

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
November 8, 2023 @ 5:00 p.m.
San Clemente City Hall Council Chamber
910 Calle Negocio, San Clemente, CA 92673
Teleconference via www.san-clemente.org/live**

CALL TO ORDER

Chair Cosgrove called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 5:02 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.

2. PLEDGE OF ALLEGIANCE

Commissioner McKhann led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Barton Crandell (arrived at 5:38 p.m.); Brent Davis; Scott McKhann; Karen Prescott-Loeffler; Chair Pro Tem Gary P. McCaughan, M.D., Vice Chair M. Steven Camp; Chair Cameron Cosgrove

Staff Present: Jonathan Lightfoot, City Planner
Christopher Wright, Associate Planner II
Gena Burns, Deputy City Attorney
Zak Ponsen, Assistant City Engineer
Ryan Kim, Senior Traffic Engineer
Karla Morales, Community Development Technician
Tamara Tatich, Recording Secretary

4. SPECIAL ORDER OF BUSINESS/SPECIAL PRESENTATION

None.

5. MINUTES

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

IT WAS MOVED BY CHAIR PRO TEM MCCAUGHAN, SECONDED BY COMMISSIONER PRESCOTT-LOEFFLER, AND CARRIED 4-0, COMMISSIONER CRANDELL ABSENT, TO RECEIVE AND FILE THE MINUTES FROM THE OCTOBER 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. 2024 Planning Commission Meeting Calendar

Jonathan Lightfoot, City Planner, presented a PowerPoint outlining the Council Calendar and recommended the Planning Commission cancel its meetings following the Council cancelled meetings. In response to Commission questions, he provided the meeting dates in November 2024.

IT WAS MOVED BY VICE CHAIR MCCAUGHAN, SECONDED BY COMMISSIONER DAVIS, AND CARRIED 4-0, COMMISSIONER CRANDELL ABSENT, TO APPROVE THE 2024 PLANNING COMMISSION MEETING CALENDAR AS RECOMMENDED BY STAFF.

B. Camino Capistrano Cross Walk and Red Curbing on Camino Capistrano, Via Breve, and Monte Vista

A request to consider forwarding a recommendation to the City Council on cross walk improvements at the intersection of Camino Capistrano and Via Breve and installation of red curb on Camino Capistrano, Via Breve, and Monte Vista

Commissioner Prescott-Loeffler recused herself due to the proximity of her residence to the project.

Zak Ponsen, Assistant City Engineer, narrated a PowerPoint Presentation entitled, "Camino Capistrano Crosswalk Improvements and Installation of Red Curb on Camino Capistrano, Via Breve, and Monte Vista," dated November 8, 2023. A copy of the Presentation is on file in Planning Division.

In response to Commission questions, Assistant City Engineer Ponsen discussed the request for a crosswalk; creation of a 20-foot stripe for parking; private walkways from units to the street; non-compliant, two-foot sidewalk; grant application to fix the sidewalks; street edge line on Camino Capistrano; signage and lights to warn about pedestrians; speed study which did not warrant traffic calming; trolley stop; crosswalks in Dana Point and Pines Park; and data on pedestrian accidents in the area.

Tom Streeter, resident, indicated support for the red striping and discussed the importance of a crosswalk onto Camino Capistrano.

Michael Fustin, resident, discussed cars parked next to the sidewalk; difficulty in pedestrian ingress and egress; support for the crosswalk; and the density of landscaping.

Commissioner Crandell arrived at the meeting.

Carol Becker, resident, discussed her experience walking on Camino Capistrano and urged approval of the sidewalk. She suggested flashing solar speed signs.

Paul Hickey, resident and President of Bay Cliff Village North Board, discussed the support for the proposed plan; history of requested improvements; and urged approval of the requested modifications to improve walkability.

Chair Cosgrove noted that written comments received had been provided to the Commission on the dais.

In response to Commissioner Crandell, Gena Burns, Deputy City Attorney, recommended he abstain due to not hearing all public comments.

In response to Commission questions, Assistant City Engineer Ponsen explained the purpose of the added 42-foot red curb; and impact on parking.

Chair Pro Tem McCaughan expressed concern about the crosswalk due to creating a false sense of security.

Vice Chair Camp clarified that there was still room for the trolley parking. He expressed support for the proposed crosswalk. He stated he had mixed feelings on the four-foot red curb due to reducing parking.

Chair Pro Tem McCaughan indicated support for the new red stripe and crosswalk.

