

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
September 7, 2022 @ 6:00 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

Commissioner Crandell called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:11 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.

2. PLEDGE OF ALLEGIANCE

Commissioner Cosgrove led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Barton Crandell, Brent Davis, Gary P. McCaughan, M.D.; Chair pro tem M. Steven Camp, Vice Chair Cameron Cosgrove, Chair Scott McKhann

Commissioners Absent: Karen Prescott-Loeffler

Staff Present: Adam Atamian, Deputy Community Development Director
Cecilia Gallardo-Daly, Community Development Director
Christopher Wright, Associate Planner II
Matthew Richardson, Assistant City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS

None

5. MINUTES

- A. Minutes from the Regular Study Session of the Planning Commission Meeting of August 3, 2022.
- B. Minutes from the Regular Planning Commission Meeting of August 3, 2022.

IT WAS MOVED BY COMMISSIONER COSGROVE, SECONDED BY VICE CHAIR CRANDELL AND CARRIED 4-0-2 (WITH COMMISSIONER

MCCAUGHN AND COMMISSIONER COSGROVE ABSTAINING) TO RECEIVE AND FILE THE MINUTES FROM THE AUGUST 3, 2022, PLANNING COMMISSION REGULAR STUDY SESSION AND THE AUGUST 3, 2022, PLANNING COMMISSION REGULAR MEETING, AS SUBMITTED.

6. ORAL AND WRITTEN COMMUNICATION

None

7. CONSENT CALENDAR

None

8. PUBLIC HEARING

- A. General Plan Amendment (GPA) 21-238, Specific Plan Amendment (SPA) 21-239, Zoning Amendment (ZA) 21-240, Land Use Plan Amendment (LUPA) 21-241; West Pico Corridor Specific Plan Update and Architectural Overlay Expansion (Wright)

A public hearing to forward a recommendation to the City Council on City-initiated Amendments to the City's General Plan, West Pico Corridor Specific Plan, Zoning, and Local Coastal Program Land Use Plan. The amendments propose the following:

- Change the land use designation of two parcels located at 1510 Avenida De La Estrella (APN's 057-020-45 and 057-020-67) to High Industrial from a split of Light Industrial and High Industrial. This is a clean-up item that would make existing non-conforming automobile towing and salvage businesses on the parcels a conforming use. Concrete batch plants would not be allowed on the two parcels, unlike other High Industrial areas of West Pico Corridor.
- Expand the Architectural Overlay District to include several missing properties along primary circulation routes between the Downtown and Pier Bowl. The Overlay requires major remodels and new development to have Spanish Colonial Revival Architecture.
- Update the West Pico Corridor Specific Plan to be consistent with the General Plan and Local Coastal Program Land Use Plan (LUP), as required by State law, and expand the Specific Plan area to include additional parcels. Additionally, the project includes an update to the design guidelines and standards for Los Molinos that implement General Plan and LUP policies for the Los Molinos Focus Area.
- Update Title 17 – Zoning to reflect and clarify the changes referenced above.

The City has completed an environmental assessment for the project in accordance with the California Environmental Quality Act (CEQA). For the General Plan Amendment, Staff determined a General Plan Environmental Impact Report (EIR) Addendum may be prepared pursuant to CEQA Guidelines pursuant to CEQA Guidelines Section 15265. For the Specific Plan Amendment and Zoning Amendment, the Amendments are exempt from further CEQA review. The Amendments are mandatory actions under Government Code Section 65860 and are within the scope of the General Plan EIR and subsequent Addenda, pursuant to state CEQA Guidelines Sections 15162 and 15168.

Staff Presentation:

Christopher Wright, Associate Planner II, narrated a PowerPoint Presentation entitled, "West Pico Corridor Specific Plan Update and Architectural Overlay Expansion," dated September 7, 2022. A copy of the Presentation is on file in Planning Division. Planner Wright also reviewed a copy of the Errata placed on the dais.

Chair McKhann opened the Public Hearing.

Gary Giacomini, Rincon Truck Center owner, displayed a PowerPoint Presentation showcasing the poor condition and design of certain sidewalks within the Los Molinos area. He requested the Commission consider applying guidelines and regulations that will improve increase the safety of sidewalks and require minimum landscape guidelines. Some of these improvements might include installation of less messy trees and relocation of planter areas misplaced next to the curb to next to the properties.

Larry Culbertson, representing the San Clemente Historical Society, supported expansion of the existing historic overlay and new guidelines to continue improvements in the Los Molinos area. He suggested the historic overlay could be expanded further.

