



STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: April 19, 2017

PLANNER: David Carrillo, Community Development Technician (DC)

SUBJECT: **Special Activity Permit (SAP) 17-065, Casino Special Activities Permit 2017**, a request to allow 15 special activity events with outdoor amplified sound between May 1, 2017 and December 31, 2017.

LOCATION: 140 West Avenida Pico

ZONING/GP: Mixed Use (MU 1) Zone district and Architectural, Central Business, and Coastal Zone (A-CB-CZ) Overlay districts.

BACKGROUND:

- The subject site is a 32,000 s.f. lot with frontage on West Avenida Pico, Boca De La Playa, and Calle Deshecha. The property is improved with an 11,768 square foot historic structure, the Casino, constructed in 1937.
- The applicant, proposes to hold 15 outdoor special events between May 1, 2017 and December 31, 2017. The events include private gatherings during business hours.
- The request is to allow outdoor amplified sound in the outdoor walled patios until 10:00 p.m. Similar to prior Special Activity Permit (SAP) approvals at the Casino, a condition of approval has been added that requires sound amplification to be directed away from adjacent residential areas.
- The request requires Zoning Administrator approval of a SAP to allow more than one special activity event within 12 months, up to 15, as set forth in Municipal Code Section 17.16.155(B).
- The following conditions of approval continue to be recommended as imposed on prior Special Activity Permits at the Casino, to minimize potential impacts based on best management practices that have been applied and worked well for other city special events:
 - All amplified sound shall be oriented towards the west (beach and commercial zones) and away from the adjacent residences.
 - When alcohol and/or amplified sound is associated with an outdoor event a minimum of one security guard per 75 guests shall be required.
 - No setup for any special events shall occur before 8:00 a.m. any day of the week, and all outdoor special events must be concluded by 11:00 p.m. If any outdoor area has an event past 10:00 pm, all clean up for that outdoor area must take place no earlier than 8:00 am the following day.
 - No event shall be permitted to exceed the maximum occupancy at one time.
 - Code Compliance shall be notified two weeks prior to any event.

- Similar special events have been held with permits at the Casino every year since 2009 involving outdoor amplified sound. The Casino management and staff have been compliant with the conditions of approval for those events and have strived to address neighbor concerns. No complaints were reported to the Orange County Sheriffs Department or Code Compliance staff this past year, so they have no concerns with the proposed events.
- The project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 and Section 15311(c) as a negligible temporary expansion of an approved use. These exemptions apply because the activity is temporary, will not result in occupancy limits to be exceeded, does not involve physical additions or permanent alterations, and the activity occurs in an areas where there is no risk of impacting environmental resources.
- Staff has not received comments from the public regarding this proposal.

RECOMMENDATION

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, staff recommends the Zoning Administrator:

1. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 and Section 15311 (c); and
2. Adopt draft Resolution ZA 17-013, approving Special Activities Permit 17-065, Casino Special Activities Permit 2017, according to the findings and Conditions of Approval shown in Attachment 1.

Attachments:

1. Resolution ZA 17-013
Exhibit A: Conditions of Approval
2. Vicinity Map
3. Application from the Applicant

RESOLUTION NO. ZA 17-013

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE APPROVING SPECIAL ACTIVITIES PERMIT 17-065, CASINO SPECIAL ACTIVITIES PERMIT 2017, A REQUEST TO ALLOW 15 EVENTS FOR THE CASINO SAN CLEMENTE FROM MAY 1, 2017 TO DECEMBER 31, 2017

WHEREAS, on March 8, 2017, an application was submitted, and deemed complete on March 16, 2017, by Linda Sadeghi, 140 West Avenida Pico, San Clemente, CA 92672, for Special Activities Permit (SAP) 17-065, to allow events for the Casino San Clemente from May 1, 2017 to December 31, 2017. The Casino San Clemente is located at 140 West Avenida Pico in the Mixed Use (MU 1) Zone district and Architectural, Central Business, and Coastal Zone (A-CB-CZ) Overlay districts. The legal description is Lot 23, of Tract 972, the Assessor's Parcel Number being 057-193-02; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends that the Zoning Administrator determine the project Categorical Exempt from CEQA pursuant to Guidelines Section 15301 and Section 15311(c) as a negligible temporary expansion of an approved use; and

WHEREAS, on March 9, 2017, the City's Development Management Team reviewed the proposed project for compliance with the General Plan, Zoning Ordinance, and other applicable requirements; and

WHEREAS, on April 19, 2017, the Zoning Administrator held a duly noticed public hearing on the subject application and considered evidence presented by the City staff, the applicant, and other interested parties.

