

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
March 5, 2014 @ 7:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

1. CALL TO ORDER

Chair Darden called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:03 p.m.

2. PLEDGE OF ALLEGIANCE

Commissioner Ruehlin led the Pledge of Allegiance.

3. 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
Christopher Wright, Associate Planner
Adam Atamian, Assistant Planner
Zachary Ponsen, Senior Civil Engineer
Ajit Thind, Assistant City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS - None

5. MINUTES

A. Minutes from the Planning Commission Regular Meeting of February 19, 2014

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY CHAIR PRO TEM CRANDELL, AND CARRIED 6-0-1, WITH COMMISSIONER KAUPP ABSTAINING, to receive and file the minutes of the Regular Meeting of February 19, 2014, with the following revisions:

Page 10, 1st paragraph, last sentence, delete and replace with the following, "She opined that while we speak of historic properties as

resources of the community, we must remember that people who invest in restoration of the properties are also an important resource for the community. Without them, properties would deteriorate.”

Page 10, 3rd paragraph, replace “CARRIED 4-0-2” with “CARRIED 4-2”

6. ORAL AND WRITTEN COMMUNICATION - None

7. CONSENT CALENDAR - None

8. PUBLIC HEARING

A. 253 Avenida Granada – Cultural Heritage Permit 13-310 – Fabela-Aguilar Duplex (Wright)

A request to consider the construction of a duplex on a property that is adjacent to a historic residence. The subject property is located in the Residential Medium Density zoning district and Coastal Overlay (RM-CZ) at 253 Avenida Granada. The site’s legal description is Lot 27, Block 18 of Tract 779 and Assessor’s Parcel Number 058-113-64.

Christopher Wright, Associate Planner, narrated a PowerPoint Presentation entitled, “Fabela-Aguilar Duplex, Cultural Heritage Permit 13-310, dated March 5, 2014,” which included site location, photos, site plans, and description of design characteristics of homes in the neighborhood. Staff recommended approval of the request as conditioned.

In response to questions from the Commissioners, Mr. Wright advised that there is no requirement for Ole Hanson sidewalk tiles to be used in front of the project site.

Zachary Ponsen, Senior Civil Engineer, pointed out the condition describing sidewalk details; confirmed this area not required to be Ole Hanson tile.

Jim Glover, architect representing the applicant, described design goals for the duplex to provide separation from the historic home; advised one of the units will be used for family vacations; noted the shed roof reflects a modern tone to Spanish Colonial Revival architecture and follows the design guidelines; advised Spanish Colonial Revival architecture is not required for the structure.

Chair Darden opened the public hearing.

Larry Culbertson, representing the Historical Society, recommended approval of the project as a nice addition to the neighborhood.

Robert Fabella, applicant, advised the property was purchased with the intent of providing a vacation home for his family; thanked the Commission for considering the shed roof; noted they will consider installation of Ole Hanson tile sidewalks if the budget allows.

Chair Darden closed the public hearing.

Design Review Subcommittee (DRSC) members Darden, Kaupp, and Crandell spoke to their discussion at the DRSC level regarding the shed roof; commended the applicant for his efforts to create the separation to minimize impacts on the adjacent historic structure and for the quality design of the project. Although several Commissioners expressed inclination for a gabled roof instead of the proposed shed roof, they acknowledged it is the applicant's preference for a shed roof, and that the design is consistent with the Design Guidelines.

IT WAS MOVED BY COMMISSIONER KAUPP, SECONDED BY VICE CHAIR BROWN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 14-004, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CULTURAL HERITAGE PERMIT 13-310, FABELA-AGUILAR DUPLEX, A REQUEST TO CONSIDER THE CONSTRUCTION OF A DUPLEX, LOCATED AT 253 AVENIDA GRANADA.

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

A. 800 South El Camino Real #218 – Conditional Use Permit 14-038 – Care4Yoga (Atamian)

A request to consider a group instruction fitness studio in an existing commercial building located at 800 South El Camino Real, Suite 218, within the Neighborhood Commercial (NC2) zoning district. The legal description is Lots 1, 2, 60 and 61, of Block 3, of Tract 822, and Assessor's Parcel Number 692-143-31.

Adam Atamian, Assistant Planner, narrated a PowerPoint Presentation entitled, "Care4Yoga, CUP 14-038, dated March 5, 2014." Staff recommended approval of the request as conditioned.

Commissioner Ruehlin thanked Mr. Atamian for including the 30 minute class separation requirement in the conditions of approval, commenting that it was especially important in situations such as this when parking is an issue.

