

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

CALL TO ORDER

Chair Crandell called the Regular Meeting of the Study Session of the Planning Commission of the City of San Clemente to order at 6:03 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

ROLL CALL

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

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

Staff Present: Stephanie Roxas, Senior Planner
Eileen White, Recording Secretary

AGENDA

A. Parking Waivers (Roxas)

Stephanie Roxas, Senior Planner, to provide an overview and discuss parking waivers outside of the Downtown Parking Study Area.

Stephanie Roxas, Senior Planner, narrated a PowerPoint Presentation entitled, "Parking Waivers Outside of the Downtown Parking Study Area," dated March 6, 2019. A copy of the Presentation is on-file in the Planning Division.

Comments/Suggestions:

- Stated that requesting building or site improvements, in conjunction with parking waiver requests, may require additional ADA improvements and could ultimately increase project costs.
- Stated that parking waivers are a very valuable commodity, and the project should provide some kind of community benefit in exchange for the waivers.

- Generally supported parking waivers requested in conjunction with projects that reinvest and enhance the project site. However, the Commission recognized that requiring building or site improvements may be too onerous for small businesses and that proposed improvements should be practical and achievable.
- Stated that granting multiple parking waivers in the same area could create parking impacts to the surrounding area.
- Supported policy guidelines that provide sufficient flexibility to consider the unique circumstances and scope of each individual project.
- Suggested that the first few requests for parking waivers should be considered by the Planning Commission, rather than the Zoning Administrator.
- Expressed no concerns related to the use of multiple parking alternatives, such as parking waivers and shared parking.
- Stated the City should be open to accepting parking data collected by the applicant, the applicant's traffic consultant, or staff.
- Discussed various thresholds that would require the submittal of a parking study prepared by a qualified professional, and generally supported use of cost-saving measures when applicants request two or less parking waivers.
- Discussed the requirement for submittal of a contingency plan if parking issues arise in the future and whether that could impact the business operations.
- Supported staff's recommendation to include a standard condition of approval that would allow the Planning Commission to re-review the permit in the future. Noted that the re-review would be similar to conditions imposed on Conditional Use Permits for live entertainment; the condition would not revoke the approval, but is intended to provide ongoing monitoring of the use.
- Discussed whether parking waivers would be tied to the land, and stated that if the business ownership changes, the parking waivers should continue. In contrast, if a new use is proposed, the business would need to apply for parking waivers.
- Did not express a desire to amend the Zoning Ordinance provisions related to parking waivers and stated that requests should be reviewed on a case-by-case basis.

Report received and filed.

COMMISSION COMMENTS

None

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

Respectfully submitted,



Barton Crandell, Chair

Attest:



Stephanie Roxas, Senior Planner