NOW, THEREFORE, the Zoning Administrator of the City of San Clemente hereby resolves as follows:

Section 1: Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the City Council hereby finds and determines that the proposed project is categorically exempt from CEQA pursuant to State CEQA Guidelines Section 15301 and Section 15311(c) as a negligible temporary expansion of an approved use.

The Class 1 exemption specifically exempts from further CEQA review the operation, repair, maintenance, and minor repair of existing public or private structures, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This exemption covers negligible expansions beyond the existing facilities and use. Here, the proposed project is a negligible temporary expansion of an approved use because:

- A. The activity will not result in the occupancy limits of the Casino to be exceeded.
- B. The applicant is not proposing any physical additions or permanent alterations to the existing site.
- C. The primary use of the site will remain as an event venue.

- D. The proposed use will occur in a developed mixed-use area where there is no risk of impacting sensitive environmental resources.
- E. The proposal will not result in cumulative impacts because there is no alteration to the physical structure or environment and there is no change in the primary use of the business.

The Class 11 exemption specifically exempts from further CEQA review for the construction, or replacement of minor structures accessory to (appurtenant to) existing commercial, industrial, or institutional facilities. This exemption covers placement of seasonal or temporary use items. Here, the proposed project is a negligible temporary expansion of an approved use:

- A. The activity is temporary.
- B. The activity will not result in the occupancy limits of the venue to be exceeded.
- C. The applicant is not proposing any physical additions or permanent alterations to the existing site.
- D. The primary use of the site will remain as an Outlet mall.
- E. The proposed use will occur in a developed commercial area where there is no risk of impacting sensitive environmental resources.
- F. The proposal will not result in cumulative impacts because there is no alteration to the physical structure or environment and there is no change in the primary use of the business.

Furthermore, none of the exceptions to the use of the Class 1 and Class 11 categorical exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. It is not reasonably foreseeable, the project will be repeated, based on the demand and resources for park facilities. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. There are no especially sensitive resources on the project site or in the vicinity. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project does not include any hazardous waste sites, and the project will not cause a substantial adverse change in the significance of a historical resource. Thus, the Class 1 and 11 exemption applies, and no further environmental review is required.

Section 2: With regard to Special Activities Permit 17-065, the Zoning Administrator finds as follows:

- A. The proposed use, including but not limited to amplified sound, alcohol, and expanded hours, is permitted within the subject zone pursuant to the approval of a Special Activities Permit and complies with all of the applicable provisions of the San Clemente Zoning Ordinance and San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed in that the special activities will not create environmental impacts that are inconsistent with the goals and policies of the San Clemente General Plan, since the special events will be planned and conditioned appropriately to ensure noise levels are monitored and contained within exterior noise levels established in the City's Noise Ordinance; to protect the public health, safety, and welfare, and to be consistent with the Municipal Code.
- B. The site is suitable for the type and intensity of use that is proposed and the proposed special activities do not have the potential to adversely impact surrounding properties,

residents and businesses, in that:

1. The activities are conditioned appropriately to ensure noise levels are monitored and contained within exterior noise levels established in the City's Noise Ordinance, protects the public health, safety, and welfare, is consistent with the Municipal Code, and as conditioned, allows the City to revoke the SAP if the use proves to be incompatible with surrounding land uses or if conditions of approval aren't adequately enforced; and
 2. The live entertainment and amplified sound will be conducted within the outdoor walled patios, enclosed by stucco masonry walls to alleviate noise generated from the ancillary use and act as a buffer between the entertainment and the closest residential use located to the south of the building, approximately 95 feet away.
 3. The Casino has operated prior events in compliance with conditions of approval. Police Services hasn't had an issue with reported noise disturbances associated with the Casino's events; and
 4. The applicant has demonstrated cooperation in modifying operations as needed to ensure compliance with the Municipal Code.
- C. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity in that:
1. The events have been conditioned appropriately to ensure noise levels are monitored and contained to within exterior noise levels established in the City's Noise Ordinance; protects the public health, safety, and welfare; is consistent with the Municipal Code, and allows the City to revoke the SAP if the use proves to be incompatible with surrounding land uses or if conditions of approval aren't adequately enforced;
 2. The live entertainment and amplified sound will be conducted within the outdoor walled patios, enclosed by stucco masonry walls to attenuate noise generated from the ancillary use and act as a buffer between the entertainment and the closest residential use located to the south of the building, approximately 95 feet away;
 3. The Casino has operated prior events in compliance with conditions of approval. Police Services hasn't had an issue with reported noise disturbances associated with the Casino's events; and
 4. The applicant has demonstrated cooperation in modifying operations as needed to ensure compliance with the Municipal Code.
- D. The proposed use will not negatively impact the surrounding commercial land uses in that the proposed use is allowed in the Zoning district with the approval of SAP 17-065.

