

These minutes will be considered for approval at the Planning Commission meeting of 06-03-2020.

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
June 3, 2020 @ 5:00 p.m.
Teleconference Only via
www.san-clemente.org/live or Cox Channel 854**

CALL TO ORDER

Vice Chair Blackwell called the Adjourned Regular Meeting of the Study Session of the Planning Commission of the City of San Clemente to order at 5:05 p.m. The meeting was offered teleconference only due to the COVID-19 Pandemic, and available to the public via live stream from the City's YouTube Channel or live on Cox Channel 854.

ROLL CALL

Commissioners Present: Donald Brown, Chris Kuczynski, Zhen Wu; Chair pro tem Barton Crandell, Vice Chair Michael Blackwell (All Planning Commissioners participated via teleconference)

Commissioners Absent: Chair Jim Ruehlin

Staff Present: *Gabriel J. Perez, City Planner
*Kyle Webber, Community Development Technician
*Eileen White, Recording Secretary

*Participated in the meeting via teleconference

AGENDA

A. Lot Consolidation Ordinance – 2nd Session – (Webber)

Kyle Webber, Community Development Technician, to provide an overview and discuss implementing Lot Consolidation as a new ordinance in compliance with San Clemente's Housing Element Action Plan Program 2.

Kyle Webber, Community Development Technician, summarized the staff report and reviewed changes made to the draft Ordinance since the Commission's first review on April 22, 2020. In response to questions/comments he advised the proposed 45-foot height limit for Neighborhood Commercial and Mixed-Use areas is an incentive to reach density, and that removal of the height increase may hinder the City's ability to reach the number of units needed.

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

- Referring to an earlier project on S. El Camino Real, the Commission discussed the issues that arose following a proposal for a 35-foot tall structure in mixed-use zoning approved by the Planning Commission. In addition to concerns from the public and City Council regarding canyonization, the applicant was required to reduce the project's height from 35 to 33 feet to avoid view blockage of the ocean from vehicles on the freeway. Concern expressed regarding treating applicants fairly as well as potential public outcry and City Council involvement with projects proposing structures above a 35 feet height limit. Planning Commission review of project during the discretionary review period could be added to avoid similar situations.
- Suggestion that the City identify other properties for development/develop a surplus to help the City comply with the numbers in the City's Housing Element.
- Add "subject to Planning Commission" to Section 17.24.230 – Lot Consolidation, B. Authority.
- Concern that some of the lots identified in the Lot Consolidation inventory may not qualify for lot consolidation due to their grades.
- Suggestion to give applicants the ability to qualify for the State's density bonus without using the City's as the differences in calculations may result in additional units.
- Suggestion to research whether lot consolidation can be used with units that will eventually be offered for sale, or a combination of for sale and for rent units.
- Concern that the Zoning Administrator has sole control over relaxing rules with regard to density and FAR; comment that the Zoning Administrator's position with regard to these issues has to be known to the Commission.
- Request staff clarify/reword "FAR Bonus" provisions to avoid misinterpretation of maximum and minimum.
- Request for ability for the Planning Commission to appeal/pull up a decision for review.
- Suggestion that the lot consolidation review/approval process should stay under the Planning Commission authority rather than the Zoning Administrator.

Community Development Technician Webber thanked the Commissioners for their input; noted the next steps in the process will be to provide deeper analysis and additional examples. He will consult with local developers for their feedback, and revise the document in response to the Commission's feedback this evening before bringing the document back to the Commission for review as an agenda item.

RECESS

The Commission recessed until the start of the regular session.

Respectfully submitted,

Michael Blackwell, Vice Chair

Attest:

Gabriel J. Perez, City Planner

DRAFT