

These minutes will be considered for approval at the Planning Commission meeting of 02-06-2019.

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
January 16, 2019 @ 6:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA**

---

**1. CALL TO ORDER**

Chair Crandell called the Adjourned Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:00 p.m.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Kuczynski led the Pledge of Allegiance.

**3. ROLL CALL**

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

Commissioners Absent: Jason Talley

Staff Present: Gabriel J. Perez, City Planner  
Katie Crockett, Associate Planner  
Veronica Morones, Assistant Planner  
Zachary Ponsen, Senior Civil Engineer  
Thomas Frank, Transportation Engineering Manager  
Matthew Richardson, Assistant City Attorney  
Eileen White, Recording Secretary

Chair Crandell announced that Thomas Frank, Transportation Engineering Manager, will be leaving the City of San Clemente for the position of City Engineer at the City of Poway, California. He commended him for the excellent work and dedication he provided to the City during his tenure. Transportation Engineering Manager Frank commented that working for the City had been enjoyable and he will miss the work and professionals he had the pleasure to work with.

**4. SPECIAL ORDERS OF BUSINESS**

None

**5. MINUTES**

A. Minutes from the Regular Planning Commission Study Session of December 19, 2018

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY VICE CHAIR RUEHLIN, AND UNANIMOUSLY CARRIED to receive and file the minutes from the Regular Planning Commission Study Session of December 19, 2018, as submitted.

B. Minutes from the Regular Planning Commission Meeting of December 19, 2018

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY VICE CHAIR RUEHLIN AND UNANIMOUSLY CARRIED to receive and file the minutes from the Regular Planning Commission Meeting of December 19, 2018, revised as follows:

Page 4, 4<sup>th</sup> bullet down, following "pedestrian connectivity" insert "and public sidewalk"

6. **ORAL AND WRITTEN COMMUNICATION**

None

7. **CONSENT CALENDAR**

The Commissioners pulled items A & D for discussion/comments.

A. Senior Center Overnight Parking Restriction (Mangohig)

Thomas Frank, Transportation Engineering Manager, clarified the intent of the parking restriction is to prohibit those parking in the lot overnight or several days at a time to free up parking for seniors; noted the City will notify the Sherriff's Department about any special event at the Senior Center, such as a New Year's Eve party, to ensure those that are authorized to park there are not ticketed.

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY VICE CHAIR RUEHLIN, AND UNANIMOUSLY CARRIED TO FORWARD TO THE CITY COUNCIL A RECOMMENDATION TO APPROVE A PARKING RESTRICTION BETWEEN THE HOURS OF 10:00 P.M. AND 6:00 A.M. IN THE CITY-OWNED PARKING LOT SERVING THE SENIOR CENTER LOCATED AT 117 AVENIDA VICTORIA.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]

B. Animal Shelter Overnight Parking Restriction (Mangohig)

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY COMMISSIONER WU, AND UNANIMOUSLY CARRIED TO FORWARD TO CITY COUNCIL A RECOMMENDATION TO APPROVE A PARKING RESTRICTION BETWEEN THE HOURS OF 8:00 P.M. AND 6:00 A.M. IN THE CITY-OWNED PARKING LOT SERVING THE ANIMAL SHELTER LOCATED AT 221 AVENIDA FABRICANTE.

**[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]**

- C. **249 Via Ballena – AB 18-567 – Carmichael Easement Abandonment**  
(Morones)

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY COMMISSIONER WU, AND UNANIMOUSLY CARRIED TO FORWARD TO CITY COUNCIL A RECOMMENDATION TO ADOPT RESOLUTION NO. PC 19-002, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING HE CITY COUNCIL APPROVE ABANDONMENT 18-567, CARMICHAEL EASEMENT ABANDONMENT, TO ABANDON A CITY STORM DRAIN EASEMENT ON A SINGLE-FAMILY RESIDENTIAL LOT, LOCATED AT 249 VIA BELLENA.

**[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]**

- D. **101 W. Avenida Vista Hermosa – Conditional Use Permit 16-349 – Outlets Outdoor Events one-year review** (Crockett)

Katie Crockett, Associate Planner, confirmed that no code violations have been recorded, no weddings have been held at the site, and no parking issues have been reported since the CUP has been in place.

IT WAS MOVED BY CHAIR PRO TEM BLACKWELL, SECONDED BY COMMISSIONER BROWN, AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE THE STAFF REPORT.

**[ITEM RECEIVED AND FILED]**

**8. PUBLIC HEARING**

- A. **236 West El Portal – Cultural Heritage Permit 15-028 – Yap Duplex**  
(Crockett)

A request to construct a residential duplex at 236 West El Portal. The property is in the Residential Medium Density zoning district and the Coastal Zone overlay (RM-CZ), and abuts a historic structure.

Katie Crockett, Associate Planner, narrated a PowerPoint Presentation entitled, "Yap Duplex, CHP 15-028," dated January 16, 2019. A copy of the Presentation is on file in Planning Division.

Victor Bejarano, project designer representing the applicant, was available for questions.

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

IT WAS MOVED BY CHAIR PRO TEM BLACKWELL, SECONDED BY COMMISSIONER WU, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 19-001, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 15-028, YAP DUPLEX, A REQUEST TO CONSTRUCT A RESIDENTIAL DUPLEX AT 236 WEST EL PORTAL ADJACENT TO A HISTORIC STRUCTURE IN THE RESIDENTIAL MEDIUM DENSITY ZONING DISTRICT AND COASTAL ZONE OVERLAY.

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

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS/STAFF**

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of December 20, 2018
- C. Staff Waiver 18-670
- D. Staff Waiver 18-676
- E. Staff Waiver 19-001
- F. Staff Waiver 19-008

Commissioner Wu reported that at their last meeting the Coastal Advisory Committee (CAC) continued to establish and refine an Annual Work Plan and made recommendations on Environmental Sustainability Grants. Additionally, several CAC Members took a field trip with staff and some City Council Members to CR&R's Anaerobic Digesting Facility in Perris, CA to review the organic waste diversion program and learn how the resulting methane gas and compost is utilized.

Gabriel J. Perez, City Planner, reported the City Council has adopted the revised Conditions of Approval recommended by the Planning Commission, and staff is in the process of implementing them.

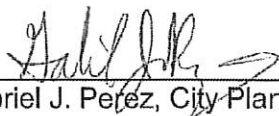
**12. ADJOURNMENT**

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER KUCZYNSKI, AND UNANIMOUSLY CARRIED to adjourn at 6:42 p.m. to the Regular Study Session of the Planning Commission to be held at 6:00 p.m. on February 6, 2019, in Council Chambers located at 100 Avenida Presidio, San Clemente, California.

Respectfully submitted,

\_\_\_\_\_  
Barton Crandell, Chair

Attest:

  
\_\_\_\_\_  
Gabriel J. Perez, City Planner

DRAFT