

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
September 20, 2017 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Chair Brown called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:01 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, Chair Donald Brown

Commissioners Absent: Vice Chair Barton Crandell

Staff Present: Amber Gregg, City Planner
Vanessa Norwood, Contract Planner
Eunice Im, Assistant Planner
Thomas Frank, Transportation Engineering Manager
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS - None

5. MINUTES

- A. Minutes from the Planning Commission Adjourned Regular Meeting of September 6, 2017

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE THE MINUTES OF THE PLANNING COMMISSION ADJOURNED REGULAR MEETING OF SEPTEMBER 6, 2017, WITH THE FOLLOWING REVISIONS:

Page 2, second to the last paragraph, last sentence, insert “suggested interested members request notification of public hearing from the applicant,” following “safety issues they may have”

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

7. **CONSENT CALENDAR – None**

8. **PUBLIC HEARING**

A. **163 Calle Redondel – Cultural Heritage Permit 17-035 – Webber Residence** (Norwood)

Public Hearing to consider a request to construct a new single-family residence on a site located at 163 Calle Redondel in the Low Density Residential and Coastal zones (RL-CZ). The subject parcel is located adjacent to a historic residence which is located at 165 Calle Redondel. The subject site’s legal description is Lot 10, Block 7, of Tract 795, Assessor’s Parcel Number 057-161-10.

Agenda item 8A was heard concurrently with agenda item 8B.

B. **161 Calle Redondel – Cultural Heritage Permit 17-094 – Webber Residence** (Norwood)

Public Hearing to consider a request to construct a new single-family residence on a site located at 161 Calle Redondel in the Low Density Residential and Coastal zones (RL-CZ). The subject parcel is located adjacent to a historic residence which is located at 165 Calle Redondel. The subject site’s legal description is Lot 11, Block 7, of Tract 795, Assessor’s Parcel Number 057-161-11.

Vanessa Norwood, Contract Planner, reviewed the staff reports for agenda items 8A and 8B concurrently. She narrated a PowerPoint Presentation entitled, “Webber Residences, CHP 17-035 & CHP 17-094, dated September 20, 2017.” A copy of the PowerPoint Presentation is on file in Planning Division. Additionally, she distributed revised resolutions with supplementary conditions for each project for the Commissioners’ consideration.

Jack Garland, architect for the project, advised in response to questions that the ducts for the fireplaces would be through the walls and not require chimneys; noted rough landscaping plans were included with the residence applications; described the purpose of the lot easements.

Chair Brown opened the public hearing; acknowledged receipt of letter from Larry Culbertson opposing the project.

Larry Culbertson, resident, opposed the proposed residences due to inconsistencies with relevant Design Guidelines and the City's General Plan; recommended downsizing the residences, requiring street view renderings, and requiring project certification from a licensed Historic Preservation Specialist.

Chair Brown closed the public hearing.

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

- Requested that future requests for Cultural Heritage Permits include proposed landscaping plans to ensure the landscaping does not negatively impact the historic structures.
- Recommended additional language to require the City's landscape consultant review the final landscaping plans for each residence.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 17-026, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 17-035, WEBBER RESIDENCE, A REQUEST TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE, LOCATED AT 163 CALLE REDONDEL.

Amended as follows:

Page 11, add the following Conditions of Approval:

"27. Prior to issuance of a Building Permit, a landscape plan shall be reviewed and approved subject to the satisfaction of the City Planner *and the City's Landscape Architect Consultant* to ensure improvements are consistent with zoning requirements, Design Guidelines, and General Plan policies."

"28. The property owner or designee shall maintain all landscaped areas as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. The property owner or designee shall maintain all irrigation systems as approved on the final landscape plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation systems failures shall be repaired immediately. [Citation-Section 17.68.060.A&B of the SCMC]"

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

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. 17-027, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 17-094, WEBBER RESIDENCE, A REQUEST TO ALLOW THE CONSTRUCTION OF A SINGLE-FAMILY RESIDENCE, LOCATED AT 161 CALLE REDONDEL.

