

**MINUTES OF THE REGULAR STUDY SESSION
 OF THE CITY OF SAN CLEMENTE
 PLANNING COMMISSION
 May 21, 2014 @ 6:00 p.m.
 City Council Chambers
 100 Avenida Presidio
 San Clemente, CA 92672**

CALL TO ORDER

Chair Darden called the Regular Study Session of the Planning Commission of the City of San Clemente to order at 6:01 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

ROLL CALL

Commissioners Present: Wayne Eggleston, Michael Kaupp, Jim Ruehlin, and Kathleen Ward; Chair pro tem Barton Crandell, Vice Chair Donald Brown and Chair Julia Darden

Commissioners Absent: None

Staff Present: Jim Pechous, City Planner
Eileen White, Recording Secretary

AGENDA

A. Consideration of the Centennial General Plan's Draft Strategic Implementation Program (Hook)

The Planning Commission will review the General Plan's Draft Strategic Implementation Program (SIP) and determine implementation priorities. The SIP is a list of General Plan implementation measures that the City will carry out to achieve the General Plan's goals and policies over time. It was prepared by the City's general plan consultant and reviewed by various City Departments to help identify community needs and priorities. Strategic planning provides a framework to connect day-to-day and short-term City actions to long-term goals. It also provides a way to evaluate the effectiveness of short-term actions to achieve long-term goals and a tool to continuously improve City operations. The Commission's recommendations will be forwarded to the City Council for final action.

Jim Pechous, City Planner, reviewed the staff report, explained the rankings in the staff-recommended prioritization, and displayed the Strategic Implementation Program for Commission consideration. He recommended

the Commission go through the Program one General Plan Element at a time and provide input and/or suggest revised priority rankings.

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Commissioners discussed the priority of Item no. 3, "Consider a community serving shuttle or trolley type transit system that would connect San Clemente's key destination areas...", especially with regard to potential route between the Marblehead Coastal development and Del Mar/T-Zone. During the discussion, the Commissioners, either independently or in agreement with one another, provided the following:

- Commented on the importance of connecting the Downtown area with Marblehead to ensure the Downtown area will remain vital.
- Questioned whether Marblehead Coastal visitors would want to leave their cars in the outlet center parking area to travel by shuttle/trolley to Downtown.
- Suggested that at this point in time, before Marblehead is at its zenith, would be a good time to study the issue and determine whether it is viable.
- Suggested funding issues have held up establishment of this type of service in the past.
- Commented that the developer of Marblehead Coastal, Steve Craig, has indicated support for some type of trolley or shuttle in the past.
- Suggested the both the Downtown and North Beach staff liaisons contact and become involved in the discussion to determine Steve Craig's vision/commitment to a trolley/shuttle service.
- Requested staff research and report back regarding Public Work's opinion of a trolley/shuttle service.
- Commented that the OCTA's tri-city trolley service previously studied is not a viable option at this time.
- Commented that this is the type of public/private partnership envisioned as a goal in the General Plan.

Commissioners suggested staff relocate no. 3, "Consider a community-serving shuttle or trolley type transit system..." to the Complete Streets portion of the Strategic Implementation Program.

City Planner Pechous commented that with regard to item no. 5, "Meet with medical office professionals and hospital administration to better understand ..." staff is awaiting plans for redevelopment of the K-Mart/Big Lots site, and noted both the hospital and property owner were aware of the medical overlay added to the site during the General Plan update.

Commissioners suggested staff consider linking and assigning the same priority ranking to project no. 6, "Updating the Rancho San Clemente

Business Park Specific Plan to encourage light manufacturing and business-oriented uses,” with 7, “Amending the Zoning Ordinance, Design Guidelines, and Rancho San Clemente Specific Plan to accommodate automobile-type uses,” as they are similar and complementary to each other. City Planner Pechous agreed to provide additional information and the Commission elected to continue discussion of this item to a future date.

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In response to Commissioner Ruehlin’s comment regarding establishing a North Beach Specific Plan in advance of further development, Vice Chair Brown commented that the money needed to fund the specific plan is tied to Marblehead Coastal residential development and may not be available for 3-5 years. City Planner Pechous advised that development in the area is still directed by existing design guidelines, as well as a passionate and organized community, a tremendous amount of interest from the public, direction from the General Plan, and parking and traffic master plans done when The Lab proposal was being studied. He does not anticipate that the specific plan would include drastic changes from existing goals and guidelines as outlined in the General Plan.

Commissioners directed staff to change priority status of project no. 15, “Consider establishing a historic to ensure new and remodeled buildings are architecturally compatible with the area’s Spanish Colonial Revival character,” from green to yellow.

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Commissioners directed staff to change no. 2, “Update landscape and streetscape plans for the public realm along the entire length of El Camino Real within City limits,” from green to yellow; change no. 3, “Develop a streetscape and public spaces plan and standards for the Del Mar/T-Zone focus area,” from yellow to green.

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Commissioners directed staff to change no. 14, “Consider adopting procedures for establishing historic districts,” from green to yellow.

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Commissioners eliminated no. 7 as it is a duplicate project.

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Commissioners separated grouped areas in item no. 14, "Prepare comprehensive parking and circulation strategies for key commercial areas," and assigned priority as follows: North Beach, red; Pier Bowl, yellow; Del Mar/T-Zone, red; Plaza San Clemente, yellow.

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Vice Chair Brown questioned why no. 8, "The City will develop and implement a utilities undergrounding plan to avoid adverse impacts to aesthetic resources of public utilities and unmanned telecommunications facilities," was given a green priority rating, when he suggested for aesthetic purposes it should be blue or red. City Planner Pechous agreed to check with Public Works and report back.

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Commissioners changed no. 24, "Develop a dark sky public awareness campaign," from green to red; Commissioner Ruehlin agreed to help staff with this task.

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Commissioners changed no. 13, "Provide public information on residential landscape plantings in coastal canyon and bluff areas," from yellow to green because a similar program already exists.

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Commissioners requested Engineering staff provide information on no. 48, "Update priorities for the undergrounding of overhead utility lines," at future meeting.

Report received and filed.

City Planner Pechous thanked Chair Darden and the Commission for their efforts to review and provide input on the Strategic Implementation Program quickly and efficiently.


COMMISSION COMMENT:

RECESS - Recess until 7:00 p.m.

Respectfully submitted,

Julia Darden, Chair

Attest:


Jim Pechous, City Planner

DRAFT