

**MINUTES OF THE REGULAR MEETING OF THE STUDY SESSION
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
December 5, 2018 @ 6:00 p.m.
City Council Chambers
100 Avenida Presidio
San Clemente, CA 92672**

CALL TO ORDER

Chair Crandell called the Regular Meeting of the Study Session of the Planning Commission of the City of San Clemente to order at 6:02 p.m. in City Council Chambers, located at 100 Avenida Presidio, San Clemente, CA 92672.

ROLL CALL

Commissioners Present: Donald Brown, Jason Talley, Zhen Wu; Chair pro tem Michael Blackwell, Vice Chair Jim Ruehlin, Chair Barton Crandell

Commissioners Absent: Chris Kuczynski

Staff Present: Gabriel J. Perez, City Planner
Carl Stiehl, Senior Planner
Kyle Webber, Planning Intern
Michael Allocco, Planning Intern
Eileen White, Recording Secretary

AGENDA

A. Downtown and North Beach Parking Studies (Stiehl)

Carl Stiehl, Senior Planner, Kyle Webber, Planning Intern, and Michael Allocco, Planning Intern, to provide background on the previous parking studies, allow the Planning Interns to describe the parking study process and to inform the Planning Commission of the 2018 Downtown and North Beach Parking Studies currently being prepared.

Senior Planner Stiehl, Planning Intern Webber and Planning Intern Allocco narrated a PowerPoint Presentation entitled, "2018 Downtown and North Beach Parking Studies," dated December 5, 2018. A copy of the Presentation is on file in Planning Division.

During discussion the Commissioners, either independently or in agreement, provided the following commentary:

- Suggested a footnote be added to the study to indicate the Farmer’s Market/Art Fair occurring on Sundays.
- Commented that the summer trolley program may be contributing to the changes in numbers observed from previous studies.
- Requested that staff act on some of the recommendations in the previous study, such as the one recommending that a certain all-day parking lot switch to half day only due to its unofficial use as a park and ride lot.
- Suggested the City consider revising its private parking lot conversion program, which currently requires private parking lot owners to give up all rights for exclusive parking in order to enter into a shared parking agreement with the City. A recent parking study commissioned by the Downtown Business Association indicates that merchants want their own lots when their businesses are open, but might be willing to negotiate a shared parking agreement for the public to use the lot during the hours their specific businesses are closed.
- Suggested staff review parking arrangements for other coastal cities dealing with parking demand during the tourist season for ideas/solutions the other cities may have developed.
- Suggested staff consider practical and achievable solutions for the purpose of achieving small gains rather than just looking at as an overwhelming problem with only large-scale potential solutions.
- Review those areas that are zoned or transitioning to mixed use to ensure residential parking needs are addressed.
- Suggested staff add adjacent residential streets in North Beach that provide free visitor parking to future parking studies.

The Commissioners thanked Planning Intern Webber and Planning Intern Allocco for their assistance with the parking study, commenting that the presentations they gave tonight were very informative and delivered in a professional manner.

COMMISSION COMMENTS

None

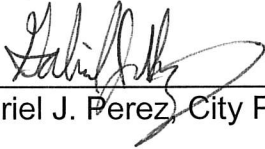
RECESS – The Commission recessed until the start of the Regular Session.

Respectfully submitted,



Barton Crandell
Barton Crandell, Chair

Attest:



Gabriel J. Perez
Gabriel J. Perez, City Planner