

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
May 23, 2019 @ 6:20 p.m.
Vista Hermosa Sports Park
987 Avenida Vista Hermosa
San Clemente, CA 92673**

1. CALL TO ORDER

Chair Crandell called the Adjourned Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:20 p.m.

2. PLEDGE OF ALLEGIANCE

Vice Chair Ruehlin led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: Chris Kuczynski

Staff Present: Gabriel J. Perez, City Planner
David Carrillo, Assistant Planner
Christopher Wright, Associate Planner II
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

Chair Crandell announced that the regular start meeting time of 6:00 p.m. had been extended to 6:20 p.m. to allow any members of the public arriving at City Council Chambers the opportunity and adequate time to arrive at the Vista Hermosa Sports Park located at 987 Avenida Vista Hermosa, San Clemente, CA 92673. The meeting was moved to this location due to construction at City Hall.

4. SPECIAL ORDERS OF BUSINESS

None

5. MINUTES

- A. Minutes from the Regular Study Session Meeting of March 6, 2019 continued from May 8, 2019.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER BROWN, AND CARRIED 4-0-2, WITH COMMISSIONER WU AND CHAIR PRO TEM BLACKWELL ABSTAINING, TO RECEIVE AND FILE THE MINUTES OF THE REGULAR STUDY SESSION OF MARCH 6, 2019, AS SUBMITTED.

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

- B. Minutes from the Regular Planning Commission Meeting of March 6, 2019, continued from May 8, 2019.

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER TALLEY, AND CARRIED 4-0-2, WITH COMMISSIONER WU AND CHAIR PRO TEM BLACKWELL ABSTAINING, TO RECEIVE AND FILE THE MINUTES OF THE REGULAR MEETING OF MARCH 6, 2019, AS SUBMITTED.

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

- C. Minutes from the Adjourned Regular Planning Commission Meeting of May 8, 2019.

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY CHAIR PRO TEM BLACKWELL, AND CARRIED 5-0-1, WITH COMMISSIONER BROWN ABSTAINING, TO RECEIVE AND FILE THE MINUTES OF THE ADJOURNED REGULAR MEETING OF MAY 8, 2019, WITH THE FOLLOWING REVISIONS:

Page 1, Roll Call. Strike, "David Carrillo, Assistant Planner."

Page 1, Roll Call. Replace, "Schwartz" with "Swartz"

Page 3, 8.A., replace, "David Carrillo...Meeting" with "Chair Crandell announced staff is recommending the Commission continue this item."

Page 4, 2nd bullet, replace "due to...traffic" with "as it's located at the intersection of 2 scenic corridors"

Page 6, 2nd paragraph, 6th sentence, replace, "He offered to replace the door with" with "The door that currently exists is"

Page 6, 4th paragraph from the bottom of page, replace "PC 19-012" with "PC 19-011"

Page 9, under "Reports of Commissioners/Staff" strike Commissioner Talley's comments.

Page 9, under "Old Business," strike "none" and insert the following:

"Commissioner Talley referred to recent City Council consideration of the City's Leaf Blower Ordinance. The Ordinance was presented to the Planning Commission for consideration and a public hearing was conducted. The Ordinance was revised and forwarded to City Council. He questioned why the City Council's staff report has an alternative recommendation proposed and recommended for approval by staff that had not been vetted at the Planning Commission meeting. Additionally, he questioned why the Commission had not been notified of the agenda report in advance or subsequent to the alternative/revised recommendation. Mr. Talley stated the appropriate course of action should have been for this item to return to the Planning Commission."

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

6. ORAL AND WRITTEN COMMUNICATION

None

7. CONSENT CALENDAR

A. Capital Improvement Program Annual Update (Wright)

A City-initiated request for the Planning Commission to find whether the Fiscal Year 2020 Capital Improvement Program is consistent with the General Plan.

This item was pulled from the Consent Calendar for discussion. Christopher Wright, Associate Planner II, was available for questions.

In response to comments from the Commission, Associate Planner II Wright agreed to add references to General Plan Policy NR-7.01 to Project Nos. 9 & 17.

