

**MINUTES OF THE ADJOURNED REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
May 5, 2021 @ 6:00 p.m.
Teleconference Only via
www.san-clemente.org/live or Cox Channel 854**

CALL TO ORDER

Chair Ruehlin called the Adjourned Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:00 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

Commissioner Crandell led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Donald Brown (7:20 p.m. exit), 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
*Jennifer Savage, Senior Planner

*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 April 7, 2021

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY VICE CHAIR BLACKWELL AND CARRIED 4-0-2, WITH COMMISSIONER CRANDELL AND COMMISSIONER KUCZYNSKI ABSTAINING, TO

APPROVE THE MINUTES OF THE PLANNING COMMISSION STUDY SESSION OF APRIL 7, 2021, as submitted.

B. Minutes from the Planning Commission Regular Meeting of April 7, 2021

IT WAS MOVED BY COMMISSIONER BROWN, SECONDED BY CHAIR RUEHLIN AND CARRIED 4-0-2, WITH COMMISSIONER CRANDELL AND COMMISSIONER KUCZYNSKI ABSTAINING, TO APPROVE THE MINUTES OF THE PLANNING COMMISSION REGULAR MEETING OF APRIL 7, 2021, as submitted.

6. ORAL AND WRITTEN COMMUNICATION

None

7. CONSENT CALENDAR

None

8. PUBLIC HEARING

None

9. NEW BUSINESS

A Draft Housing Element and Safety Element Updates (Savage)

A request to review and provide feedback for the draft Housing Element and Safety Element Updates. Feedback from the Planning Commission will inform revisions to be considered at a future date.

Jennifer Savage, Senior Planner, introduced Veronica Tam and Jamie Power, from Veronica Tam and Associates (VTA), consultants for the Housing Element and Safety Element Updates; asked the Commission to provide comment and suggestions. The Update will be revised as necessary and brought back to the Commission for final review and action in August.

Veronica Tam, VTA, narrated a PowerPoint Presentation entitled, "City of San Clemente, 2021-2029 Housing Element Update, dated May 5, 2021." A copy of the Presentation is on file in Planning Division.

Ms. Tam provided an overview of the Housing Element. She noted the Update is due to the State Department of Housing and Community Development (HCD) by October 15, 2021, and to be in compliance must accommodate projected housing demand as mandated by the State (Regional Housing Needs Allocation (RHNA)). Planning Commissioners asked questions of staff and the consultants.

Commissioner Brown exited the meeting at approximately 7:20 p.m. due to illness.

Chair Ruehlin opened the public hearing.

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

Denise Fleury, Joseph Gordon Jr., Kathy Esfahani, and Rona Henry provided input to revise the Update including general observations regarding housing planning process/HCD monitoring; suggestion to increase in-lieu fees charged to developers, addition of potential low income/SB2 housing sites on Avenida Pico and on Avenida Presidio, and strengthening of the City's Inclusionary Housing Program. Additional suggestions included a suggestion the City take on a more proactive role in working with/supporting affordable housing developers, request for electronic/spreadsheet format of the draft housing sites list for ease of access, and creation of additional homeless programs.

Linda Miller, opposed due to existing overcrowding of schools and negative impacts caused by affordable housing.

Chair Ruehlin closed the public hearing.

Comments/Suggestions:

- Established the City's recent Zoning updates regarding lot consolidation and ADU's will help the City achieve the RHNA numbers allocated to San Clemente.
- Confirmed some areas will be rezoned in order to achieve the RHNA numbers; the rezoning will not necessarily impact future RHNA cycles.
- Requested updates to the information provided in Table 3-12
- Suggested revisions to Table 4.5 and made specific comments for Plaza Pacifica – Concerned as to how realistic residential development is at Plaza Pacifica; Staples site has better redevelopment potential; Keep the Plaza Pacific site because the potential would be lost if removed; Confirmed the more general term "consider" is used.
- Confirmed the draft will come back to the Planning Commission and that the City has three years to implement any rezoning.
- Minor corrections/clarifications on pages HE-73 and HE-90.
- Recommended incorporating objective design standards as a program in the housing element.
- Requested an additional program to address alternative parking and parking lot design, such as tandem parking, in an effort to increase multi-family housing in Program 14.
- Established that the draft Safety Element Update will be reviewed by CALFIRE.

11. REPORTS OF COMMISSIONERS AND STAFF

- A. Tentative Future Agenda
- B. Zoning Administrator Minutes of April 22, 2021
- C. Staff Waiver Memo and Reports

City Planner Perez announced that Senior Planner Savage will be joining the City Manager's office and will continue to manage the Housing Element Update and other long range Planning tasks. The Commissioners thanked Senior Planner Savage for her time in Planning and congratulated her on her advancement.

City Planner Perez announced this is his last week with the City and will be rejoining the City of Coachella as the Assistant Community Development Director. He noted Cecelia Gallardo-Daly, Community Development Director, will provide support for the Planning Division for the foreseeable future. He thanked the Commission for their efforts to help preserve the City's legacy. The Commissioners congratulated City Planner Perez for his promotion; thanked him for his efforts and input into improving the City.

Chair Ruehlin suggested the upcoming Study Session educational training on Objective Design Standards occur after the new Commission is seated after July. The Commissioners concurred to request that staff invite former Commissioners to the training session to provide their expertise.

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY VICE CHAIR BLACKWELL, AND UNANIMOUSLY CARRIED TO ADJOURN AT 8:33 P.M. TO THE ADJOURNED REGULAR MEETING TO BE HELD ON MAY 19, 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