

**CITY OF SAN CLEMENTE
MINUTES OF THE SPECIAL MEETING
OF THE ZONING ADMINISTRATOR
MAY 24, 2022**

**San Clemente City Hall
First Floor Community Room
910 Calle Negocio
San Clemente, California 92673**

1. CALL TO ORDER

Zoning Administrator Gallardo-Daly called the Special Meeting of the City of San Clemente Zoning Administrator to order on May 24, 2022 at 3:00 p.m. The meeting was held in the First Floor Community Room of City Hall, 910 Calle Negocio, San Clemente, California.

Staff Present: Cecilia Gallardo-Daly, Zoning Administrator
Jonathan Lightfoot, Economic Development Officer

2. MINUTES

A. None

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARING

A. 111 Avenida Vista Montana – Special Activities Permit 22-137, PPA Select Medical OC Cup at Lifetime Fitness (Lightfoot)

A request to consider a 4-day special activity for a pickleball tournament on private property at Lifetime Fitness, running from 8am to 8pm daily and hosting up to 800 daily guests.

Jonathan Lightfoot, Economic Development Officer, summarized the staff report.

Staff and Applicant Devin Samtani, the general manager of Lifetime Fitness, identified areas of improvement from the 2021 event to be implemented for the 2022 event.

ZA Gallardo-Daly opened the public hearing.

Lloyd Harline, resident, expressed support of the Special Activities Permit.

Steve Bates, resident, expressed support with a recommendation to identify parking areas.

There being no further public comments received to this item, closed the public hearing.

ZA Gallardo-Daly stated she reviewed the staff report, findings, plans, conditions of approval, and visited the property.

ZA Gallardo-Daly confirmed with staff that alcohol would be consumed on site only (Conditions of Approval 7.3) and that a final traffic plan would be reviewed by the Public Works department prior to the event (Conditions of Approval 7.27).

ZA Gallardo-Daly approved Special Activities Permit 22-137 based on the following:

ZA Gallardo-Daly stated the permitted use is within the subject zone. The site is suitable for the type and intensity of use as proposed. The proposed use will not negatively impact the surrounding residences. The hours will be less than what is permitted by existing entitlements for outdoor recreation. The temporary use of amplified sound will be shielded and directed away from residential neighborhoods. Demand for parking will be accommodated by a park shuttle with guests parking at San Clemente High School with the concurrence from the Engineering department and Traffic Management Plan. The request complies with the municipal code, building health and safety codes, and other applicable regulations and policies.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15304 (Class 4e: Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.).

Action: The Zoning Administrator approved and adopted Resolution ZA 22-010, Special Activities Permit 22-137, PPA Select Medical OC Cup at Lifetime Fitness, subject to the Conditions of Approval.

5. NEW BUSINESS

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:38 p.m. to the Regular Meeting of the Zoning Administrator, which will be held Thursday, June 23, 2022 at 3:00 p.m. at City Hall, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR

Cecilia Gallardo-Daly, Zoning Administrator