

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
March 20, 2019 @ 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

Chair pro tem Blackwell led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: Donald Brown, Jason Talley

Staff Present: Gabriel J. Perez, City Planner
Jonathan Lightfoot, Assistant Planner
Nestor Mangohig, Senior Traffic Engineer
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS

None

5. MINUTES

A. Minutes from the Planning Commission Study Session of February 6, 2019

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER KUCZYNSKI, AND CARRIED 4-0-1, WITH COMMISSIONER KUCZYNSKI ABSTAINING, TO RECEIVE AND FILE THE MINUTES OF THE PLANNING COMMISSION STUDY SESSION OF FEBRUARY 6, 2019, AS SUBMITTED.

B. Minutes from the Regular Planning Commission Meeting of February 6, 2019

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER KUCZYNSKI, AND CARRIED 4-0-1, WITH COMMISSIONER KUCZYNSKI ABSTAINING, TO RECEIVE AND FILE THE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF FEBRUARY 6, 2019, WITH AMENDMENTS.

Amended as follows:

Page 6, under "Commissioner Comment" second to last bullet, replace "shorter" with "narrower"

Page 7, under "Commissioner Comment" add a bullet as follows: "Suggested reviewing Zoning Code regarding North Beach Parking overlay to consider possible enlargement of the study area in future years."

C. Minutes from the Regular Planning Commission Study Session of March 6, 2019

The Minutes from the Study Session of March 6, 2019, were continued to the Commission's next regular meeting due to lack of quorum.

D. Minutes from the Regular Planning Commission Meeting of March 6, 2019

The Minutes from the Regular Meeting of March 6, 2019, were continued to the Commission's next regular meeting due to lack of quorum.

6. ORAL AND WRITTEN COMMUNICATION

Fred Kutzmarski, San Clemente Business owner, requested the Commission recommend an avenue for him to pursue that would allow him to store two RV's on his property on Via Callejon in the Rancho San Clemente Business Park. The Zoning Code is unclear as it allows RV storage in areas zoned Light Industrial (his property's zoning designation) subject to a Site Plan Permit, and at the same time does not allow RV storage in the Business Park. He distributed a letter describing the current situation, photos of his business indicating that the RV's are not visible from the street, and photos of neighboring properties violating the Zoning Code in various ways. He requested the Commission consider establishing a process where he would be able to store two registered and insured RV's, obscured from the street, in the rear of his property located in a Light Industrial Zoning Designation.

City Planner Perez requested Mr. Kutzmarski's contact information and agreed to contact him for further discussion.

7. CONSENT CALENDAR

A. Parking Prohibition on Camino De Estrella

That the Planning Commission forward to City Council a recommendation to consider parking prohibition on north/west side of Camino De Estrella, from Avenida Las Palmas to I-5 southbound ramp.

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER KUCZYNSKI, AND UNANIMOUSLY CARRIED TO FORWARD TO CITY COUNCIL A RECOMMENDATION TO APPROVE A PARKING RESTRICTION ON NORTH/WEST SIDE OF CAMINO DE ESTRELLA FROM AVENIDA LAS PALMAS TO I-5 SOUTHBOUND RAMP.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]

8. PUBLIC HEARING

A. 1527 North El Camino Real – Discretionary Sign Permit 18-557 – Shwack Cantina Freestanding Sign (Lightfoot)

A request to consider a new freestanding monument sign over six feet in height at the Shwack Cantina at 1527 N. El Camino Real.

Jonathan Lightfoot, Assistant Planner, narrated a PowerPoint Presentation entitled, "Shwack Monument Sign, Discretionary Sign Permit 18-557," dated March 20, 2019. A copy of the Presentation is on file in Planning Division.

Max and Richard Fisher, applicants, thanked staff and the Design Review Subcommittee (DRSC) for their support and guidance. The proposed monument sign will improve visibility of Shwack Cantina from both north and southbound traffic lanes on El Camino Real. They stated that customers often comment of the difficulty finding the restaurant even while using GPS technology because the limited visibility of the restaurant's signage. They agreed to move the blade sign to the rear of the building to both declutter the front signage and provide signage visible to the alleyway; described difficulty locating signage along El Camino Real due to well established, heavy vegetation on the properties on both sides of the subject building; stated preference to leave the street parking in front.

