

These minutes will be considered for approval at the Planning Commission meeting of 07-16-14.

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
July 2, 2014 @ 7:00 p.m.  
City Council Chambers  
100 Avenida Presidio  
San Clemente, CA**

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**1. CALL TO ORDER**

Chair Darden called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 7:02 p.m.

**2. PLEDGE OF ALLEGIANCE**

Chair pro tem Crandell led the Pledge of Allegiance.

**3. ROLL CALL**

Commissioners Present: Wayne Eggleston, Jim Ruehlin, Michael Smith, 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  
John Ciampa, Associate Planner  
Ajit Thind, Assistant City Attorney  
Eileen White, Recording Secretary

Chair Darden welcomed newly appointed Commissioner Michael Smith.

Commissioner Smith provided a brief biography of his career and described previous experience in Commission/Committee roles. He is grateful to be appointed to this Commission and hopes to live up to the standards of the Commissioners that came before him.

**4. SPECIAL ORDERS OF BUSINESS**

**A. Selection of Planning Commission Chair, Vice Chair, and Chair Pro Tem**

Commissioner Ruehlin nominated Chair Darden to continue serving as Chair and Vice Chair Brown seconded the nomination. There were no other nominations. Chair Darden was elected to serve as Chair of the Planning Commission on a unanimous vote.

Chair Darden nominated Vice Chair Brown to continue serving as Vice Chair and Chair pro tem Crandell seconded the nomination. There were no other nominations. Vice Chair Brown was elected to serve as Vice Chair of the Planning Commission on a unanimous vote.

Chair pro tem Crandell nominated Commissioner Ruehlin to serve as Chair pro tem and Commissioner Ward seconded the nomination. There were no other nominations. Commissioner Ruehlin was elected to serve as Chair pro tem on a unanimous vote.

**B. Selection of Design Review Subcommittee Members**

Select three members and one alternate to serve on the Design Review Subcommittee which meets the second and fourth Wednesday of each month at 10:00 a.m. in the Community Development Department, Conference Room A.

Vice Chair Brown nominated Commissioner Crandell, Chair pro tem Ruehlin, and Chair Darden to serve as Design Review Subcommittee Members and Commissioner Ward as alternative. Commissioner Eggleston seconded the nomination. There were no other nominations. Commissioner Crandell, Chair pro tem Ruehlin, and Chair Darden were elected to serve as Design Review Subcommittee Members with Commissioner Ward as alternative on a unanimous vote.

**C. Selection of Coastal Advisory Committee Member**

Select one member to serve on the Coastal Advisory Committee which meets the second Thursday of each month at 7:00 p.m. in the Community Center, Ole Hanson Fireside Room.

Chair Darden nominated Vice Chair Brown to continue serving on the Coastal Advisory Committee and Commissioner Ward seconded the nomination. There were no other nominations. Vice Chair Brown was elected to serve on the Coastal Advisory Committee on a unanimous vote.

**5. MINUTES**

**A. Minutes from the Planning Commission Adjourned Regular Meeting of June 18, 2014**

IT WAS MOVED BY VICE CHAIR BROWN, SECONDED BY CHAIR PRO TEM RUEHLIN, AND CARRIED 6-0-1, WITH COMMISSIONER SMITH ABSTAINING, to receive and file the minutes of the Adjourned Regular Meeting of June 18, 2014, with the following revisions:

Page 6, last paragraph, 2<sup>nd</sup> sentence, following "For this reason" insert "and because this option had received a fair degree of interest from the Commission in earlier meetings,"

**6. ORAL AND WRITTEN COMMUNICATION**

Brenda Miller, resident, thanked the Commission for participating in the Bike and Pedestrian Master Plan process, commenting that the recent award from the Orange County American Planning Association, belonged to all that participated. She noted the program would also be judged at the State level and could potentially be forwarded to the National level. She expressed gratitude for a Certificate of Recognition from the APA, Orange County Section recognizing her role in the master plan process. She invited all to attend the upcoming Fourth of July Bike Ride. The City's first Complete Streets project will be to create a beautifully engineered, non-motorized corridor that will link North Beach to Dana Point. She thanked City Council for their support and investment in the project.

The Commissioners thanked Ms. Miller for her tremendous effort, passion, persistence, and competence shown in creating the master plan. In addition, she showed tremendous spirit of cooperation in working together with all involved. She deserves recognition for her hard work, relentless commitment, and positive role model for all.

Jim Pechous, City Planner announced that she was nominated for the State American Planning Association Advocate award in acknowledgment for her work with this project.