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY COMMISSIONER TALLEY, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 19-015, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, FINDING THE FISCAL YEAR 2020 CAPITAL IMPROVEMENT PROGRAM IS CONSISTENT WITH THE SAN CLEMENTE GENERAL PLAN.

Amended as follows:

Project 9 and Project 17, pages 7A-7, 7A-22 and 7A-30, respectively, add "NR-7.01" under "General Plan Policy"

[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL.]**8. PUBLIC HEARING****A. Amendment to Conditional Use Permit 17-036 (AM CUP 18-607) / Minor Architectural Permit 19-109, 940 Calle Amanecer K & L, Drift Distillery Expansion (Carrillo) – Continued from 5/8/19**

A request to consider an amendment to Conditional Use Permit 17-036 to expand a tasting room and increase seating for indoor and outdoor on-site consumption of a full range of alcohol, in conjunction with a new outdoor patio

David Carrillo, Assistant Planner, narrated a PowerPoint Presentation entitled, "Drift Distillery Expansion, AM CUP 18-607 and MAP 18-109," dated May 23, 2019. A copy of the Presentation is on file in Planning Division.

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

- Requested that going forward, the staff report and resolution include language that indicates whether a proposed improvement has already been constructed or is already in use.
- Established with staff that the applicant will have to make up any landscaping lost to the improvement; the City's Building Official will ensure the project is ADA compliant; the Rancho San Clemente Specific Plan allows sandwich shops.
- Comment that availability of food service in the business park reduces vehicle miles traveled.
- Requested staff prepare an amendment to allow restaurant uses, such as sandwich shops with outdoor seating, within the Business Park, at the time the Rancho San Clemente Specific Plan is revised.
- Expressed potential opposition to revising the Rancho San Clemente Specific Plan to the extent that it would allow a large restaurant to operate within the Business Park.

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY VICE CHAIR RUEHLIN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO PC 19-013, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING AMENDMENT TO CONDITIONAL USE PERMIT 17-036 (AM CUP 18-607) AND MINOR ARCHITECTURAL PERMIT 19-109, DRIFT DISTILLERY EXPANSION, TO EXPAND AN EXISTING DISTILLERY TASTING ROOM AND CONSTRUCT AN OUTDOOR

PATIO FOR ALCOHOL AND FOOD SERVICE, LOCATED AT 940 CALLE AMANECER SUITE K AND L.

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

9. NEW BUSINESS

In response to a comment, Gabriel J. Perez, City Planner, agreed to provide a report on Planning Division performance measures that includes timeliness of projects going through the project approval process.

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS/STAFF

- A. Tentative Future Agenda
- B. Staff Waiver 19-164

In response to a question, City Planner Perez explained that the newly constructed walkways at the Pier were an ADA project constructed by Public Works. He offered to review the project plans to determine if the project should have been presented for Design Review Subcommittee or Planning Commission review and report back. He noted Planning Division was consulted on sidewalk color choice.

Commissioner Wu reported that at its last meeting, the Coastal Advisory Committee completed its Annual Work Plan and concurred to recommend City Council consider enforcement of street sweeping posting and citing on all public streets within the City. Additionally, he noted the City's existing Clean Ocean Fee will expire in 2020 and will need voter approval to continue.

Chair pro tem Blackwell announced he would be absent from the Commission's Regular Meeting of June 5, 2019.

City Planner Perez demonstrated and provided the site pathway to a new feature available to the public through the City's website, which allows users to locate and get information on the City's Capital Improvement Projects.

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER TALLEY, SECONDED BY COMMISSIONER BROWN, AND UNANIMOUSLY CARRIED TO ADJOURN AT 7:25 TO THE NEXT ADJOURNED REGULAR MEETING OF THE PLANNING COMMISSION TO BE HELD ON JUNE 5, 2019, AT 6:00 P.M. IN COUNCIL

CHAMBERS LOCATED AT 100 AVENIDA PRESIDIO, SAN CLEMENTE,
CALIFORNIA.

The June 5, 2019, Study Session has been canceled due to lack of business.

Respectfully submitted,

Barton Crandell, Chair

Attest:

Gabriel J. Perez, City Planner

DRAFT