

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
December 21, 2022 @ 6:00 p.m.  
San Clemente City Hall Council Chambers  
910 Calle Negocio, San Clemente, CA 92673  
Teleconference via [www.san-clemente.org/live](http://www.san-clemente.org/live) or Cox Channel 854**

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**CALL TO ORDER**

Chair McKhann 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 San Clemente City Hall Council Chambers, 910 Calle Negocio, San Clemente, California, 92673, and also via live stream from the City's YouTube Channel or live on Cox Channel 854.

**2. PLEDGE OF ALLEGIANCE**

Commissioner Prescott-Loeffler led the Pledge of Allegiance.

**3. ROLL CALL**

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

Commissioners Absent: Brent Davis, Chair pro tem M. Steven Camp

Staff Present: Adam Atamian, Deputy Community Development Director  
John Ciampa, Contract Planner  
Zachary Ponsen, Assistant City Engineer  
Ryan Kim, Senior Civil Engineer/Traffic Engineer  
Ryan Stager, Deputy City Attorney

**4. SPECIAL ORDERS OF BUSINESS**

None

**5. MINUTES**

A. Minutes from the Regular Planning Commission Meeting of December 7, 2022.

IT WAS MOVED BY COMMISSIONER PRESCOTT-LOEFFLER, SECONDED BY COMMISSIONER CRANDELL AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE THE MINUTES FROM THE DECEMBER 7, 2022, PLANNING COMMISSION PLANNING COMMISSION REGULAR MEETING AS SUBMITTED.

**6. ORAL AND WRITTEN COMMUNICATION**

None

**7. CONSENT CALENDAR****A. Traffic Calming Update Regarding Camino Faro**

As directed during the Planning Commission meeting on October 19, 2022, Public Works staff will provide an update regarding the Traffic Calming request on Camino Faro and staff's meeting with members of the HOA.

This item was pulled from the Consent Calendar to allow Commission discussion and hear public testimony.

Zachary Ponsen, Assistant City Engineer, and Ryan Kim, Civil/Traffic Engineer, reviewed the staff report. Staff has met with representatives from the New Providence Home Owners Association (HOA), and discussed the potential traffic calming measures the street qualifies for under the City's Traffic Calming Policy and Resource Manual. Due to the topography of the street and results from the various studies, under the City's Traffic Calming Policy, staff can offer traffic warning or "Slow Down" signs. Additionally, to address the line-of-sight issues, staff would need to perform analyses of the intersections and may result in loss of street parking.

Chair McKhann opened the public hearing.

Chloe Brittain, resident, questioned whether the additional signage will actually slow traffic; advocated for converting Faro to a one-way street; suggested resident-only permit parking on the street.

Adalyn Brittain, resident, expressed concern regarding the safety of her friends and other kids on the streets if action is not taken to slow traffic.

Jake Brittain, resident, stated that 400 kids a year are killed by cars annually, and requested statistics on the number of kids' deaths as a result of speed cushions. People speed along the streets and use Faro as a short cut to avoid traffic. He asked the Commission to do the right thing to make the street safer and potentially avoid loss of life now that they have been informed of the unsafe conditions.

Nancy Stoll, resident, requested the City take steps to slow traffic and safeguard the street for the benefit of residents, especially children.

Caylin Wade, resident, noted the amount of traffic, noise pollution, and accidents/car theft has increased dramatically in the last 23 years on Faro.

She requested the Commission work diligently on solutions and reconsider making Faro one-way to increase traffic safety.

Ryan Balducci, resident, supported additional signage and resident only permitted parking to address the speeding traffic and parking shortage.

Burt Sanden, resident and HOA Boardmember, thanked staff for their efforts to find solutions; requested the City authorize police presence at least once a month on the street; requested the City revisit the issue and consider new and/or additional solutions if additional signage does not result in improved conditions. The HOA may consider installing humps/cushions on its own if the City is unable to afford/afraid of liability.

Chair McKhann closed the public hearing.

Commission Comments/Suggestions:

- Established with staff the somewhat lengthy process to do studies, poll residents, conduct meetings, etc., in order to establish a resident-only parking zone; suggested the HOA could allow overnight parking on its streets in order to help ease the parking shortage; agreed to place the radar trailer on Faro to help slow traffic.
- Suggested that in addition to commuter traffic, residents are also abusing traffic/speed laws; requested the HOA actively educate residents about traffic safety using leaflets, volunteers, constant reminders; opined a phased approach with regular assessment and consistent feedback may be the most effective.
- Endorsed the staff-recommended plan to install traffic safety signage and study potential solutions to the line-of-sight issues. Additionally, requested staff place the speed trailer on the street, requested staff ask the Orange County Sheriff's Department (OCSD) to increase presence and citations to help change driver behavior, and suggested staff continue to research potential solutions.

IT WAS MOVED BY COMMISSIONER MCCAUGHAN, SECONDED BY COMMISSIONER CRANDELL, AND UNANIMOUSLY CARRIED TO:

- 1) Install the new traffic warning signage as outlined in the staff report.
- 2) Recommend staff install the speed trailer at their discretion to help slow traffic.
- 3) Recommend staff contact OCSD to request deputies increase presence in the area and issue citations for speed and illegal traffic actions as warranted.
- 4) Recommend staff continue communicating with the HOA with regard to results of the recommended actions and continue to research and consider potential solutions if necessary.

