public attending the workshop to ask questions/provide input.

Mary Gray Perdue, Executive Director of Family Assistance Ministries (FAM), described programs and services provided by FAM; noted 139 Lyft service users last month, and types of homeless individuals/families receiving assistance; described how FAM works with other organizations to help people get back on their feet; commended grocery stores and volunteers for their donations and efforts to help the homeless in the community.

Cathy Domenichini, resident, described efforts by Ihome to work with other organizations to help the homeless in the community; noted lives are being changed every day through the efforts of many organizations and individuals.

Leslie Davis, resident and former City of San Clemente Housing Coordinator, ascertained from staff that none of the City-owned surplus lands are located in the City's Affordable Housing Overlay.

Susan Whitacre, representative of the Emergency Shelter Coalition, noted that Leslie Davis is not part of the Emergency Shelter Coalition and that Leslie's comments do not necessarily represent the Emergency Shelter Coalitions views or opinions.

**COMMISSION COMMENT** – Planning Commissioners asked questions about the programs and the process time for the update. Staff answered questions concerning State law pertaining to Accessory Dwelling Units.

**RECESS** – The Commission recessed until 6:00 p.m.

Respectfully submitted,

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Donald Brown, Chair

Attest:

Amber Gregg, City Planner

DRAFT