Section 3: The Zoning Administrator of the City of San Clemente hereby approves Special Activities Permit 17-065, Casino Special Activities Permit 2017, subject to the above Findings and the Conditions of Approval attached hereto as Exhibit A.

PASSED AND ADOPTED at a regular meeting of the Zoning Administrator of the City of San Clemente on April 19, 2017

SAN CLEMENTE ZONING ADMINISTRATOR

William King, Acting Zoning Administrator

CONDITIONS OF APPROVAL
Special Activities Permit 17-065, Casino Special Activities Permit 2017

1. The applicant or the property owner or other holder of the right to the development entitlement(s) or permit(s) approved by the City for the project, if different from the applicant (herein, collectively, the "Indemnitor") shall indemnify, defend, and hold harmless the City of San Clemente and its elected city council, its appointed boards, commissions, and committees, and its officials, employees, and agents (herein, collectively, the "Indemnitees") from and against any and all claims, liabilities, losses, fines, penalties, and expenses, including without limitation litigation expenses and attorney's fees, arising out of either (i) the City's approval of the project, including without limitation any judicial or administrative proceeding initiated or maintained by any person or entity challenging the validity or enforceability of any City permit or approval relating to the project, any condition of approval imposed by City on such permit or approval, and any finding or determination made and any other action taken by any of the Indemnitees in conjunction with such permit or approval, including without limitation any action taken pursuant to the California Environmental Quality Act ("CEQA"), or (ii) the acts, omissions, or operations of the Indemnitor and the directors, officers, members, partners, employees, agents, contractors, and subcontractors of each person or entity comprising the Indemnitor with respect to the ownership, planning, design, construction, and maintenance of the project and the property for which the project is being approved. The City shall notify the Indemnitor of any claim, lawsuit, or other judicial or administrative proceeding (herein, an "Action") within the scope of this indemnity obligation and request that the Indemnitor defend such Action with legal counsel reasonably satisfactory to the City. If the Indemnitor fails to so defend the Action, the City shall have the right but not the obligation to do so and, if it does, the Indemnitor shall promptly pay the City's full cost thereof. Notwithstanding the foregoing, the indemnity obligation under clause (ii) of the first sentence of this condition shall not apply to the extent the claim arises out of the willful misconduct or the sole active negligence of the City. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* ■ (PIng.)_____
2. Thirty (30) days after project approval, the owner or designee shall submit written consent to all of these imposed conditions of approval to the Community Development Director or designee. *[Citation – City Attorney Legal Directive/City Council Approval June 1, 2010]* ■ (PIng.)_____
3. The owner or designee shall develop the approved project in conformance with the floor plan and any other applicable submittals approved by the Zoning Administrator on April 19, 2017, subject to the Conditions of Approval.

Any deviation from the approved plans or other approved submittal shall require that the owner or designee submit modified plans and any other applicable materials as required by the City for review and obtain the approval of the City Planner or designee. If the City Planner or designee determines that the deviation

is significant, the owner or designee shall be required to apply for review and obtain the approval of the Zoning Administrator.