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

## 8. PUBLIC HEARING

### A. Conditional Use Permit 22-071 and Minor Conditional Use Permit 22-420 Flights and Irons Full Alcohol, Expansion, and Shared Parking 372-378 Camino De Estrella

A request to consider the expansion of the restaurant into suites 372-374 with the sale of beer, wine, liquor and spirits, (Type 47 License) for on-site and indoor consumption. The project also includes shared parking with the other businesses in the center.

John Ciampa, Contract Planner, narrated a PowerPoint Presentation entitled, "Flights and Irons Full Alcohol, CUP 22-071/MCUP 22-420," dated December 21, 2022. A copy of the Presentation is on file in Planning Division.

In response to questions from the Commission, Mr. Ciampa stated the majority of the restaurant's business is during the evening hours; noted if the applicant decides to add outdoor seating, City Planner approval is required; suggested revision to Condition No. 1.7 to clarify daytime parking uses.

Victor Sandoval, the applicant, thanked Mr. Ciampa and staff for their assistance; was available for questions.

Chair McKhann opened the public hearing, and there being no public testimony, closed the public hearing.

IT WAS MOVED BY COMMISSIONER MCCAUGHAN, SECONDED BY COMMISSIONER COSGROVE, AND UNANIMOUSLY CARRIED TO:

1) Determine the project is categorically exempt from the requirements of the California Environmental Quality Act ("CEQA") pursuant to CEQA Guidelines Section 15301, Class No. 1(e) (Existing facilities); and direct staff to file a Notice of Exemption, and:

2) Adopt Resolution PC 22-035, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 22-071/MINOR CONDITIONAL USE PERMIT 22-420, FLIGHTS AND IRONS, TO ALLOW AN EXPANSION, FULL ALCOHOL SERVICE, AND SHARED PARKING AGREEMENT AT FLIGHTS AND IRONS LOCATED AT 372-378 CAMINO DE ESTRELLA."

Amended as follows:

Page 2, Condition no. 1.7(b), replace "During weekday business hours, the seating area in suites 372-374 shall not be used during normal business (9:00 am to 5:00 pm) hours." with "During weekday business hours, the seating area

in suites 372-374 shall not be used during normal business (9:00 am to 5:00 pm) hours.”

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

**B. Zoning Amendment 22-366 – Zoning Permit Streamlining**

A request to consider a City-initiated amendment to San Clemente Municipal Code Zoning Code to: 1) streamline or eliminate various planning permit requirements, where projects regularly aren't of public concern, don't have significant impacts, and the projects maintain or improve the quality of life according to the Design Guidelines and General Plan; 2) consolidate applications to simplify submittals and administrative work; 3) streamline or eliminate ineffective rules; and 4) clarify procedures so they are easier to understand and implement.

Deputy Director Atamian recommended the Commission table this item.

The Commission requested staff provide additional information when the project comes back, including detailed analyses of the problems, root causes, and proposed solutions.

IT WAS MOVED BY COMMISSIONER CRANDELL, SECONDED BY COMMISSIONER COSGROVE, AND UNANIMOUSLY CARRIED TO CONTINUE, WITH RE-NOTICING, ZONING AMENDMENT 22-366 – ZONING PERMIT STREAMLINING.

**[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]**

**9. NEW BUSINESS**

**A. Establishment of Commission Meeting Schedule for 2023 and Early 2024**

Deputy Director Atamian reviewed the staff report; suggested the Commission consider canceling the meeting of November 23, 2023, due to holiday scheduling constraints, in addition to those listed in the staff report.

IT WAS MOVED BY COMMISSIONER MCCAUGHAN, SECONDED BY COMMISSIONER PRESCOTT-LOEFFLER, AND UNANIMOUSLY CARRIED TO CANCEL THE PLANNING COMMISSION MEETINGS OF JANUARY 4, 2023, JULY 5, 2023, NOVEMBER 22, 2023 AND JANUARY 3, 2024.

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

**10. OLD BUSINESS**

None.

**11. REPORTS OF COMMISSIONERS AND STAFF**

A. Planning Commissioners Academy

Commissioner Crandell referred to the flyer included in the Commissioners' packets and recommended that all Commissioners attend the upcoming Planning Commissioners Academy on March 29-31, 2023, at the Hyatt Regency Orange County, located at 11999 Harbor Blvd, Garden Grove, CA.

Deputy Director Atamian stated that there was funding for all Commissioners to attend and all those interested should contact him to register.

B. Tentative Future Agenda

Included in the packet for the Commissioners' consideration.

Reports received and filed.

**12. ADJOURNMENT**

IT WAS MOVED BY COMMISSIONER PRESCOTT-LOEFFLER, SECONDED BY COMMISSIONER COSGROVE AND UNANIMOUSLY CARRIED TO ADJOURN AT 7:27 P.M. TO THE NEXT REGULAR PLANNING COMMISSION MEETINGS TO BE HELD IN-PERSON ON JANUARY 18, 2023, AT 5:00 P.M. AT THE SAN CLEMENTE CITY HALL COUNCIL CHAMBERS LOCATED AT 910 CALLE NEGOCIO, 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,

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Scott McKhann, Chairman

Attest:

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Adam Atamian, Deputy Community Development Director / City Planner