**7. CONSENT CALENDAR - None**

**8. PUBLIC HEARING**

**A. 821 Via Suerte – Conditional Use Permit 14-210 – Las Golondrinas  
(Gregg)**

A request to consider a new restaurant going into the Talega Village Center in a space larger than 1,500 square feet which requires approval of a Conditional Use Permit in the Commercial zoning designation of the Talega Specific Plan. The legal description is Lot 5, of Tract 16936, Assessor's Parcel Number 701-372-02.

Jim Pechous, City Planner, summarized the staff report and recommended approval of the project as conditioned.

In response to questions from the Commissioners, he advised that there is adequate parking in the shopping center for this use as it is similar to the previous use; noted that all projects go through Development Management Team review when first submitted; advised this project was properly noticed.

Arturo Galindo III, thanked the Commission, Planning Department, and staff for their assistance throughout the approval process; informed that his parents established the restaurant and this is their 6<sup>th</sup> location, with many of his extended family working within the business. A substantial number of employees that have been with their restaurant for over 15 years, with several over 30; all employees have benefitted from profit sharing; many children and grandchildren of existing and former employees have also worked for the company. Their business supports many charitable organizations, private and public schools, and sports teams. He looks forward to working with the other restaurants currently in the center and believes working together they will make the area vibrant and popular. In response to questions, he noted that they will be responsible for cleaning and maintaining the area located just outside the restaurant and property management is very involved on site; advised they cook the majority of their menu on site at each restaurant; noted they are prepared to install air filters if deemed necessary, and will install any equipment currently required of other restaurants in the shopping center.

In response to questions, City Planner Pechous advised that air filters would be regulated through the building code, or potentially through the County Board of Health; noted signage for this site is regulated with an administrative permit, and there is an overall sign permit for the center to provide guidance.

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

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY VICE CHAIR BROWN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 14-027, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 14-210 LOS GOLONDRINAS, A REQUEST TO ALLOW A RESTAURANT GREATER THAN 1,500 SQUARE FEET IN THE TALEGA VILLAGE CENTER AT 821 VIA SUERTE SUITE 102 & 103.

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

**B. 802 Avenida Talega Suite 103 – Conditional Use Permit 14-188 – Taekwondo Academy (Ciampa)**

A request to consider a taekwondo studio involving private classes in an existing multi-tenant building located within the Talega Village Center. The Talega Specific Plan Commercial Land Use Standards require a CUP for the proposed recreation use. The project's address is 802 Avenida Talega, Suite 103, the legal description is Lot 2 of Tract 16936, Assessor's Parcel Number 701-371-23.

John Ciampa, Associate Planner, narrated a PowerPoint Presentation entitled, "Taekwondo Academy, CUP 14-188, dated July 2, 2014;" recommended approval of the request as conditioned.

Natalie Chavez, applicant, was available for questions.

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

In response to a comment from Vice Chair Brown that the Talega Specific Plan may be overly strict when requiring Planning Commission review and approval of uncomplicated projects, City Planner Pechous advised that staff anticipates revising the City's specific plans during upcoming review to improve streamlining for uses such as fitness and non alcohol serving restaurants.

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY VICE CHAIR BROWN, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 14-028, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 14-188, TAEKWONDO ACADEMY, A REQUEST TO ALLOW A TAEKWONDO STUDIO INVOLVING PRIVATE CLASSES IN AN EXISTING MULTI-TENANT BUILDING LOCATED WITHIN THE TALEGA VILLAGE CENTER AT 802 AVENIDA TALEGA SUITE 103.

**[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 June 18, 2014
- C. Staff Waiver 14-240, 641 Camino De Los Mares D100
- D. Staff Waiver 14-245, 105 N. La Esperanza
- E. Staff Waiver 14-246, 4103 Calle Abril
- F. Staff Waiver 14-250, 219 Avenida Barcelona
- G. Staff Waiver 14-254, 1031 Calle Trepadora A
- H. Staff Waiver 14-256, 1403 N. El Camino Real

Vice Chair Brown reported that to date he does not have the next Coastal Advisory Committee meeting agenda.


**12. ADJOURNMENT**

IT WAS MOVED BY CHAIR PRO TEM RUEHLIN, SECONDED BY COMMISSIONER EGGLESTON, AND UNANIMOUSLY CARRIED to adjourn at 7:44 p.m. to the Downtown Walking Tour on July 9, 2014, at 6:00 p.m. at the corner of El Camino Real and Avenida Granada, San Clemente, CA.

Respectfully submitted,

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Julia Darden, Chair

Attest:

  
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Jim Pechous, City Planner

DRAFT