(PIng.)_____

4. Special Activities Permit (SAP 17-065) shall remain in effect for the 2017 calendar year only. ■■ (PIng.)_____
5. No more than 15 events are permitted between May 1, 2017 to December 31,2017. ■■ (PIng.)_____
6. The applicant or designee shall observe all occupancy requirements. If occupancy is reached, Casino personnel shall direct people to other areas of the venue. All exiting paths shall be kept open and available at all times. ■■ (PIng.)_____
7. If for any reason City Staff determines the special activity is not in compliance with the conditions of approval or intent of the Zoning Code related to Special Activities Permits, the permit may be revoked and/or sent to the Zoning Administrator for modification. Any request for additional hours and/or expansion of the activity must be approved by the Zoning Administrator as an amendment to SAP 17-065. ■■ (PIng.)_____
8. The owner shall have a manager on the premises at all times during the hours of operation when live entertainment, amplified sound, and/or alcohol service is occurring. ■ (PIng.)_____
9. The property owner, applicant, or designee shall be responsible for immediately resolving any problems associated with the activity and/or issues of concern raised by neighbors. ■■(PIng.)_____
10. The activity may be closed down at the discretion of the Police Department if it becomes unreasonably loud or boisterous. ■■(Sheriff)_____
11. The activity may be closed down at the discretion of the Fire Department due to overcrowding or other hazardous conditions. ■■(Fire) _____
12. The applicant shall inspect the property and surrounding areas following each event to ensure all debris is removed. ■ (Code Enforce.)(Sheriff)_____
13. The applicant shall notify the City, including but not limited to: the City Planning, Code Enforcement, and Beaches, Parks and Recreation staff, as necessary, of events at least 14 calendar days before they are scheduled to occur, by sending an email to planning@san-clemente.org Or, City staff can be notified by calling (949) 361-6100. ■■(PIng.)_____(CodeEnforce.)_____
14. The City of San Clemente passed Resolution No. 04-27 on April 20, 2004, prohibiting the use of food service items comprised of expandable polystyrene, commonly referred to by the trade name "Styrofoam". This applies to all rentals,

special events, leases, or other functions associated with the City of San Clemente. The events fall into the category of requiring Special Event Permits and therefore are subject to the resolution.

- A. The applicant is responsible for preventing the utilization and/or distribution of expandable polystyrene food service products, commonly referred to by the trade name "Styrofoam" by any attendee or vendor (caterer) at the event.
- B. Failure to abide by this resolution will result in the immediate revocation of the current special event permit and the disapproval of future special event applications. ■■(Eng)(Code Enforce.)_____
15. Only bartenders and waitresses may sell/provide alcoholic beverages. Roving promotional persons, engaged in the sale of liquor, will not be permitted during the events.
16. The applicant shall have security be on site at all times when alcohol is associated with any special event and stationed at entry areas of the event space, and within the building and outdoor areas as appropriate. A minimum of 1 security guard per 75 guests is required. ■■(Sheriff)_____
17. Abide by all applicable laws, including but not limited to Orange County Health Department, California Department of Alcoholic Beverage Control (ABC), Orange County Fire Authority laws. ■■ (PIng.)_____
18. No setup for any special events shall occur before 8:00 a.m. any day of the week, and all outdoor amplified sound and activities must be concluded by 10:00 p.m. ■■ (PIng.)_____
19. No event shall exceed the maximum occupancy at any time while events are conducted. ■■ (PIng.)_____
20. Outdoor Special Activity Events which go beyond 10:00 p.m. in one of the courtyards shall complete clean up activities at or after 8:00 a.m. the next morning. The intent of this condition is to cease outdoor activities that may generate noise after outdoor amplified sound events terminate at 11:00 p.m. ■■ (PIng.)_____
21. Discharge of any wastewater and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any wastewater used during cleanup from entering the storm drain system. ■■ (Eng.)_____
22. All vendors and or entities associated with the event shall have a City of San Clemente Business License. ■■ (Code Compliance)_____
23. No sheriff presence will be provided for these events. ■■ (Sheriff)_____

24. The event shall occur entirely on private property. ■■ (PIng.)_____

TEMPORARY STRUCTURES CONDITIONS OF APPROVAL:

25. Temporary structures that cover an area in excess of 120 square feet, including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a Building Permit. (CBC 3103.2) *[S.C.M.C – Title 15 Building Construction]*
■■(Bldg.)_____

26. Temporary structures shall be located in accordance with the requirements of CBC Table 602 based on the fire-resistance rating of the exterior walls for the proposed type of construction. (CBC 3103.3) *[S.C.M.C – Title 15 Building Construction]*
■■(Bldg.)_____