Mike Gentile, business owner at 1315 North El Camino Real (NECR) suggested the rear facades of his property and the adjacent property at 1307 Calle Valle should be included in the Los Molinos surf culture area, as both have a long history of hosting surfing events, board building, and iconic status in surf culture. The adjacent property owner was present in the audience and indicated agreement with Mike's comments. He agreed with designating the front facades facing NECR could be included in the Architectural Overlay District.

Mark McGuire, representing the owner of two parcels on Avenida De La Estrella, thanked staff for recommending a change in the Land Use Designation for these parcels, which will result in the properties being consistent with the General Plan and make the existing uses legal conforming.

There being no one else wishing to provide public testimony, Chair McKhann closed the Public Hearing.

Planner Wright guided the Commission through a discussion of each area of improvement and requested the Commissioners provide input/suggest revisions as each section of the Amendment was called out and discussed. The Commission elected to revise a section of the errata regarding wall design in the Architectural Guidelines of the Los Molinos District in order to clarify the intent of the colors and wall surface reflection guidelines.

Commission Discussion:

- Commented that the design materials proposed for the Los Molinos area are unique, interesting and exciting for businesses; endorsed theory that “Extremely Bright Colors” for paint and metals are discouraged; endorsed the addition of district identity signs.
- Substantial discussion occurred regarding the potential inclusion of the properties at 1307 Calle Valle, and 1315 & 1311 El Camino Real as part of the Los Molinos area as requested during public testimony this evening, with Deputy Director Atamian and Planner Wright providing guidance on how the Commission could forward a recommendation to City Council.

Planner Wright advised that staff was not recommending including the 4th parcel of this small area, which is currently a hotel with frontage on NECR, into the Los Molinos area. With regard to the other three properties, staff will have to fully evaluate the request, ensure the 3 owners of these properties are in favor, and put the proposal through the proper noticing requirements and approval process as the properties were not included in the original project description. The Commission agreed that it was preferable to have this issue decided at the same time when the project goes before City Council, commenting that if the parcels were not included at this time, it may be years before staff is able to work on another update. They requested that staff work swiftly, diligently and thoroughly to take action and prepare the proper documents to make it happen.

Commission Action:

IT WAS MOVED BY COMMISSIONER MCCAUGHAN, SECONDED BY COMMISSIONER DAVIS, AND UNANIMOUSLY CARRIED TO ADOPT RESOLUTION NO. PC 22-017, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, RECOMMENDING THE CITY COUNCIL CERTIFY ADDENDUM NO. 4 TO THE GENERAL PLAN ENVIRONMENTAL IMPACT REPORT, APPROVE GENERAL PLAN AMENDMENT 21-238, SPECIFIC PLAN AMENDMENT 21-

239, ZONING AMENDMENT 21-240, AND LAND USE PLAN AMENDMENT 21-241; TO ACHIEVE CONSISTENCY BETWEEN THE GENERAL PLAN, LOCAL COASTAL PROGRAM, AND WEST PICO CORRIDOR SPECIFIC PLAN, AND ZONING REGULATIONS; CHANGE THE LAND USE DESIGNATION OF TWO PARCELS AT 1510 AVENIDA DE LA ESTRELLA, AND EXPAND THE ARCHITECTURAL OVERLAY DISTRICT; with the changes included in the provided errata, except revised on page 3, 9th paragraph, 2nd sentence, replace “Avoid bright colors and highly-reflective...” with “Discourage bright colors and avoid highly-reflective...”; and

Direct staff to draft to present additional amendments as an alternative for the City Council to consider that add three properties to the West Pico Corridor Specific Plan, located at 1311, 1315 and 1401 North El Camino Real; with staff to consult and confirm support of the property owners prior to the City Council hearing for this item.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

- A. Tentative Future Agenda
- B. Staff Waiver Memo and Reports

12. ADJOURNMENT

IT WAS MOVED BY CHAIR MCKHANN, SECONDED BY VICE CHAIR COSGROVE AND UNANIMOUSLY CARRIED TO ADJOURN AT 9:18 P.M. TO THE NEXT REGULAR PLANNING COMMISSION MEETINGS TO BE HELD IN-PERSON ON SEPTEMBER 21, 2022, AT 5:00 P.M. AT THE COMMUNITY CENTER, LOCATED AT 100 CALLE SEVILLE, SAN CLEMENTE, CA, 92672, AND TELECONFERENCE AVAILABLE TO THE PUBLIC VIA LIVE STREAM FROM THE CITY’S YOUTUBE CHANNEL OR LIVE ON COX CHANNEL 854.

Respectfully submitted,

Scott McKhann, Chairman

Attest:

Adam Atamian, Deputy Community Development Director