Commissioner Ward suggested the Commission consider including a condition of approval that details the signage guidelines, especially with regard to window and banner signs, as part of the CUP to ensure that applicants are aware of the signage guidelines.

Commissioner Eggleston agreed that because window and banner signage is often misused and results in many code violations, addressing it as a condition of approval may reduce the amount of time staff spends on signage violations.

Ajit Thind, Assistant City Attorney, advised it is within the Commission's discretion to include the code numbers and signage guidelines as a condition of approval.

Jim Pechous, City Planner, advised that staff is reviewing the best methods to get information such as banner and window signage requirements to new businesses, including providing the guidelines for new businesses in the information room off the Community Development Department lobby, creating liaison handouts, and creating a packet of information for new business owners customized to each business district.

Commissioner Ruehlin suggested the topic be included in staff presentations to rotary and/or other business organizations. He questioned whether applicants fully read and/or are aware of all the conditions of approval. Jim Pechous agreed to have our staff liaisons share the information with our community service organizations.

Chair Darden suggested that paint requirements should be included as part of the "talk circuit" discussion as they are also commonly violated.

Commissioner Kaupp endorsed adding language regarding signage requirements as a condition of approval to increase applicant awareness and potentially decrease violations. In addition, he supports providing the information at the planning counter and through the talk circuit series.

The Commissioners agreed to direct staff to develop a standard condition of approval regarding guidelines for window/banner signage for this project and other new business projects going forward.

Sahal Anvarinejad, applicant, mother and cancer survivor, is an avid yoga instructor routinely providing free instruction as a way to give back following her recovery. She is excited about the opportunity to do business in San Clemente and advised her hours would be 8:00 a.m. to 7:00 p.m. Monday through Saturday. She is confident she can make her business profitable with the limited number of students on site as she has many private clients that she sees offsite. In response to a suggestion from Commissioner Crandell to consider an increase to 5 students if in a six month time no parking issues are reported, she noted 4 is sufficient at this time and she will request a CUP modification if she wishes to add more.

Chair Darden opened the public hearing, and there being no public testimony, closed the public hearing.

IT WAS MOVED BY COMMISSIONER WARD, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO INSTRUCT STAFF TO DEVELOP A CONDITION OF APPROVAL REGARDING WINDOW AND BANNER SIGNAGE GUIDELINES AND REFERENCING ZONING ORDINANCE [SECTION 17.84.30A & 17.84.30H] THAT WILL BE INCLUDED AS STANDARD FOR CONDITIONAL USE PERMITS FOR ALL NEW BUSINESSES.

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 14-005, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 14-038, CARE4YOGA, A REQUEST TO ALLOW A GROUP INSTRUCTION FITNESS STUDIO LOCATED AT 800 SOUTH EL CAMINO REAL, SUITE 218, with the following revisions:

Staff to add new standard condition of approval regarding window and banner signage requirements and referencing [Section 17.84.30a & 17.84.30h of the Zoning Ordinance].

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

9. NEW BUSINESS - None

10. OLD BUSINESS – None

11. REPORTS OF COMMISSIONERS/STAFF

- A. Tentative Future Agenda
- B. Minutes from the Zoning Administrator meeting of February 19, 2014
- C. Staff Waiver 14-010, 1403 N. El Camino Real
- D. Staff Waiver 14-048, 675 Camino De Los Mares
- E. Staff Waiver 14-049, 1311 Calle Batido
- F. Staff Waiver 14-051, 326 Calle De Los Molinos
- G. Staff Waiver 14-059, 253 W. Canada C
- H. Staff Waiver 14-061, 212 Avenida Aragon
- I. Staff Waiver 14-062, 123 Avenida Pelayo

Vice Chair Brown announced that the Coastal Advisory Committee agenda for the meeting on March 13, 2014, has not be published; announced Mary Vondrak, Senior Management Analyst, would be speaking at an upcoming Fireside Chat at the San Clemente Hotel.

Commissioners Eggleston and Ward advised the Commissioners to visit the homeless shelter in Laguna Beach for a better informed vote when/if plans for a homeless shelter come before this Commission.

12. ADJOURNMENT


IT WAS MOVED BY COMMISSIONER RUEHLIN, SECONDED BY COMMISSIONER KAUPP, AND UNANIMOUSLY CARRIED to adjourn at 7:57 p.m. to the Study Session to be held at 6:00 p.m. on March 19, 2014, in Council Chambers at City Hall located at 100 Avenida Presidio, San Clemente, CA.

Respectfully submitted,



Julia Darden, Chair

Attest:



Jim Pechous, City Planner