

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
February 3, 2021 @ 7:00 p.m.
Teleconference Only via
www.san-clemente.org/live or Cox Channel 854**

CALL TO ORDER

Chair Ruehlin called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:07 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.

2. PLEDGE OF ALLEGIANCE

Commissioner Brown led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: None

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

*Participated in meeting via teleconference

4. SPECIAL ORDERS OF BUSINESS

None

5. MINUTES

A. Minutes from the Planning Commission Regular Meeting of January 20, 2021

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY COMMISSIONER CRANDELL AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF JANUARY 20, 2021, as amended.

Page 8, 4th paragraph, replace “stringed instruments and the announcements of wedding officiants” with “announcements of wedding officiants, and only unamplified acoustical stringed instruments are permitted outdoors”.

6. ORAL AND WRITTEN COMMUNICATION

None

7. CONSENT CALENDAR

None

8. PUBLIC HEARING

A. 1602 N El Camino Real – CHP 19-130/VAR 19-131/SPP 19-217 – N El Camino Real Mixed Use (Crockett)

A request to consider renovation and a 2,392 square-foot addition with two additional stories to an existing one-story commercial building, resulting in a first-floor commercial unit and enclosed garage with a two-story residence above located in the Mixed Use 2 zoning district and the Architectural, Visitor Serving Commercial, and Coastal Zone overlays. A variance is requested to exceed maximum lot coverage and to allow tandem parking for the residence.

Katie Crockett, Associate Planner, narrated a PowerPoint Presentation entitled, “NECR Mixed Use, CHP 19-130, VAR 19-131, SPP 19-217, dated February 3, 2021.” A copy of the Presentation is on file In Planning Division.

Mike Maginn, representing the applicant, commented on the difficulties designing for a very small site; thanked Associate Planner Crockett and staff for their assistance; opined the project will benefit the community.

Chair Ruehlin opened the public hearing and confirmed with staff that no public testimony had been submitted. Chair Ruehlin closed the public hearing.

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

- Established from staff that because this property is located in the Coastal Zone, its first floor is required to feature visitor serving commercial. Misuse of this space would be a Code Compliance issue.
- Established from staff that a Final Landscape Plan is not required by code at this part of the approval process. Staff has reviewed the plans

to ensure they comply with basic code. A Final Landscape Plan is required prior to final approval of the project.

- Requested applicants file comprehensive landscaping plans for review at the Planning Commission level.
- Opposed the project due to lack of comprehensive landscaping plans, lot coverage, insufficient visibility at entry from the alley, and applicant's inability or unwillingness to implement all Design Review Subcommittee (DRSC) recommendations; and two Commissioners opined that the lack of demonstration of hardship to justify the lot coverage variance.
- Supported due to neighborhood enhancement and the project's ability to meet the required findings.
- Pointed out potential miscalculation regarding figures used in the lot coverage calculation, and following discussion and opinion by Assistant City Attorney, determined that the exact percentage of lot coverage is not necessary to approve the Variance and the Planning Commission can approve as depicted on the site plan.

IT WAS MOVED BY CHAIR RUEHLIN, SECONDED BY COMMISSIONER CRANDELL, AND CARRIED 4-2-0, WITH CHAIR PRO TEM WU AND VICE CHAIR BLACKWELL OPPOSED, TO ADOPT RESOLUTION NO. PC 21-004, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 19-130/VARIANCE 19-131/SITE PLAN PERMIT 19-217, N. EL CAMINO REAL MIXED USE, A REQUEST TO CONSIDER RENOVATION AND ADDITION OF TWO STORIES TO AN EXISTING ONE-STORE COMMERCIAL BUILDING, RESULTING IN A FIRST FLOOR COMMERCIAL UNIT WITH A TWO-STORY RESIDENCE ABOVE, INCLUDING A VARIANCE TO EXCEED MAXIMUM LOT COVERAGE AND TO ALLOW TANDEM RESIDENTIAL PARKING AT 1602 N. EL CAMINO REAL IN THE MU2 ZONING DISTRICT AND THE ARCHITECTURAL VISITOR SERVING COMMERCIAL AND COASTAL ZONE OVERLAYS.

Amended to stipulate that the approval of the Variance refers to the project "as depicted on the site plan."

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

9. NEW BUSINESS

A. General Plan Strategic Implementation Program Update (Wright)

A request to forward a recommendation to the City Council on the approval of the General Plan Strategic Implementation Program for Fiscal Year 2021-2022.

Christopher Wright, Associate Planner II, narrated a PowerPoint Presentation entitled, "Strategic Improvement Project Update Fiscal Year

2021-22, dated February 3, 2021." A copy of the Presentation is on file in Planning Division.

Chair Ruehlin opened the public hearing and confirmed with staff that no public testimony had been submitted. Chair Ruehlin closed the public hearing.

Commissioners requested information on the work plan to update the City's specific plans and design guidelines. While the Pier Bowl Specific Plan has been updated, work remains to make specific plans consistent with the General Plan update. Planner Wright and City Planner Perez advised that there were plans to update the West Pico Corridor Specific Plan this year, but the schedule was impacted by two recent staff vacancies and the pandemic. They also added that staff works on long range planning projects according to the City Council's priorities and direction with available staff resources. Staff expressed intent to revisit specific plans after completing the remaining batch zoning amendments, mentioned the specific plan effort will consider options to update plans or absorb areas in the zoning code. With regard to progress on the Local Coastal Plan, he noted the Plan remains on hold until further direction is received by the City Council. He thanked the Commission for the recommendation that he contact Brenda Miller, who worked extensively on the City's Pedestrian and Bike Plan, to discuss potential solutions for the bike trail gap on Avenida Pico at the I-5 Freeway. He will forward the Commission's remarks to City Council by reference in the future Council staff report.

IT WAS MOVED BY CHAIR RUEHLIN SECONDED BY COMMISSIONER CRANDELL, AND CARRIED 5-1-0, WITH COMMISSIONER BROWN OPPOSED, TO ADOPT RESOLUTION NO. PC 21-003, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE THE GENERAL PLAN STRATEGIC IMPLEMENTATION PROGRAM FOR FISCAL YEAR 2021-2022.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]

11. REPORTS OF COMMISSIONERS AND STAFF

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of January 21, 2021
- C. Staff Waiver Memo and Reports

City Planner Perez invited the Commissioners to an education training opportunity by noted Architect Henry Lenny via Zoom on February 11, 2021, from 2:00 – 4:00 p.m. In response to a comment, he advised the City intends to purchase a shared parking study instruction guide this year, and will make it available to the Commission when available.

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY COMMISSIONER CRANDELL, AND UNANIMOUSLY CARRIED TO ADJOURN AT 8:46 P.M. TO THE NEXT REGULAR MEETINGS TO BE HELD ON FEBRUARY 17, 2021, AT 6:00 P.M. VIA TELECONFERENCE ONLY AND AVAILABLE TO THE PUBLIC VIA LIVE STREAM FROM THE CITY'S YOUTUBE CHANNEL OR LIVE ON COX CHANNEL 854.

Respectfully submitted,



Jim Ruehlin, Chairman

Attest:



Gabriel J. Perez, City Planner