

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
March 6, 2019 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

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

Vice Chair Ruehlin led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Donald Brown, Jason Talley; Vice Chair Jim Ruehlin, Chair Barton Crandell

Commissioners Absent: Chris Kuczynski, Zhen Wu; Chair Pro Tem Michael Blackwell

Staff Present: Stephanie Roxas, Senior Planner
Amy Stonich, Contract Planner
Katie Crockett, Associate Planner
Cecilia Gallardo-Daly, Community Development Director
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS

None

5. MINUTES

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

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

The Minutes from the Study Session and Regular Planning Commission Meeting of February 6, 2019, were continued to the Commission's next

regular meeting due to lack of quorum. The Commissioners provided suggestions for potential revisions to the Regular Meeting minutes. Recording Secretary White will review the video of the meeting and revise/clarify in response. Staff will review the revised minutes before presentation for action at the Commission's next meeting.

6. ORAL AND WRITTEN COMMUNICATION

None

7. CONSENT CALENDAR

None

8. PUBLIC HEARING

A. 108-110 South El Camino Real – Conditional Use Permit 19-002 – Tamarindo Full Alcohol (Crockett)

A request to consider the addition of a full range of alcohol service for indoor and outdoor consumption for a restaurant previously granted beer and wine service through a Minor Conditional Use Permit.

Katie Crockett, Associate Planner, narrated a PowerPoint Presentation entitled, "Tamarindo Full Alcohol, CUP 19-002," dated March 6, 2019. A copy of the Presentation is on-file in the Planning Division. She discussed revised condition 7.22 that would allow the applicant to have indoor ambient sound/music.

Sarah and Pedro Resendiz, the applicants, requested the Commission approve the revised condition so they can have ambient sound in the interior of the restaurant; noted if all approvals go as planned, the restaurant could open as early as mid-April.

Chair Crandell opened the Public Hearing.

Eli Herron, resident, supported the restaurant opening.

Allison Araujo, resident, supported the restaurant opening.

Chair Crandell closed the public hearing.

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER TALLEY, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 19-007, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 19-002, TAMARINDO FULL

ALCOHOL, A REQUEST TO ALLOW FULL ALCOHOL SERVICE FOR ON-SITE CONSUMPTION INDOOR AND OUTDOORS AT A RESTAURANT LOCATED AT 108-110 SOUTH EL CAMINO REAL.

Amended as follows:

Page 4, Condition no. 7.22, replace with the following, "The applicant (including any property owners and manager, and their designees) understands and acknowledges that the use of amplified sound, including the electronically amplified sound of music, human voice, or other sound within a business, restaurant, bar or other commercial establishment is not permitted. This prohibition does not include the indoor use of televisions, radios, or reasonable background or ambient music. [Citation-Section 8.48.080 of the SCMC]"

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

B. 501 Avenida Vaquero – Architectural Permit 17-340, Site Plan Permit 17-339, Conditional Use Permit 17-338 – Shorecliffs Senior Housing (Stonich)

A request to consider the demolition of an existing golf clubhouse, construction of a new 150-unit 4-story senior rental apartment complex and a new golf clubhouse.

Amy Stonich, Contract Planner, narrated a PowerPoint Presentation entitled, "Shorecliffs Senior Apartments and Golf Clubhouse, Planning Commission," dated March 6, 2019. A copy of the Presentation is on-file in the Planning Division. She distributed an errata with recommended revisions to the conditions of approval for Commission consideration.

In response to a question regarding conditions of approval, specifically the use of "shall approve", Matthew Richardson, Assistant City Attorney, suggested specific revisions to address concerns.

Mark McGuire, applicant, summarized a PowerPoint Presentation of the proposed project. A copy of the Presentation is on-file in the Planning Division. He discussed revisions made to the project plans in response to Development Management Team (DMT) comments, and described the proposed operations as it relates to potential noise. He stated the project would fulfill a demand in the community for senior housing; there is opportunity to share with Chateau Clemente the adjacent recreation area; the reservation system would use pagers instead of the loudspeaker; and public parking is available on the street in the event overflow parking is needed. The applicant stated they would apply for a Special Activities Permit, if a special event is proposed in the future.

Omar Rani, Greystar Company Rental Housing representative, described the Greystar product; presented statistics indicating the existing and projected need for senior housing in the City; reviewed photos of projects elsewhere and a sample activities calendar; and noted intention to abide by the City's stringent sound ordinance and apply for Special Activities Permits when required.

Dan Delle of MJS, the applicant's landscape architect, described the proposed lighting plans.

Chair Crandell opened the public hearing, and there being no public testimony, closed the public hearing. He acknowledged an email dated March 6, 2019, from Jay and Kumi Elston, residents, in favor of the project.

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY COMMISSIONER TALLEY, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 19-006, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING ARCHITECTURAL PERMIT 17-340, SITE PLAN PERMIT 17-339, CONDITIONAL USE PERMIT 17-338, DISCRETIONARY SIGN PERMIT 19-076, FOR SHORECLIFFS SENIOR APARTMENTS AND GOLF CLUBHOUSE AND CONSTRUCT A NEW 150-UNIT 4-STORY SENIOR APARTMENT COMPLEX AND A NEW GOLF CLUBHOUSE AT 501 AVENIDA VAQUERO (ASSESSOR PARCEL NUMBER 691-231-06).

Amended as follows:

With revisions as indicated in the errata.

Revise all conditions containing "The applicant shall submit, and the City Engineer shall approve..."; and replace with the following: "The applicant shall submit, and must receive approval from the City Engineer..."

[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 February 7, 2019
- C. Zoning Administrator Minutes of February 21, 2019
- D. Staff Waiver 18-671
- E. Staff Waiver 19-050
- F. Staff Waiver 19-051
- G. Staff Waiver 19-057
- H. Staff Waiver 19-073

In response to a question regarding the proposed Plaza by the Sea center renovation, Senior Planner Roxas explained that the applicant requested to separate the proposed project into two phases. The façade remodel, which is subject to a Minor Architectural Permit reviewed by the Zoning Administrator, is part of Phase 1. The future proposed Phase 2 would involve demolition and construction of a new commercial building, removal of a site wall, and new signage. Staff will send a memo to the Commission providing an update of the overall project.

Chair Crandell requested Cecilia Gallardo-Daly, Community Development Director, work with Christopher Wright, Associate Planner, to better define the specific locations and extent of the City's gateway areas.

Commissioner Brown announced he will be absent from the Commission's next meeting.

Commissioner Talley announced he will be absent from the April 3, 2019, meeting. With regard to a traffic proposal near Truman Benedict Elementary School tentatively scheduled for that meeting, he requested that staff reschedule the item to another meeting agenda so he can be present for the discussion.

Senior Planner Roxas announced that the City Council adopted a policy to use Rosenstein's Rules of Order rather than the current Robert's Rules of Order. Assistant City Attorney Richardson explained that this would have no impact on the Planning Commission operation.

12. ADJOURNMENT

IT WAS MOVED BY VICE CHAIR RUEHLIN, SECONDED BY COMMISSIONER BROWN, AND UNANIMOUSLY CARRIED to adjourn at 8:35 p.m. to the Regular Study Session of the Planning Commission to be held at 6:00 p.m. on March 20, 2019, in Council Chambers located at 100 Avenida Presidio, San Clemente, California.

Respectfully submitted,


Barton Crandell, Chair

Attest:


Stephanie Roxas, Senior Planner