Chair Cosgrove indicated support for the proposed improvements and suggested consideration of the addition of a speed sign.

In response to Commission questions, Assistant City Engineer Ponsen clarified the addition of approximately 40-feet of sidewalk and proposed red curb at the trolley stop. He provided suggested locations for the electronic speed feedback signs.

IT WAS MOVED BY VICE CHAIR CAMP, SECONDED BY CHAIR COSGROVE, TO APPROVE STAFF RECOMMENDATIONS 1 TO FIND THE CROSSWALK IMPROVEMENTS EXEMPT FROM CEQA, 2 REMOVE THE RED STRIPING EXCEPT THE 42-LINEAR FEET ON CAMINO CAPISTRANO FOR THE TROLLEY STOP, AND 3 AMENDED TO INCLUDE ELECTRONIC FEEDBACK SIGNS,

WITH STAFF TO ANALYZE AND RECOMMEND PREFERRED LOCATIONS TO THE CITY COUNCIL.

SUBSTITUTE MOTION

CHAIR PRO TEM MCCAUGHAN MOVED TO RETAIN THE FOUR-FOOT RED DOTS. THE MOTION DIED DUE TO LACK OF A SECOND.

THE QUESTION WAS CALLED ON THE INITIAL MOTION AND THE MOTION CARRIED 3-1-1, COMMISSIONER MCKHANN DISSENTING AND COMMISSIONER CRANDELL ABSTAINING.

Commissioner Prescott-Loeffler returned to the dais.

C. Interpretation (INT) 23-352, Smart Fit Method and Pedestrian-Oriented Uses, 223 Avenida del Mar Unit C

A request to consider the appropriate use classification of a unique health-oriented business and whether that business can be considered "pedestrian-oriented" within the Central Business Overlay. In addition to a specific determination on this business, staff seeks guidance on additional business types that can be considered pedestrian-oriented.

Karla Morales, Community Development Technician, presented a PowerPoint outlining the proposed project.

In response to Commission questions, City Planner Lightfoot and Community Development Technician Morales, discussed the boundaries of the Central Business Overlay area; approval extending to other group instruction uses; options for approval by minor conditional use permit; definition of group instruction; applicant request and staff recommendation; current vague definition of pedestrian oriented uses; Zoning Administrator approval of minor use permit for pedestrian oriented business; clarification needed by staff on pedestrian oriented determination; and request for Commission input on non-referenced uses.

Commissioner Crandell suggested additional study to differentiate the Del Mar Commercial zone from El Camino Real and other areas within the Central Business Overlay.

City Planner Lightfoot discussed the broader context of pedestrian and non-pedestrian uses and the example of a legal non-conforming use for a dentist office.

Rob Dambrough, applicant, described the Smart Fit Method, four people in the facility at a time for twenty-minute sessions, and increased foot traffic for businesses near their facilities.

John Demaria, applicant, discussed his experience with the Smart Fit Method and urged approval.

Daniel Rockhold, planner representing the applicant, agreed with staff's recommendation that the activity be considered a pedestrian use. He concurred with the Commission bifurcating its decision.

Chair Pro Tem McCaughan expressed concern with defining group-oriented businesses as pedestrian. City Planner Lightfoot clarified that the Smart Fit Method business did not fall cleanly into one classification but rather related to several categories.

Commissioner Crandell stated it was complicated and he proposed continuing the matter to a future study session, with the applicant utilizing the minor conditional use permit process.

IT WAS MOVED BY COMMISSIONER MCKHANN, SECONDED BY CHAIR COSGROVE, AND CARRIED UNANIMOUSLY, TO CONTINUE THE ITEM TO DECEMBER 6, 2023.

10. OLD BUSINESS

None.

11. REPORTS OF COMMISSIONERS AND STAFF

A. Tentative Future Agenda

B. Staff Waivers

12. ADJOURNMENT

THERE BEING NO OTHER BUSINESS BEFORE THE COMMISSION, IT WAS MOVED BY CHAIR COSGROVE, SECONDED BY VICE CHAIR CAMP AND UNANIMOUSLY APPROVED TO ADJOURN THE MEETING AT 6:39 P.M. TO THE REGULAR PLANNING COMMISSION MEETING TO BE HELD IN-PERSON ON DECEMBER 6, 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.

Respectfully submitted,


Cameron Cosgrove, Chairman

Attest:


Jonathan Lightfoot, City Planner