

**MINUTES OF THE REGULAR MEETING OF THE STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
November 8, 2018 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

CALL TO ORDER

Vice Chair Ruehlin called the Regular Meeting of the Study Session of the Planning Commission of the City of San Clemente to order at 6:07 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

ROLL CALL

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

Commissioners Absent: Chair Barton Crandell

Staff Present: Gabriel J. Perez, City Planner
Amy Stonich, Contract Planner
Cecilia Gallardo-Daly, Community Development Director
Carl Stiehl, Senior Planner
Eileen White, Recording Secretary

AGENDA

A. Accessory Dwelling Units (Stonich)

Amy Stonich, Contract Planner, discussed amendments to State law that went into effect that made major changes to the way Accessory Dwelling Units (ADUs) may be established (Government Code 65852.2). The intent of the study session was to inform the Planning Commission about the new legislation and to provide information on permissible regulations. A draft ordinance will be included as part of packet for the public hearing that is expected to be held in December.

Amy Stonich, Contract Planner, narrated a PowerPoint presentation entitled, "Affordable Dwelling Units," dated November 8, 2018. A copy of the presentation is on file in the Planning Division. The draft ordinance will be brought before the Commission at a meeting in December for consideration.

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

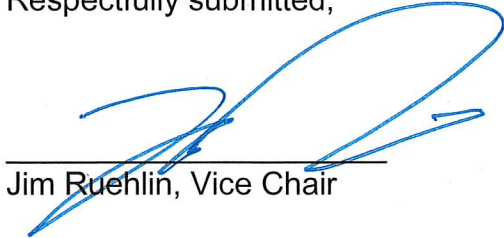
- Established that staff will include a definition of “kitchen” in the draft ordinance.
- Commented on the importance of staff establishing a comprehensive checklist, especially with regard to ADUs adjacent/close to historic homes and non-conforming structures.
- Requested staff research a recently passed ordinance in Los Angeles that includes restrictions regarding the amount of space between the primary residence front elevation and the street.

COMMISSION COMMENTS

None

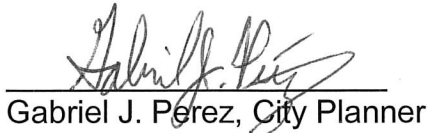
RECESS – The Commission recessed until the start of the Regular Session.

Respectfully submitted,



Jim Ruehlin, Vice Chair

Attest:



Gabriel J. Perez, City Planner