Amended as follows:

Page 7, add the following Conditions of Approval:

"27. Prior to issuance of a Building Permit, a landscape plan shall be reviewed and approved subject to the satisfaction of the City Planner *and the City's Landscape Architect Consultant* to ensure improvements are consistent with zoning requirements, Design Guidelines, and General Plan policies."

"28. The property owner or designee shall maintain all landscaped areas as approved on the final landscape plans in an orderly, attractive and healthy condition. This shall include proper pruning, mowing of turf areas, weeding, removal of litter, fertilization, replacement of plants when necessary, and the regular application of appropriate quantities of water to all landscaped areas. The property owner or designee shall maintain all irrigation systems as approved on the final landscape plans in proper operating condition. Waterline breaks, head/emitter ruptures, overspray or runoff conditions and other irrigation systems failures shall be repaired immediately. *[Citation-Section 17.68.060.A&B of the SCMC]*"

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

C. **225 Calle Pintoresco – Conditional Use Permit 17-214 – Gracie Barra (Im)**

Public Hearing to consider a request to operate a Brazilian Jiu Jitsu group instruction studio located in an existing light industrial building at 225 Calle Pintoresco in the Business Park Zoning district of the Rancho San Clemente Specific Plan. The site's legal description is Lot 2, of Tract 13688, and Assessor's Parcel Number is 690-651-11.

Eunice Im, Assistant Planner, narrated a PowerPoint Presentation entitled, "Gracie Barra Jiu Jitsu, Conditional Use Permit 17-214, dated September 20, 2017." A copy of the Presentation is on file in Planning Division.

Felipe Guedes, the applicant, was available for questions.

The Commissioners requested staff provide percentages of uses for the Business Park the next time a similar request comes forward, indicating it would be useful for the Commission to know how much of the park is being used for recreational uses in comparison to how much of it is used as industrial uses providing jobs for area residents.

IT WAS MOVED BY COMMISSIONER SMITH, SECONDED BY COMMISSIONER TALLEY, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 17-029, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 17-214, GRACIE BARRA JIU JITSU CLASSES, IN AN INDUSTRIAL BUILDING LOCATED AT 225 CALLE PINTORESCO.

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

9. NEW BUSINESS

A. Calle Saluda Striping

A request to consider forwarding a recommendation to the City Council on restriping plans for Calle Saluda.

Thomas Frank, Transportation Engineering Manager, summarized the staff report.

Discussion included upcoming road improvement projects; suggestion that the City be cautious when taking any action that could potentially impact the ability to get in or out of the City; recommendation that staff incorporate any and all precautions to ensure the safety of all those traveling along Calle Saluda, especially students traveling to and from schools. The Commissioners suggested that staff will incorporate sharrows or green painted markings once they are integrated in the California Manual.

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER WU. AND UNANIMOUSLY CARRIED TO FORWARD TO CITY COUNCIL A RECOMMENDATION TO APPROVE RESTRIPIING CALLE SALUDA SHOWN IN THE ATTACHMENTS WITH MINOR REVISIONS AS NEED TO CONFORM WITH CALIFORNIA MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS/STAFF

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of 9-6-17
- C. Staff Waiver 17-281
- D. Staff Waiver 17-293
- E. Staff Waiver 17-298

The Commissioners elected to cancel the Regular Planning Commission meeting of November 22, 2017, as it falls on the Wednesday before Thanksgiving.

Commissioner Ruehlin confirmed that Chair pro tem Blackwell will attend the September 27, 2017, Design Review Subcommittee meeting in his stead.

Commissioner Talley indicated he would not be present for the Regular Planning Commission meeting of October 4, 2017.

Commissioner Smith reported that at its last meeting, the Coastal Advisory Committee discussed potential Poche Beach runoff diversions. He agreed to forward the runoff study to City Planner Gregg for distributing to the entire Commission.

12. ADJOURNMENT

IT WAS MOVED BY CHAIR BROWN, SECONDED BY COMMISSIONER WU, AND UNANIMOUSLY CARRIED TO ADJOURN AT 8:30 P.M. TO THE STUDY SESSION TO BE HELD AT 6:00 P.M. ON OCTOBER 4, 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