

CITY OF SAN CLEMENTE

JOINT CITY COUNCIL AND PLANNING COMMISSION MEETING

SEPTEMBER 11, 2007

A Joint Meeting of the San Clemente City Council and Planning Commission was called to order at 6:05 p.m. in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California by Mayor Dahl.

CITY COUNCIL ANDERSON, EGGLESTON, DONCHAK,
MEMBERS PRESENT KNOBLOCK, MAYOR DAHL

CITY COUNCIL NONE
MEMBERS ABSENT

PLANNING COMMISSION ANDERSON, BROOK, DARDEN, PROHASKA,
MEMBERS PRESENT THOMPSON, CHAIRMAN KAUPP

PLANNING COMMISSION AVERA
MEMBERS ABSENT

STAFF PRESENT George Scarborough, City Manager; Myrna Erway,
City Clerk

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PLEDGE OF ALLEGIANCE

Mayor Pro Tem Anderson led the Pledge of Allegiance.

1. **DEVELOPMENT INTENSITY AND LOT MERGERS IN THE DOWNTOWN (MU3A) AREA**

Commissioner Kaupp recused himself from deliberations because he owns property in the downtown area and left the meeting room at 6:07 p.m.

City Planner Buell narrated a PowerPoint presentation entitled “Development Intensity in the Downtown and Pier Bowl” and responded to Council/Commission inquiries. A hard copy of Mr. Buell’s presentation, dated September 11, 2007, is on file with the City Clerk.

Discussion ensued relative to the following: 1) architectural quality and level of mass and intensification that is envisioned for the downtown (MU3A) area; 2) importance of developing a long-term plan to address the parking shortage; 3) importance of avoiding canyon effects; 4) benefit of story-poles or superimposed drawings to help decision-makers visualize proposed projects; 5) importance of development remaining sensitive to historic structures; 6) desirability that development include pleasing architectural elements and be appropriate for its setting; 7) importance of maintaining community character; and 8) desirability of setting back second and third stories to reduce mass.

Michael Luna, architect, stated that Staff is utilizing the City’s existing design guidelines to ensure high quality architecture; stated that he has ideas and is willing to assist any committee assigned to this issue; expressed interest in the City establishing downtown parking lots and enabling development projects to purchase or lease spaces within those lots.

Scott Dobias complimented the direction in which development is headed; concurred with the development of the entertainment district; commented that he does not view massing of some of the buildings that have been identified to be alarming and cited Santa Barbara, which is highly regarded as a quality community, as an example of a city with significant massing in the downtown area; voiced concern with the shortage of parking in the downtown and opined that developers should construct underground parking and utilize advances in parking technology.

Jill Hawkins, San Clemente, voiced concern with a proposed project at 2350 S. El Camino Real that is currently being considered by the Planning Commission; noted that the project proposes a 64,272 sq. ft. structure on a 1.5 acre lot; noted that the area is out of scale with the surrounding 1,000 sq. ft. homes; objected to the massing of the building and inadequacy of the proposed parking and urged that it be denied.

MOTION BY MAYOR PRO TEM ANDERSON, SECOND BY COUNCILMEMBER EGGLESTON, CARRIED 5-0, to select Option 2 as set forth in the Administrative Report and direct the Planning Commission and Staff to address concern with building intensity in the MU3 zoning district through the discretionary review process by adopting a performance-based approach to the discretionary review process. Council provided the following positions to assist the Planning Commission and Staff in addressing this issue:

- Parking problems need to be studied and a long-term plan developed
- Development should not result in a canyon effect
- Adequate setbacks need to be provided (including 2nd and 3rd story setbacks)
- Development should be sensitive to its impact on historic buildings
- Development should include pleasing architectural elements
- Structures should be suitable for their setting
- Standards should be developed for merging lots.
- Undergrounding telephone wires.

Commissioner Kaupp returned to the dais at 7:15 p.m.

Commissioners Anderson and Prohaska declared conflicts of interest and left the Council Chambers at 7:15 p.m.

2. **DEVELOPMENT INTENSITY AND LOT MERGERS IN THE PIER BOWL SPECIFIC PLAN AREA**

City Planner Buell continued his PowerPoint presentation entitled “Development Intensity in the Downtown and Pier Bowl” and responded to Council inquiries. A hard copy of Mr. Buell’s presentation, dated September 11, 2007, is on file with the City Clerk.

Council determined that a review of the Pier Bowl Specific Plan should be considered during the Vital Few Priority process. The Pier Bowl Streetscape (including lighting) will be included among the Vital Few proposals.

Judy Anderson requested that Public Hearing notices be easy to understand and include artist renderings of proposed projects; urged that all proposed projects be preceded with story poles.

MOTION BY MAYOR PRO TEM ANDERSON, SECOND BY COUNCILMEMBER KNOBLOCK, CARRIED 5-0, to approve Option 2 and direct the Planning Commission and Staff to address concern with building intensity in the Pier Bowl Specific Plan area through the discretionary review process by adopting a performance-based approach to the discretionary review process. The Pier Bowl Specific Plan review is to be considered during the Vital Few process. Council provided the following positions to assist the Planning Commission and Staff in addressing this issue:

- Parking problems need to be studied and a long-term plan developed
- Development should not result in a canyon effect
- Adequate setbacks need to be provided (including 2nd and 3rd story setbacks)
- Development should be sensitive to its impact on historic buildings
- Development should include pleasing architectural elements
- Structures should be suitable for their setting
- Standards should be developed for merging lots.

Commissioners Anderson and Prohaska returned to the dais at 7:45 p.m.

General Comments

In response to Council request, individual Planning Commissioners offered comments. The statements indicated below were expressed by at least one Planning Commissioner and do not necessarily reflect Commission consensus:

- The General Overlay is providing consistent architecture and continuity, but micromanaging the architectural design would not be prudent and would hinder the process.
- Council should change the City’s development guidelines if those guidelines are deemed to be in need of modification. It would be ill-advised for the Planning Commission and Design Review Subcommittee to exercise too much discretion.
- Some contractors believe that San Clemente is a difficult city in which to develop; however, this sentiment may be a carryover from the time prior to the City implementing its new system. It would be prudent for the City to solicit feedback from persons who are interfacing with the Planning and Building Divisions.

ADJOURNMENT

MOTION BY MAYOR PRO TEM ANDERSON, SECOND BY COUNCILMEMBER DONCHAK, CARRIED 5-0, to adjourn at 8:00 p.m. to an Adjourned Regular Meeting to be held on September 18, 2007 in the Council Chambers, located at 100 Avenida Presidio, San Clemente. A traffic presentation will be held at 5:00 p.m. Closed Session items will be considered at 6:00 p.m. and the General Session will begin at 7:00 p.m.

MOTION BY PLANNING COMMISSIONER BROOK, SECOND BY PLANNING COMMISSIONER THOMPSON, CARRIED 6-0, to adjourn at 8:00 p.m. The next Regular Planning Commission Meeting will be held on September 19, 2007 in the Council Chambers, located at 100 Avenida Presidio, San Clemente, California. The Study Session will take place at 6:00 p.m. The Regular Session will begin at 7:00 p.m.

CITY CLERK of the City of
San Clemente, California

MAYOR of the City of
San Clemente, California