

**MINUTES OF THE STUDY SESSION OF THE
JOINT CITY COUNCIL & PLANNING COMMISSION
FOR THE CITY OF SAN CLEMENTE**

**August 31, 2022
6:00 p.m. Regular Meeting**

**San Clemente Community Center Auditorium
100 Calle Seville, San Clemente, CA 92672**

CALL TO ORDER

Planning Commissioner Chair McKhann called the Joint Study Session of the City Council/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

3. ROLL CALL

City Council

Members Present: Mayor Gene James, Laura Ferguson, Steve Knoblock, and Kathleen Ward

City Council

Members Absent: Mayor Pro Tem Chris Duncan

Planning Commission

Members Present: Barton Crandell, Brent Davis, Gary P. McCaughan, M.D.; Chair Pro Tem M. Steven Camp, Vice Chair Cameron Cosgrove, Chair Scott McKhann

Planning Commission

Members Absent: None.

Staff Present:

Cecilia Gallardo-Daly, Community Development Director
Scott Smith, City Attorney
Jennifer Savage, Assistant to the City Manager

4. ITEM

Master Project 22-089, 654 Camino de los Mares, SC Senior Housing & Medical Office (Savage)

A request to demolish an existing medical building and surface parking lot; construct a mixed-use project with 250 for-rent senior residential units and a 7,500 square foot medical office; subdivide one lot into two lots; rezone the property from RMF1 to CC4; and change the General Plan designation from RMF to CC at 654 Camino de los Mares.

Assistant to the City Manager Jennifer Savage summarized the Staff Report, entitled, "Master Project 22-089, SC Senior Housing & Medical Office, 654 Camino De Los Mares, dated August 31, 2022." A copy of the Presentation is on file In the City Clerk's office. The presentation included background and Design Review Subcommittee review.

Tom Leary, Senior Vice President of MemorialCare, applicant introduced Dr. Mark Shafer, Chief Executive Officer of the MemorialCare Medical Foundation. Together, they provided a brief overview of MemorialCare's history and services, and recited demographic, economic and housing statistics related to Orange County and San Clemente seniors. Dr. Shafer identified challenges in senior housing and presented the solution of a new senior community consisting of 250 senior apartments that included 5% or 13 affordable housing units and a health center located at the former San Clemente Hospital site located at 654 Camino de los Mares. The health center would be open to the public at large and will offer primary care physicians, specialty physicians and urgent care services.

Kevin Buchta, Principal and Project Design Director at TCA Architects, Inc., presented the conceptual site plan, view corridor, architecture, entry and amenities.

Chair McKhann invited the public to provide comments.

PUBLIC COMENTS:

Dr. Kent Kazenelson, resident and geriatric doctor in San Clemente, expressed support of the applicant's project and submitted a letter signed by seventeen practicing doctors in San Clemente in support.

Victoria Hernandez, representing of the San Clemente Chamber of Commerce, expressed support of the project.

Warren and Donna Vidrine, residents, expressed opposition to applicant's project due.

Paulette Maskarino, representative of South Orange County Economic Coalition (SOCEC), expressed support of applicant's project.

Marie Siegel, Grace Todd, Michael Turner, Jon Conk, Heather Gilbert RN, Martina, residents, expressed support for the project citing need in the community, compatible location, asked the applicant to consider lowering the height of the building to avoid view blockage, requested Council/Commission review CEQA analysis.

Jill Takahasi, Liberado Martinez, and Jimmy Jo, no cities of residence provided, supported the project.

Jennifer Bullard, Senior Vice President of Advocacy and Government Affairs for the Orange County Business Council, expressed support of the applicant's project.

Larry Culbertson, resident, expressed opposition of applicant's project due to high density, and excessive mass and scale design.

There being no other further public comments, Chair McKhann closed the public comment portion of the meeting.

Commission/Council Discussion:

- In response to questions and comments, staff explained details of the location's Programmatic Environmental Impact Report (PEIR); provided background and details of the process; confirmed that the City Attorney reviewed the report.
- With regard to the parking plans, staff stated the applicant provided a specific guide for a parking study that references the ratios and calculations for the parking evaluation, advised that with the shared parking proposal, even at the peak of usage, there will be enough parking per the study. The Parking Study will be provided at the upcoming public hearing. Staff explained that a traffic study is not required by CEQA, but it is for the City of San Clemente's project review. A draft has been submitted and is being reviewed by staff prior to being distributed to the Planning Commission.
- In response to questions about the exemptions being requested by the applicant. Staff explained that a change in zoning to CC4 is requested, which is part of the settlement agreement to reverse the property back to original zoning, which allows for senior housing. Also requested is an exemption in the floor area ratio (FAR), number of stories, height and parking. The standards are greater in the senior housing project development standards than the CC4 standards. There is also the Density Bonus Law whereby through the code, the applicant has an opportunity to request an increase in FAR, as well as incentives, concessions and waivers through this process. Additional information will be made available in the upcoming meeting packet.
- In response to questions/comments, representatives of the applicants advised the management company/personnel have not been determined at this time; the number of units proposed has not been reduced despite recommendations from the Design Review Subcommittee (DRSC) due to the community plan, state law obligations, consistency with the City's Housing Element, and current need for senior housing; agreed to provide story poles, qualifications to justify exception requests including FAR and height increases and affordability offerings, as well as a detailed traffic study to include parking plans, egress

and ingress options and traffic impacts on inland developments. The required findings will be detailed and clearly stated to support the exemption requests. Additionally, they agreed to provide a community model, soils reports, and Sea Point Estates view impacts study.

The meeting recessed at 7:12 p.m. and reconvened at 7:21 p.m.

- Staff agreed to provide more explanation on the Vehicle's Mile Traveled Analysis, more detail on the changes made in the state law that was implemented earlier in the year, and benefit comparisons regarding the Density Bonus Law. Additional information to be provided at future meetings includes analysis of additional affordable housing property, base Zoning CC4 clarification, discretion limitations of staff, public safety conditions of approval, spaces per unit clarification, exhibits comparing existing restrictions to exemptions requested by the applicant, and details of shared parking agreements.

ADJOURNMENT

THERE BEING NO FURTHER BUSINESS, IT WAS MOVED BY MAYOR JAMES, SECONDED BY COUNCIL MEMBER KNOBLOCK AND UNANIMOUSLY CARRIED TO ADJOURN TO THE NEXT REGULAR CITY COUNCIL BUSINESS MEETING TO BE HELD ON SEPTEMBER 20, 2022, AT 5:00 P.M. AT THE COMMUNITY CENTER AUDITORIUM, 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.

THERE BEING NO FURTHER BUSINESS, IT WAS MOVED BY PLANNING COMMISSION CHAIR MCKHANN, SECONDED BY COMMISSIONER COSGROVE AND UNANIMOUSLY CARRIED TO ADJOURN TO THE NEXT REGULAR PLANNING COMMISSION MEETING TO BE HELD ON SEPTEMBER 7, 2022, AT 5:00 P.M. AT THE COMMUNITY CENTER AUDITORIUM, 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:

Cecilia Gallardo-Daly, Community Development Director