27. Temporary structures shall conform to the means of egress requirements of CBC Chapter 10 and shall have a maximum exit access travel distance of 100 feet. (CBC 3103.4) *[S.C.M.C – Title 15 Building Construction]* ■ (Bldg.)_____

28. A separate Building permit is required for individual temporary tents which are used or intended to be used for the gathering together of 10 or more persons associated with special event or special activity permits that exceed 120 square feet unless the individual tents are separated by at least 12 feet or groupings of individual tents without the required separation do not exceed an aggregate area of 700 square feet. *[S.C.M.C – Title 15 Building Construction]* ■(Bldg.)_____

29. A separate Building permit is required for temporary stages and platforms which are used or intended to be used for the gathering together of 10 or more persons associated with special events or special activity permits that have overhead structures and/or are more than 30 inches above adjacent grade and/or have an aggregate area exceeding 120 square feet. *[S.C.M.C – Title 15 Building Construction]* ■ (Bldg.)_____

30. A permit application and construction documents shall be submitted for each installation of a temporary structure that requires a building permit. The construction documents shall include a site plan indicating the location of the temporary structure and information delineating the means of egress and the occupant load. (CBC 3103.2) *[S.C.M.C – Title 15 Building Construction]*
■■ (Bldg.)_____

31. The three unidentified events will require City approval of individual Special Activity Permits. ■■ (PIng.)_____

32. No DJs shall be allowed in the Rock Garden area of the Casino after 11:00 p.m. ■■ (PIng.)_____

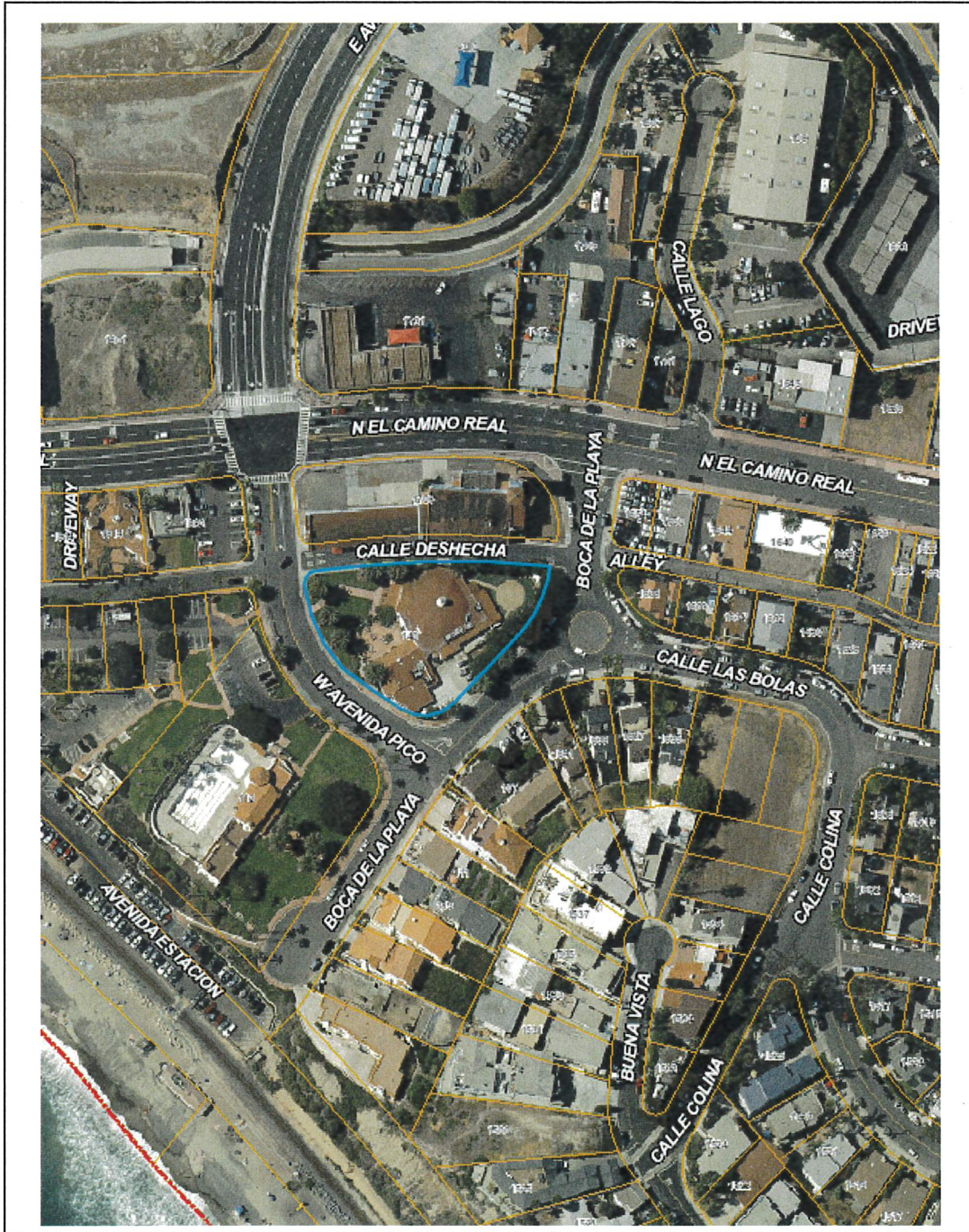
All Conditions of Approval are standard, unless indicated as follows:


