

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
May 4, 2022 @ 6:00 p.m.  
San Clemente Community Center Auditorium  
100 Calle Seville, San Clemente, CA 92672  
Teleconference via [www.san-clemente.org/live](http://www.san-clemente.org/live) or Cox Channel 854**

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**CALL TO ORDER**

Commissioner Crandell called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:00 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 McCaughan led the Pledge of Allegiance.

**3. ROLL CALL**

Commissioners Present: M. Steven Camp, Cameron Cosgrove, Gary P. McCaughan, M.D., Karen Prescott-Loeffler; Chair pro tem Scott McKhann, Chair Barton Crandell.

Commissioners Absent:

Staff Present: Adam Atamian, Deputy Community Development Director  
Zachary Ponsen, Acting Deputy Public Works Director  
Jonathan Lightfoot, Economic Development Officer  
Matthew Richardson, Assistant City Attorney  
\*Eileen White, Recording Secretary

\*Participated in meeting via teleconference

**4. SPECIAL ORDERS OF BUSINESS**

None

**5. MINUTES**

A. Minutes from the Regular Planning Commission Meeting of April 6, 2022.

IT WAS MOVED BY COMMISSIONER PRESCOTT-LOEFFLER,  
SECONDED BY COMMISSIONER MCCAUGHAN AND UNANIMOUSLY

CARRIED TO RECEIVE AND FILE THE MINUTES FROM THE APRIL 6, 2022, PLANNING COMMISSION MEETING.

Amended as follows:

Pages 1-2, Item 5.A.; In the motion, replace "CARRIED 5-0-2, (WITH COMMISSIONER COSGROVE ABSENT AND" with "CARRIED 6-0-1, WITH..."

## 6. ORAL AND WRITTEN COMMUNICATION

None

## 7. CONSENT CALENDAR

### A. Speed Cushions on Avenida Barcelona, 100 Block (Ponsen)

Should the Planning Commission forward a recommendation to the City Council to implement speed cushions on the 100 block of Avenida Barcelona?

Zachary Ponsen, Acting Deputy Public Works Director, reviewed the staff report. Although the residents have requested removal of the vertical delineators on El Camino real at its intersection with Esplanade, staff is recommending a longer trial period to assess the impacts of the delineators as well as completion of a Local Road Safety Plan to evaluate traffic safety and circulation in the study area. The request for elimination of the delineators can be reconsidered following the study, installation of the speed cushions, and public feedback.

Chair Crandell opened the public hearing.

Chris Peeples, resident, supported the proposed speed cushions due to dangerous road conditions, accidents, and close calls that have occurred within the past 2 years. In his response to his comment regarding the elimination of painted lines, Acting Deputy Director advised that elimination of the lines is a safety measure designed to slow traffic.

Craig Twist, resident, supported the speed cushions; recounted the traffic increase, increased drivers' speed and dangerous road conditions that have occurred since the City installed the vertical delineators on El Camino Real in 2020.

Greg Aureo, resident, supported the speed cushions; recounted the busyness of the street and high driver speed during the summer months; noted the increase in traffic congestion due to the removal of the left turn lane on the adjacent street.

Deputy Director Atamian read aloud a letter from Brian Haskins, resident, recounting many accidents that have occurred due to high speeds, uneven road conditions, and increased traffic; supported the speed cushions and suggested revisions to the speed cushion locations. Deputy Director Ponsen advised that staff has received permission from residents closest to the proposed speed cushions and prefers the originally recommended speed cushions' placement.

Chair Crandell closed the public hearing.

The Commission concurred to request staff continue considering additional traffic calming measures, striping, and consideration of removal of the vertical delineators to address the residents' concerns.

IT WAS MOVED BY COMMISSIONER COSGROVE, SECONDED BY CHAIR PRO TEM MCKHANN, AND UNANIMOUSLY CARRIED TO FORWARD TO THE CITY COUNCIL A RECOMMENDATION TO APPROVE THE USE OF SPEED CUSHION TRAFFIC CALMING TREATMENTS ON THE 100 BLOCK OF AVENIDA BARCELONA.

Amended as follows:

The Commission recommended City Council consider directing staff to reconsider the street striping and adding a speed warning sign to further calm the 100 block of Avenida Barcelona.

**[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]**

## **8. PUBLIC HEARING**

### **A. Discretionary Sign Permit 21-245, Casablanca Hotel Amended Master Sign Program, 1601 N. El Camino Real (Lightfoot)**

A request to add a freestanding sign and reface other existing signage including the use of neon on an existing pole sign. The new sign puts the commercial property above the 25 square-feet of cumulative signage allowed by right per business within the Architectural Overlay.

Jonathan Lightfoot, Economic Development Officer, narrated a PowerPoint Presentation entitled, "Casablanca Signs, DSP 21-245, 1601 North El Camino Real" dated May 4, 2022. A copy of the Presentation is on file in Planning Division.

Justin Henderson, the applicant, advised there is existing neon signage on the building which has not been refurbished to date. He noted the proposed signage is subtle, clean and appropriate.

Nik Kafetzopoulos, representing the property ownership, requested approval of the neon signage as it is tastefully done and consistent with other signage on the property.

Chair Crandell closed the public hearing.

Commissioners provided the following comments within deliberations:

- Supported the location of the proposed new monument sign to improve wayfinding to the secondary parking lot.
- Supported the proposed increase in signage area but did not support the neon proposed for the pole sign as it does not fit the neighborhood nor is it inviting for that area.
- Supported the neon on the pole sign as designed, noting that it is inset, tasteful and will not impact residential areas.
- Noted that approval does not set precedent for other neon in the area. This request was unique in that neon was part of the original sign package approval for the development decades ago; the sign is not oriented towards residential areas; the sign supports a visitor serving hotel use; and it is a simple, clean white neon that complements the white and black color scheme of the property.

IT WAS MOVED BY CHAIR PRO TEM MCKHANN, SECONDED BY COMMISSIONER CAMP, AND CARRIED 5-1-0, WITH COMMISSIONER PRESCOTT-LOEFFLER OPPOSED TO:

A) DETERMINE THE PROJECT IS CATEGORICALLY EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO CEQA GUIDELINES SECTION 15311 (A) (CLASS 11: ACCESSORY STRUCTURES); AND

B) ADOPT RESOLUTION NO. PC 22-008, A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING DISCRETIONARY SIGN PERMIT 21-245, CASABLANCA SIGNS, A REQUEST TO AMEND AN EXISTING MASTER SIGN PROGRAM, ADDING A FREESTANDING MONUMENT SIGN AND MODIFYING COLORS AND ILLUMINATION STYLES AND AT AN EXISTING HOTEL, LOCATED AT 1601 NORTH EL CAMINO REAL.

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

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

## 11. REPORTS OF COMMISSIONERS AND STAFF

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

Chair Crandell requested staff conduct an informative Study Session on the process and tools available (with costs) for traffic calming measures to ensure all Commissioners are informed as to the City policies and options available.

Deputy Director Atamian announced he will be bringing the Commission a list of potential topics for Study Session meetings for their consideration.

## 12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER MCCAUGHIN, SECONDED BY COMMISSIONER PRESCOTT-LOEFFLER, AND UNANIMOUSLY CARRIED TO ADJOURN AT 7:10 P.M. TO THE REGULAR MEETING TO BE HELD ON MAY 18, 2022, AT 6:00 P.M. IN-PERSON 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,



Bart Crandell, Chairman

Attest:



Adam Atamian, Deputy Community Development Director