

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
September 5, 2018 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA**

1. CALL TO ORDER

Chair Crandell 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 Talley led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Donald Brown, Chris Kuczynski, Jason Talley, Zhen Wu;
Chair pro tem Michael Blackwell, Vice Chair Jim Ruehlin,
Chair Barton Crandell

Commissioners Absent: None

Staff Present: Sheri Vander Dussen, Interim City Planner
David Carrillo, Community Development Technician
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS

None

5. MINUTES

A. Minutes from the Adjourned Regular Planning Commission Meeting of August 22, 2018

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY VICE CHAIR RUEHLIN, AND CARRIED 6-0-1, WITH COMMISSIONER KUCZYNSKI ABSTAINING to receive and file the minutes from the Adjourned Regular Meeting of August 22, 2018.

Amended as follows:

Page 3, second bullet from bottom of page, replace “encourage speeding” with “have higher rates of speed.”

6. ORAL AND WRITTEN COMMUNICATION

None

7. CONSENT CALENDAR

None

8. PUBLIC HEARING

A. 2400 South El Camino Real – Discretionary Sign Permit 17-399 – Shell Master Sign Program (Carrillo)

A request to consider a Master Sign Program for an existing service station located at 2400 South El Camino Real in the Neighborhood Commercial 1.3 Zoning District and Affordable Housing and Coastal Zone Overlay Districts (NC 1.3-AH-CZ). The project involves the alteration of several on-site signs including the canopy and dispenser signs.

David Carrillo, Community Development Technician, narrated a PowerPoint Presentation entitled, “El Camino Real Shell Master Sign Program, Discretionary Sign Permit 17-399,” dated September 5, 2018. A copy of the Presentation is on file in Planning Division.

In response to questions, Matthew Richardson, Assistant City Attorney, advised the extra footage attributed to the pole sign is also grandfathered along with the sign; suggested that the painted skirting on the pumps would not be considered signage based on the corporate colors on other buildings throughout town, and agreed to check the code and provide clarification; suggested that requiring the applicant to screen equipment on the rooftop in response to a request for a Discretionary Sign Permit, may not be appropriate.

The applicant was not present.

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

- Whether the 32 feet of the gas pump skirting should be considered part of the total amount of signage allowed.
- Suggestion that the applicant be required to paint the pole supporting the pole sign.
- Whether the applicant should have been required to submit a plan for rooftop equipment screening as part of this application; request

that staff follow-up with applicants with regard to suggestions made during Design Review Subcommittee (DRSC) review.

- Whether it would be appropriate to require screening of the rooftop equipment as part of this discretionary sign permit because plans for screening the equipment would require the applicant to obtain approval of an architectural permit and a separate building permit.
- Whether the project should be conditioned to include staff review of the brightness of lighted signs after installation.
- Suggestion that staff suggest that applicants consider other improvements on property when submitting applications for selective upgrades.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER WU AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 18-020, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING DISCRETIONARY SIGN PERMIT 17-399, EL CAMINO REAL SHELL MASTER SIGN PROGRAM FOR AN EXISTING SERVICE STATION, LOCATED AT 2400 SOUTH EL CAMINO REAL

Add new Conditions as follows:

16. "Within 90 days of the completion of this project, the City Planner shall evaluate the intensity of the illumination at night and shall require a reduction if the City Planner determines the lighting intensity or illumination glare is inconsistent with General Design Standards included in Section 17.84.020 of the Zoning Ordinance."

17. "The pole sign structure shall be repainted and maintained in a white color to match the building at all times."

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS/STAFF

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of August 23, 2018
- C. Staff Waiver 18-513
- D. Staff Waiver 18-518
- E. Staff Waiver 18-521
- F. Staff Waiver 18-523

12. ADJOURNMENT

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER BROWN, AND UNANIMOUSLY CARRIED to adjourn at 7:48 p.m. to the Adjourned Regular Meeting of the Planning Commission to be held at 6:00 p.m. on September 19, 2018, in Council Chambers located at 100 Avenida Presidio, San Clemente, California.

Respectfully submitted,

Barton Crandell, Chair

Attest:

Sheri Vander Dussen, Interim City Planner

DRAFT