- Denotes modified standard Condition of Approval
- ■ Denotes special standard Condition of Approval



LOCATION MAP

SAP 17-065, Casino Special Activities Permit 2017
140 West Avenida Pico



No scale 

CITY OF SAN CL



Code Enforcement Division
910 Calle Negocio, Ste 100
San Clemente, CA 92673
(949)-361-6172
<http://ci.san-clemente.ca.us>

SPECIAL ACTIVITIES PERMIT

For City Staff Use Only

Case File# SAP 17-065	Total Days Approved This Calen Year:
Staff Review By:	Application received by: JONES
Date Received 3/08/17	Fee Amount:\$ N/A Deposit Amount:\$ N/A

A Special Activity is defined as any activity on private property (commercial) which temporarily intensifies the impacts (i.e., parking, traffic, noise, light and glare, etc.) of an existing permitted use or which create a potential conflict among land uses. Normal sales or functions which are incidental to the existing permitted use (i.e., sales conducted within the structure of an existing retail use, live entertainment if currently permitted under a Conditional Use Permit, etc.) shall not be considered a Special Activity. Typical activities that would be considered a Special Activity within non-residential zones would include, but not be limited to, art shows, open house, grand openings, and activities providing shuttle or valet service.

EVENT INFORMATION

Event Name: ANNUAL SAP PERMIT FOR POTENTIAL 15 EVENTS			
Event Description (attach additional sheets if necessary): TO ALLOW FOR POTENTIAL FUTURE 2017 PATRON REQUESTS			Business License No: 308271
Event Address/Location: CASINO SAN CLEMENTE, 140 W. AVENIDA PICO, S.C.			Expected Attendance: MAX 375
Event Date(s): 2017 TBD	Event Time(s): 2017 TBD	Set-up/Removal Date(s): TBD	<input type="checkbox"/> Profit TBD <input type="checkbox"/> Non-Profit

Will you have a banner displayed at your event? Yes No If yes, obtain temporary banner permit

SITE PLAN: Please submit a complete site plan with your application (a hand-drawn site plan is acceptable) ATTACHED Site Plan Attached: Yes No

PROPERTY OWNER INFORMATION	APPLICANT INFORMATION
Name SEBASTIAN'S AT NORTH BEACH LLC	Name CASINO SAN CLEMENTE
Mailing Address 709 RANDOLPH AVE	Mailing Address 40 LINDA SADEGHI 709 RANDOLPH AVE
City/State/Zip COSTA MESA CA 92626	City/State/Zip COSTA MESA CA 92626
Phone 714 966 6661 x224	Phone 714 966 6661 x224
Fax No. 714 966 1177	Fax No. 714 966 1177
E-Mail Address LINDA@THELAB.COM	E-Mail Address LINDA@THELAB.COM

SPECIAL ACTIVITY REQUIREMENTS

ACTIVITIES CHECKLIST (Please check all that apply to your event)

