

**MINUTES OF THE ADJOURNED REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
February 17, 2021 @ 6:00 p.m.  
Teleconference Only via  
www.san-clemente.org/live or Cox Channel 854**

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**CALL TO ORDER**

Chair Ruehlin called the Adjourned Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:03 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**

City Planner Perez 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  
\*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 Study Session of February 3, 2021

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY COMMISSIONER CRANDELL AND CARRIED 5-0-1, WITH COMMISSIONER KUCZYNSKI ABSTAINING, TO APPROVE THE MINUTES OF THE STUDY SESSION MEETING OF FEBRUARY, 2021, as submitted.

B. Minutes from the Planning Commission Regular Meeting of February 3, 2021

IT WAS MOVED BY CHAIR PRO TEM WU, SECONDED BY COMMISSIONER CRANDELL AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF FEBRUARY 3, 2021, as amended.

Page 3, end of second bullet point, replace the period with a semicolon, and insert as follows: "and two Commissioners opined that the project lacked demonstration of hardship to justify the lot coverage variance."

**6. ORAL AND WRITTEN COMMUNICATION**

None

**7. CONSENT CALENDAR**

None

**8. PUBLIC HEARING**

A. Specific Plan Amendment (SPA) 20-393 – Remove Toll Road References (Wright)

A public hearing to consider forwarding a recommendation to the City Council on the adoption of City initiated amendments to the Talega Specific Plan, Rancho San Clemente Specific Plan, and Marblehead Coastal Specific Plan. The proposed specific plan amendments involve removing references to the toll road and State Route 241 (SR-241) extension alignment initially designed to skirt the eastern perimeter of San Clemente, but not encroach into San Clemente open spaces. Since the alignment is no longer proposed, the toll road and SR-241 references are outdated and should be removed for document maintenance purposes.

Christopher Wright, Associate Planner II, summarized the staff report.

Chair Ruehlin opened the public hearing and confirmed with staff that no members of the public had submitted testimony to be read. Chair Ruehlin closed the public hearing.

The Commissioners commended Associate Planner II Wright for the well written and straight forward Amendment and staff report.

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY CHAIR PRO TEM WU AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 21-005, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL APPROVE SPECIFIC PLAN AMENDMENT 20-393;

REMOVAL OF REFERENCES TO THE STATE ROUTE 241 TOLL ROAD EXTENSION IN THE MARBLEHEAD COASTAL SPECIFIC PLAN, AND TALEGA SPECIFIC PLAN, AND MAKING ASSOCIATED CEQA FINDINGS.

**[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]**

**9. NEW BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

City Planner Perez displayed the City's new website dedicated to the North Beach Historic District. The website can also be accessed via the City's official website, and contains a link to the City of San Clemente Historical Society. The new website includes photos taken throughout the area's history, historical information, and side by side photo comparisons of the site's uses, appearance, and functions throughout the years. In response to a suggestion, he agreed to research and report back regarding potential to add parking details/recommendations on the website to avoid negative impacts to the nearby residential units. He encouraged the Commissioners to contact him or Jonathon Lightfoot with any additional suggestions/comments they may have.

Chair Ruehlin commented on "No Trespassing" signage installed near the Capistrano Shores Mobilehome Park and requested staff research and report back regarding potential to remove the signage and allow public access to the beach along the City-owned road to the left of the Park entrance.

Commissioner Brown commented that the webinar hosted by Henry Lenny had been excellent, with an abundance of interesting and valuable information shared.

- A. [Tentative Future Agenda](#)
- B. [Staff Waiver Memo and Reports](#)

**12. ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY COMMISSIONER CRANDELL, AND UNANIMOUSLY CARRIED TO ADJOURN AT 6:33 P.M. TO THE NEXT REGULAR MEETINGS TO BE HELD ON MARCH 3, 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.

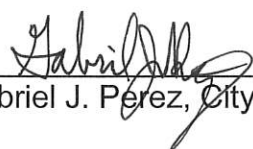
Respectfully submitted,



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Jim Ruehlin, Chairman

Attest:



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Gabriel J. Pérez, City Planner