

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
April 7, 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 7:00 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

Chair pro tem Wu led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: Barton Crandell, Chris Kuczynski

Staff Present: *Gabriel J. Perez, City Planner
*Jennifer Savage, Senior Planner
*Katie Crockett, Associate Planner
*Bryan Byun, 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 March 3, 2021

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY VICE CHAIR BLACKWELL AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE PLANNING COMMISSION STUDY SESSION OF MARCH 3, 2021, as submitted.

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

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY CHAIR RUEHLIN AND UNANIMOUSLY CARRIED TO APPROVE THE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF MARCH 3, 2021, as submitted.

6. ORAL AND WRITTEN COMMUNICATION

City Planner Perez read aloud an email from Kerry McDaniel, resident, opposing development of vacant land on Avenida Frontera as affordable housing due to potential increase in crime.

7. CONSENT CALENDAR

None

8. PUBLIC HEARING

A. 1409 South El Camino Real – Site Plan Permit 20-134/Cultural Heritage Permit 20-135 – Shoreline Dental (Crockett)

A request to demolish an existing single-story restaurant and build a two-story commercial building with approximately 6,000 square feet of gross floor area to house a dental office and a general office suite.

Katie Crockett, Associate Planner, narrated a PowerPoint Presentation entitled, "Shoreline Dental, SPP 20-134/CHP 20-135, dated April 12, 2021. A copy of the Presentation is on file in Planning Division. Ms. Crockett answered questions of the Commissioners regarding the project.

Jared Dudley, representing the applicant, was available for questions.

Chair Ruehlin opened the public hearing.

City Planner Perez read aloud comments received from the public. Colby Livingston, Eric and Stephany Rose, Jeannie Moore, Rick Loeffler, Rosalind Gilmer, and William Conrad supported the proposed project due to the applicants' long-term residency, investment and loyalty to the community; much needed revitalization and beautification of this area of town; the applicants' commitment to supporting and providing the community with excellent care. Mr. Perez also noted that staff had received several other comments in support of the project that the commenters did not want read aloud at the hearing. He noted these had been emailed to the Planning Commission prior to the hearing, and are a part of the public record.

Chair Ruehlin closed the public hearing.

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY CHAIR PRO TEM WU AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 21-007, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SITE PLAN PERMIT 20-134 7 CULTURAL HERITAGE PERMIT 20-135, SHORELINE DENTAL, A REQUEST TO DEMOLISH AN EXISTING SINGLE STORY RESTAURANT AND BUILD A TWO-STORY COMMERCIAL BUILDING WITH APPROXIMATELY 6,000 SQUARE FEET OF GROSS FLOOR AREA FOR A DENTAL OFFICE AND A GENERAL OFFICE AT 1409 S. EL CAMINO REAL.

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

9. NEW BUSINESS

A. Housing Sites Strategy (Savage)

A request to provide feedback on the housing sites strategy for the City's Housing Element Update.

Jennifer Savage, Senior Planner, summarized a PowerPoint Presentation entitled, "Housing Sites Strategy, dated April 7, 2021." A copy of the Presentation is on file in Planning Division.

In response to questions from the Commission, staff noted that staff has not contacted individual residents or conducted surveys to determine what alternative uses are being contemplated for property due to impacts from the Pandemic; confirmed a 6% vacancy rate for each of the City's business parks; confirmed the State of California was watching cities carefully to ensure the state's guidance and requirements are being met.

Chair Ruehlin opened the public hearing.

City Planner Perez and Senior Planner Savage read aloud comments received from the public.

Denise Fleury, Kathy Esfahani, Rona Henry, supported the staff plan, and called for increased density of up to 60 units per acre, addition of other land parcels, increased cooperation between the City and affordable housing developers, and donation of City-owned land to affordable housing developers.

Chuck Bassett, Brynn Burke, Ann Marie Cates, Jillian Chaney, David Diem, Shannon Dunbar, Gerald Fehrenbach, Robert Hammons, Carrie and Navid Kanani, Misty and Mike Larijani, Tom Levy, Paul McGregor, Heidi O'Flynn, Andy Root, Delores Taub, Tawni Burns, Catherine Vojtus, Jimmy Walker, Ashley Wassom, and Erin and Fabio Candolo opposed replacing the commercial Walmart/Lowes center with affordable housing due to negative impacts such as increased traffic, declining home values, decreased quality

of life, downgraded school district, and increased pollution. Additional comments included a request that the City remain transparent, refrain from constructing up to 900 units on one large parcel, and consider other sites for the housing.

The Planning Commission provided feedback for each site in the draft housing sites strategy list. Overall Comments/Suggestions include:

- Established from staff that SCAG has formally adopted the 6th Cycle RHNA Needs Assessment numbers; there are existing and possible future regional solutions.
- Suggestion that staff sit down with local journalists to explain the relationship between SCAG, the RHNA allocations, the Housing Element, affordable housing, etc., to foster understanding with City residents regarding how outside restrictions and regulations affect City actions.
- Suggestion of additional City-owned or underused properties for consideration of potential affordable housing zoning overlay.
- Consider avoiding parcels designated as open space.
- Consider density higher than 30 units per acre on some sites to meet the City's RHNA allocation.
- Consider expanding the existing Affordable Housing Overlay to additional commercial areas.

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. [Tentative Future Agenda](#)
- B. [Zoning Administrator Minutes of March 4, 2021](#)
- C. [Zoning Administrator Minutes of March 18, 2021](#)
- D. [Staff Waiver Memo and Reports](#)

In response to a suggestion for a Study Session on shared parking, the Commission concurred to postpone that training until after the new Commission is seated in a few months.

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY VICE CHAIR BLACKWELL, AND UNANIMOUSLY CARRIED TO ADJOURN AT 10:19 P.M. TO THE ADJOURNED REGULAR MEETING TO BE HELD ON MAY 5, 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