<input type="checkbox"/> Alcohol <input type="checkbox"/> Vendors (food/beverage) <input type="checkbox"/> Carnival Games <input type="checkbox"/> Vendors (retail sales) <input type="checkbox"/> Carnival Rides	<input type="checkbox"/> Concert <input type="checkbox"/> Dancing <input type="checkbox"/> Live Entertainment <input type="checkbox"/> Parking (off site) Valet or Shuttle	<input type="checkbox"/> Other, Please Explain: <i>OUTSIDE AMPLIFICATION OF SPOKEN VOICE OR MUSIC TILL 10 PM LATEST IN AREAS MARKED ON SITE PLAN</i>
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SUPPLIES/EQUIPMENT (Please check all that apply to your event)

<input type="checkbox"/> Banners/Signs <input type="checkbox"/> Bleachers <input type="checkbox"/> Inflatable bounce house <input type="checkbox"/> Lighting <input type="checkbox"/> Toilets (portable)	<input type="checkbox"/> Security <input type="checkbox"/> Temporary Electrical <input type="checkbox"/> Temporary Fencing <input type="checkbox"/> Traffic control <input type="checkbox"/> Tents and/or canopies	<input type="checkbox"/> Other, Please Explain: _____ _____ _____ _____ _____
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PROPERTY OWNER'S AUTHORIZATION AND APPLICANT'S SIGNATURE

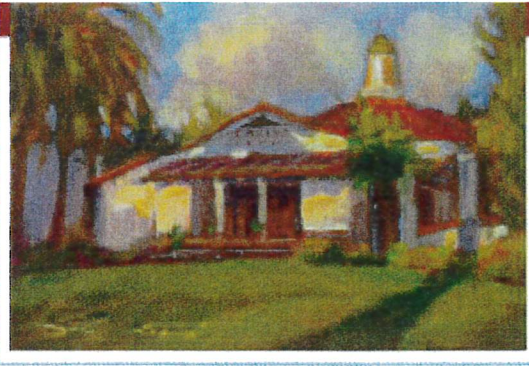
<i>Uma Slegli</i>	2/23/17	<i>Uma Slegli</i>	2/23/17
Property Owner's Signature	Date	Applicant's Signature	Date

For City Staff Use Only

	<input type="checkbox"/> Approved <input type="checkbox"/> Approved Subject to Attached Conditions <input type="checkbox"/> Denied <input type="checkbox"/> Application Deemed Incomplete
City Staff Signature	Date
Title:	

Copies of approved permit sent to:

- City Code Enforcement Officer
- Orange County Sheriff Department
- Orange County Fire Authority
- Traffic Engineer
- Water Quality



February 23, 2017

Code Enforcement Division
920 Calle Negocio, Suite 100
San Clemente, CA 92673

Re: Application for a 2017 Special Activities Permit

To Whom It May Concern:

The Casino San Clemente hereby submits its Special Activities Permit application for the calendar year 2017. This application is made specifically to allow the amenity of outdoor amplification for spoken word and/or musicians on (1) the enclosed backyard area known as the Rock Garden with alternate location of (2) the enclosed front yard area known as the Patio of the Stars, with amplification allowed up to 10pm latest. Please refer to attached site plan to rest assured that amplification in both locations is pointed toward the commercial areas, not residential.

It is our understanding that up to 15 separate special events can be covered with this permit and we would be required to notify code enforcement 2 weeks in advance of each specific event.

Currently, there are no known specific event dates for this permit and we submit, as in years past, *only in anticipation* of our future patrons requesting this amenity for their function. As you know, the Casino has historically been a place of music and celebration, and we want to accommodate our patrons in any way we can by being proactive in our request for this permit. Most often these events consist of a bride/groom requesting a mic for their wedding ceremony in the Rock Garden and/or a musician in the Patio of the Stars during their one hour cocktail hour prior to indoor reception.

Again, our goal is to secure the annual SAP so as needs arise in 2017 when our patrons do their final walk thrus, the umbrella application would already be in place and we would then give the City the required two week notice of a particular event utilizing this permit.

We appreciate the courtesy of yard signage notification of this routine application for our commercial and residential neighbors as in years past. Should you have any questions, please contact us asap. We understand staffing may have changed recently and we are happy to provide additional history should it be required.

