

**MINUTES OF THE
REGULAR STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
February 16, 2022 @ 5:00 p.m.
San Clemente Community Center Auditorium
100 Calle Seville, San Clemente, CA 92672
Teleconference via www.san-clemente.org/live or Cox Channel 854**

CALL TO ORDER

Chair Crandell called the Study Session of the Planning Commission of the City of San Clemente to order at 5:03 p.m. The meeting was offered in person at The City of San Clemente Community Center Auditorium, located at 100 Calle Seville, San Clemente California, and also via live stream from the City's YouTube Channel or live on Cox Channel 854.

ROLL CALL

Commissioners Present: M. Steven Camp, Cameron Cosgrove (5:40 p.m. arr.), Gary P. McCaughan, M.D., Karen Prescott-Loeffler; Chair pro tem Scott McKhann, Chair Barton Crandell.

Commissioners Absent: Vice Chair Hannah M. Tyler

Staff Present: Cecilia Gallardo-Daly, Community Development Director
Adam Atamian, Deputy Community Development Director
Christopher Wright, Associate Planner II
*Leslea Meyerhoff, AICP, LCP Manager
*Eileen White, Recording Secretary

*Participated in the meeting via teleconference

AGENDA

Information Item for Draft Coastal Implementation Plan and Land Use Plan Amendment (Meyerhoff/Wright)

This item is to familiarize the Planning Commission with the City's Draft Local Coastal Program (LCP) Implementation Plan and focused Land Use Plan Amendment (LUPA) for the "Major Remodel" definition.

Leslea Meyerhoff, LCP Manager, and Christopher Wright, Associate Planner II, narrated a PowerPoint Presentation entitled, "Public Review Draft, Local Coastal Program, San

Clemente Planning Commission Study Session, dated February 16, 2022.” A copy of the Presentation is on file in Planning Division.

Chair Crandell opened the public hearing.

Public Testimony:

Mark McGuire, resident, thanked staff for their hard work to draft an Implementation Plan (IP), stated the exciting prospects of an IP to take local control, permit authority, and other potential benefits; but voiced some apprehension, emphasizing an IP must be detailed to work properly, requesting staff to vet the program language carefully to ensure its validity and avoid liability so to avoid surprises later and issues other cities have experienced.

Susan Ambrose, former Chair of the now disbanded San Clemente Coastal Advisory Committee (SC-CAC), thanked staff for their efforts; noted participation from the SC-CAC on the programs; referred to and quoted from a letter from San Clemente City Council Member Chris Duncan referencing the program and calling for a regional task force working together, establishment of sand resilience tactics, and working closely with the California Coastal Commission “CCC” to ensure compliance and secure approvals.

Chair Crandell closed the public hearing.

Comments/Suggestions:

- Encouraged formation of a working group or task force to work with other cities/assist staff/focus on sand resiliency/grant funding for sand retention/replacement.
- Noted that with a certified LCP and established City permit authority, the City would make final decisions on a majority Coastal Development Permits in the Coastal Zone with potential appeals to the CCC limited to certain projects for public improvements or projects located in a limited “appealable area” defined by certain criteria, such as environmental sensitive areas.
- Encouraged staff to work with the City Attorney to evaluate options the City can consider to take permit authority but minimize liability when a property has limitations that constrain ability to comply with all requirements.

COMMISSION COMMENT

None

RECESS

The Commission recessed until the start of the regular session.

Respectfully submitted,


Barton Crandell, Chair

Attest:


Adam Atamian, Deputy Community Development Director