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

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

- Commented that the applicants worked with the Design Review Subcommittee (DRSC) and incorporated recommendations in designing the proposed monument sign.
- Questioned whether installing red curb on the street in front of Shwack Cantina would eliminate the need for the Discretionary Sign Permit (DSP) by allowing the proposed sign to be modified to six feet in height; was informed that City policy dictates red curbs are considered by the City Engineer in response to traffic safety concerns only and not to allow improved building or sign visibility.
- Suggested the applicant be required to install landscaping at the base of the sign to soften the building and sign.
- Commented that the signage should also improve traffic safety as southbound motorists searching for Shwack Cantina are inclined to slam on their brakes at the last minute due to lack of visibility of the restaurant's signage.
- Expressed preference that the blade sign be installed in the rear; indicated that a second blade sign may also be appropriate; suggested the applicant work with staff if desiring to install an additional blade sign in the front. Staff clarified that a second blade sign would require an amended DSP as the noticing for this permit only covered the increase in height and not an allowance to exceed the standard 25 square feet of building sign area permitted to businesses within the Architectural Overlay.
- Supported allowing the sign with a maximum height of 7 feet. Discussed the scale of the posts supporting the sign. Initially suggested the sign posts be narrowed; however, Chair Crandell noted prior versions of the sign used narrower posts, which resulted in a perceived quality of a temporary sign. The sign posts as portrayed in the renderings were modified at DRSC's recommendation to add thickness.
- Suggested the sign post caps be reduced 50% in height between the top and lower edge of sign.

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY CHAIR PRO TEM BLACKWELL, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 19-008, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING DISCRETIONARY SIGN PERMIT 18-557, SHWACK FREESTANDING SIGN, A REQUEST TO INSTALL A FREESTANDING MONUMENT SIGN AT AN EXISTING RESTAURANT, LOCATED AT 1527 NORTH EL CAMINO REAL.

Staff directed to amend the conditions to:

- 1) reduce the height of the monument sign to 7 feet; and,
- 2) reduce the height of the capped sign posts between the highest point of the arched sign to its sloped edges by 50%, to be reviewed and approved by the City Planner or designee.

[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 March 7, 2019
- C.** Verbal Report Staff and Commissioner attendance at the League of California Cities Planning Commissioners Academy

City Planner Perez reported that at the Planning Commission Academy, topics of interest included legislative updates, an abundance of housing and redevelopment Bills, CEQA update sessions, and changes in traffic metrics for project traffic studies to evaluate vehicles miles traveled as an alternative to level of service.

Commissioner Kuczynski reported bills are in the works to revised ADU restrictions, including increased density, elimination of parking requirements, increased heights, etc. He was especially impressed by the opening speaker who spoke about increasing walkability in cities.

Commissioner Wu advised South OC Cities would have to unite and take steps in unison in order to qualify for funds for the construction of emergency shelters to house the homeless. He reported at its last meeting, the Coastal Advisory Committee recommended the City continue with the Falconry Program at Poche Beach, voted to establish an advisory committee to discuss water quality at the Pier and research bacteria origins, and continued its work to establish an Annual Work Plan. He invited all to attend the Earth Day Festivities on April 13, 2019, at Parque del Mar.

City Planner Perez agreed to email additional information regarding the City's Earth Day Festivities to the Commission.

12. ADJOURNMENT

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER KUCZYNSKI, AND UNANIMOUSLY CARRIED to adjourn at 8:09 p.m. to the next Adjourned Regular Meeting of the Planning Commission to be held on April 3, 2019, at 6:00 p.m. in Council Chambers located at 100 Avenida Presidio, San Clemente, California, as the Study Session has been cancelled due to a lack of business.

Respectfully submitted,

Barton Crandell, Chair

Attest:

Gabriel J. Perez, City Planner

DRAFT