

These minutes will be considered for approval at the Planning Commission meeting of 03-08-2023.

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
February 22, 2023 @ 6:00 p.m.
San Clemente City Hall Council Chambers
910 Calle Negocio, San Clemente, CA 92673
Teleconference via www.san-clemente.org/live or Cox Channel 854**

CALL TO ORDER

Chair McKhann called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:08 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 McCaughan led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: Brent Davis, Karen Prescott-Loeffler, Chair pro tem M. Steven Camp

Staff Present: Adam Atamian, Deputy Community Development Director
Jonathan Lightfoot, Economic Development Officer, (Acting Commission Secretary)
Cecilia Gallardo-Daly, Community Development Director
Zachary Ponsen, Acting Deputy Public Works Director
Ryan Kim, Senior Civil/Traffic Engineer
Matthew Richardson, Assistant City Attorney

4. SPECIAL ORDERS OF BUSINESS

A. Recognition of Commissioner Barton Crandell

Commission and staff presented Commissioner Crandell with a plaque commemorating his lengthy legacy as a valuable member of the Commission and leadership contributor throughout the past 12 years.

Acting Secretary Lightfoot read aloud a letter from Commissioner Prescott-Loeffler praising Commissioner Crandell for his service. The Commissioners present and staff lauded Commissioner Crandell for his generosity, wisdom, integrity, positive

demeanor, and dedication. The City has benefited from his skill and knowledge, historical expertise, and unwavering work ethic. Landmarks throughout the City reflect generous sharing of his talents, valuable involvement in efforts to maintain the City's charm and identity, and commitment to excellence.

5. MINUTES

- A. Minutes from the Regular Planning Commission Meeting of January 18, 2023.

IT WAS MOVED BY COMMISSIONER MCCAUGHAN, SECONDED BY VICE CHAIR COSGROVE AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE THE MINUTES FROM THE JANUARY 18, 2023, PLANNING COMMISSION REGULAR MEETING AS SUBMITTED.

6. ORAL AND WRITTEN COMMUNICATION

None

7. CONSENT CALENDAR

None

8. PUBLIC HEARING

None

9. NEW BUSINESS

- A. Calle Del Cerro Bike Lane and Stop Sign Improvements

Zachary Ponsen, Acting Deputy Public Works Director, and Ryan Kim, Senior Civil/Traffic Engineer, narrated a PowerPoint Presentation entitled, "Calle Del Cerro Bike Lane and Stop Sign Improvements," dated February 22, 2023. A copy of the Presentation is on file in Planning Division.

In response to questions from the Commission, staff indicated the findings of the UC Berkley Safe Transportation Study will be forwarded to the Commission once it has concluded; speculated additional traffic calming measures could be considered in the future as road conditions evolve; provided summary of the concerns and supportive comments from letters submitted to staff.

Chair McKhann opened the public hearing.

Residents Catherine Deter, Kortney Morrow, Kristy Neuhausen, Kurt Neuhausen, Madison Neuhausen, Hudson Neuhausen, Al Afilleje, Jennifer Rohles, Jose J. Fernandez, Terrance Murphy, Stephanie Dillbeck, Geoff Harris, Bill Ruth, Amy

Malone, and Rob Wagner supported the improvements proposed by staff; described difficulties exiting housing tracks due to traffic hazards including sight distance impediments, steep grades and speeding drivers; A resident requested similar improvements for nearby Avenida Vista Montana as well; requested a safety rail or trees at the Calle Del Cerro/Vista Montana 3-way intersection to prevent cars from driving into the homes and yards of residents; suggested additional improvements for the area including crosswalk safety lights, additional sidewalks, speed humps, traffic enforcement officer, and any other safety measure staff deems appropriate for the location.

Chair McKhann closed the public hearing.

Commission Comments/Suggestions:

- Supported the proposed improvements as proposed by staff; requested staff continue to consider and propose traffic calming measures for the area as warranted.
- Supported staff meeting with the Master HOA to discuss permanent physical barriers at the Calle Del Cerro/Avenida Vista Montana intersection to protect homes that back up to the three-way intersection; recommended that staff review whether the Villagio II HOA should replant trees that were located in this area previously; acknowledged difficulty of the Traffic Engineering Division's desire to appease residents and increase safety on the streets while at the same time complying with standards set to qualify intersections for stop signs and crosswalks.
- Recommended spot enforcement/citations of traffic infractions, especially after installation of improvements.
- Suggested staff contact the Business Park HOA, to notify the property owners/businesses in the area to ask their employees/clients to observe speed limits and be mindful of the safety of children and other road users.
- Expressed an interest in reviewing the final result of the UC Berkley Safe Transportation Study and incorporating other traffic safety improvements in the City.

IT WAS MOVED BY VICE CHAIR COSGROVE, SECONDED BY COMMISSIONER CRANDELL AND UNANIMOUSLY CARRIED TO:

- 1) Forward to City Council a recommendation to approve restriping Calle Del Cerro for bicycle lane facilities;
- 2) Forward a resolution to the City Council for the addition of an all-way stop and crosswalk at the intersection of Avenida Vista Montana as shown in the Attachments and with minor revisions as needed to conform with California Manual on Uniform Traffic Control Devices;
- 3) Include in the staff report for City Council consideration: direction that Code Enforcement staff conduct meetings with the relevant Homeowners Associations

regarding the unsafe traffic conditions at the Avenida Vista Montana and Calle Del Cerro intersection;

4) Include in the staff report for City Council consideration the following additional Planning Commission recommendations:

a. Direct Code Enforcement staff review the landscape plan approvals for the Villagio II neighborhood with the HOA to determine whether trees should be replanted on the slope between residences and the project location;

b. Contact the Rancho San Clemente Business Park Association to communicate the residents' concerns regarding traffic in the area and ask businesses to contact employees and ask for their cooperation in increasing traffic safety for all;

c. Include in the staff report for City Council consideration direction that staff request the Orange County Sheriff's Department provide spot enforcement for failure to stop violations at the Vista Montana/ Del Cerro intersection and for speed enforcement downhill along Calle del Cerro.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

A. Staff Waivers

B. Tentative Future Agenda

Reports received and filed.

Economic Development Officer Jonathan Lightfoot noted that Adam Atamian, Deputy Director of Community Development, will be devoting additional time to the City's Code Enforcement Department while the City conducts its recruitment for a Code Enforcement Manager. During this time, Mr. Lightfoot will be serving as the staff and secretary to the Planning Commission and Design Review Subcommittee.

Vice Chair Cosgrove reported that the State of California has asked cities to put together objective standards to encourage multifamily dwellings within their city limits; noted Senior Planner Sara Toma is developing a survey for community input. Additionally, he and Commissioner Crandell have met with a developer planning a boutique hotel in the North Beach area struggling to comply with development standards and requested Commission assistance to help develop a strategy.

Commissioner McCaughan advised the city of Huntington Beach is considering litigation with the State over its General Plan strategies and suggested a united front of cities against the State over its directives might be effective for change.

12. ADJOURNMENT

IT WAS MOVED BY COMMISSIONER MCCAUGHAN, SECONDED BY COMMISSIONER CRANDELL AND UNANIMOUSLY CARRIED TO ADJOURN AT 7:53 P.M. TO THE NEXT REGULAR PLANNING COMMISSION MEETINGS TO BE HELD IN-PERSON ON MARCH 8, 2023, AT 6:00 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,

Scott McKhann, Chairman

Attest:

Adam Atamian, Deputy Community Development Director

DRAFT