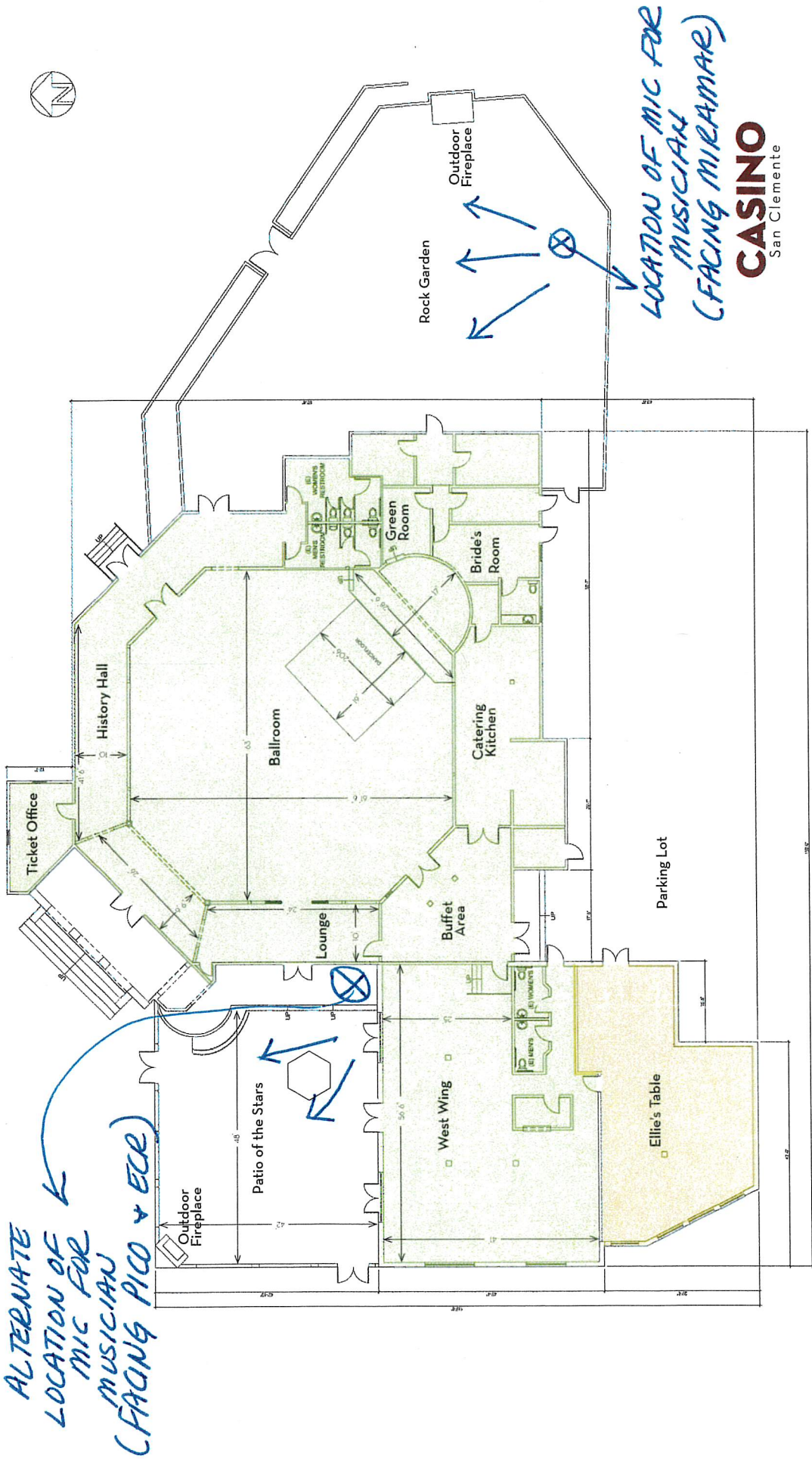
Regards,

Linda Sadeghi
linda@thelab.com

CASINO SAN CLEMENTE

INFO@THECASINOSANCLEMENTE.COM | 949-369-6600 | 140 W. AVENIDA PICO, SAN CLEMENTE, CA 92672

www.thecasinosanclemente.com



ALTERNATE
LOCATION OF
MIC FOR
MUSICIAN
(FACING PICO + ECR)

LOCATION OF MIC FOR
MUSICIAN
(FACING MIRAMAR)
(FACING CASINO)

CASINO
San Clemente

EXISTING FLOOR PLAN
Scale: 1/8" = 1'-0"

CASINO SAN CLEMENTE ANNUAL SAP APPLICATION FOR 2017

2/23/17