

These minutes will be considered for approval at the Planning Commission meeting of 06-20-2018.

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
May 16, 2018 @ 6:00 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 6:00 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: Cecilla Gallardo-Daly, Community Development Director
Sheri Vander Dussen, Interim City Planner
Veronica Morones, Assistant Planner
Christopher Wright, Associate Planner
Ken Knatz, Principal Civil Engineer/Asset Manager
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

4. SPECIAL PRESENTATION

Presentation by the San Clemente Historical Society in honor of National Preservation Month.

Larry Culbertson, San Clemente Historical Society President, narrated a presentation entitled, "An Update on the Activities of the SC Historical Society," dated May 16, 2018. A copy of the Presentation is on file in Planning Division. Information presented included the Society's Mission Statement, summary of past events, particulars of upcoming events, details of ongoing projects, and samples of outreach materials.

The Commissioners recognized and commended Mr. Culbertson for his efforts to preserve the City's history. They voted unanimously to recommend that Mr. Culbertson contact the City Clerk and arrange to give this Presentation to the City Council.

5. MINUTES

A. Minutes from the Regular Planning Commission Study Session of May 2, 2018

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER SMITH, AND CARRIED 6-0-1, WITH COMMISSIONER TALLEY ABSTAINING, TO RECEIVE AND FILE THE MINUTES FROM THE REGULAR STUDY SESSION OF MAY 2 2018.

B. Minutes from the Regular Planning Commission Meeting of May 2, 2018

IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY VICE CHAIR CRANDELL, AND CARRIED 6-0-1, WITH COMMISSIONER TALLEY ABSTAINING, TO RECEIVE AND FILE THE MINUTES FROM THE REGULAR MEETING OF MAY 2, 2018.

6. ORAL AND WRITTEN COMMUNICATION

None

7. CONSENT CALENDAR

None

8. PUBLIC HEARING

A. Site Plan Permit 17-375/Minor Conditional Use Permit 17-376/Architectural Permit 17-377 – 225 Avenida Fabricante – Glaukos Corp Parking Lot (Morones)

A request to consider a 70-stall parking lot with access gates on a vacant lot. The site is located at 225 Avenida Fabricante, in the Industrial Park of the Rancho San Clemente Specific Plan. The site's legal description is Lot 9 of Tract 14609. The Assessor's Parcel Number is 690-661-09.

Veronica Morones, Assistant Planner, narrated a PowerPoint Presentation entitled, "Glaukos Corp Parking Lot, SPP 17-375, MCUP 17-376, AP 17-377," dated May 16, 2018. A copy of the Presentation is on file in Planning Division.

Matt Young, representing the applicant, advised Glaukos needs the parking space to support its growth; stated the company currently has tree service and maintenance support; and noted agreement with the conditions of approval.

Troy Tryfonopoulos, the applicant's civil engineer, responded to comments about the blueprints, which indicate the trees and light standards may be too close together and thus potentially create a problem in the future as the trees gain height. Additionally, it was noted that the trees are planted at the edge of the infiltration basins. Mr. Tryfonopoulos agreed to have the site designers work with staff to address these concerns.

Chair Brown opened the public hearing, and there being no public testimony, closed the public hearing.

Discussion ensued among the Commissioners regarding the following matters:

- The need to ensure lighting is not obscured by trees
- The need for the plans to be reviewed by the City's landscape consultant
- The inability to provide a direct pedestrian connection to the adjoining site due to topography
- Whether the clustering of three trees at the northeast corner seems unbalanced in relationship to the rest of the planting plan

Sheri Vander Dussen, Interim City Planner, agreed to ensure that the City's Landscape Consultant is aware of the issues raised this evening before he completes his final review of the project; and commented that the City's Zoning Code specifies which changes can be made by staff and which ones would have to go back to the approving body for review.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 18-013, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SITE PLAN PERMIT 17-375, MINOR CONDITIONAL USE PERMIT 17-376, AND ARCHITECTURAL PERMIT 17-377 GLAUKOS CORPORATION PARKING LOT, A REQUEST TO CONSIDER A 70-STALL PARKING LOT WITH ACCESS GATES ON A VACANT PROPERTY, LOCATED AT 205 AVENIDA FABRICANTE.

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

9. NEW BUSINESS

A. Capital Improvement Program Annual Update (Wright)

A City-initiated request for the Planning Commission to find whether the Fiscal Year 2018-2019 Capital Improvement Program is consistent with the Centennial General Plan.

Christopher Wright, Associate Planner, summarized the staff report.

Ken Knatz, Principal Civil Engineer/Asset Manager, provided the following information in response to questions posed by the Commissioners:

- All CIP projects will be reviewed by an interdisciplinary team of staff prior to project implementation
- The City is committed to providing fields that are safe for the community and has a plan in place to address the full costs associated with replacing artificial turf fields
- lights for the Marblehead Coastal development are being purchased and warehoused to ensure the City is ready when they need to be replaced
- Air quality funds are used to pay for traffic calming as traffic calming measures reduce emissions.

Chair Brown opened the public hearing, and there being no public testimony, closed the public hearing.

Discussion ensued among the Commissioners regarding the following matters:

- Increasing the budget for traffic calming measures due to potential future demand for the new soft bump recently approved by the Orange County Fire Authority
- Whether changing species of trees on Avenida Del Mar would be consistent with the General Plan and Design Guidelines
- Whether the Police Department will be relocated away from the City Hall site.
- Whether warranties for the Vista Hermosa Sports Park pool plaster and shade structures may offset material failures and expenditures for replacement and repairs.
- The need for the Beaches, Parks and Recreation Commission to help in the Capital Improvement Project prioritization process.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER RUEHLIN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 18-014, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, FINDING THE FISCAL YEAR 2018-2019 CAPITAL IMPROVEMENT

PROGRAM IS CONSISTENT WITH THE SAN CLEMENTE GENERAL PLAN

After the motion was carried, Commissioner Wu stated an objection to the replacement tree species noted in the description of project No. 2 on the project list, titled "Avenida Del Mar Electrical Services & Street Tree Rehabilitation," since the species is inconsistent with the General Plan and Design Guidelines. Commissioner Wu called for the City to consider this through the project review process and make changes as needed.

Following Commissioner Wu's comments, no subsequent motions were made or discussed by the Planning Commission on this item.

[DECISION FINAL. RECOMMENDATION FORWARDED TO COUNCIL.]

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS/STAFF

- A. Tentative Future Agenda
- B. Staff Waiver 18-248


12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER SMITH, AND UNANIMOUSLY CARRIED TO ADJOURN AT 7:20 p.m. to the Adjourned Regular Meeting of the Study Session of the Planning Commission to be held at 6:00 p.m. on June 8, 2018, in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, California.

Respectfully submitted,

Donald Brown, Chair

Attest:


Sheri Vander Dussen, Interim City Planner