



STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: February 9, 2023

PLANNER: David Carrillo, Assistant Planner

SUBJECT: **Special Activities Permit 23-009, American Crown Circus 2023,** a request to operate a circus event at the Outlets at San Clemente from March 2, 2023 to March 6, 2023, and from March 9, 2023 to March 13, 2023. Setup for the event, including temporary circus structures, is from February 28, 2023 to March 1, 2023, and breakdown is on March 14, 2023.

LOCATION: 101 W. Avenida Vista Hermosa

ZONING/GENERAL PLAN: Regional Commercial Zone within the Marblehead Coastal Specific Plan (RC-MCSP)

PROJECT SUMMARY:

- The location for the proposed event is located within the Outlets property, buffered by Interstate 5 (I-5) to the west, parking lots, a coastal canyon, and other commercial uses currently existing on the property. Surrounding land uses beyond the Outlets property include Jim Johnson Memorial Park to the north, single-family residences to the east and west, and commercial/industrial businesses (Pico Pavilion, Chevron, Denny’s, etc.) to the south. Figure 1 below is an aerial image of the site.

Figure 1 – Site Aerial Map



- The Outlets have been operating at the site since 2015. The proposed event area is situated within an undeveloped portion of the Outlets property and is part of the second phase of the Outlets development that has yet to be completed. Since 2017, pumpkin patch and Christmas tree lots have temporarily operated annually at the subject event area for no more than 45 days each time. Temporary Use Permits have been approved, with conditions, to allow such uses. The applicant had previously operated a five-day circus event in 2022 in the subject event area, which was approved by the Zoning Administrator in 2020 (COVID-19 delayed that event as originally anticipated). The Outlets operating hours range between 10:00 a.m. and 8:00 p.m., daily. To date, Planning Staff has not observed, nor is aware of, parking availability at the Outlets reaching maximum capacity.
- The applicant, Leo Osorio, proposes to operate a circus for 10 days from March 2 to March 6, 2023, and March 9 to March 13. The proposed event days and hours of operation are as follows:

February 28-March 1 (Move in and Set-Up)

March 2-6 (5 days)

- 5:00 p.m. to 9:00 p.m., Friday and Saturday;
- 7:00 p.m. to 9:00 p.m., Thursday and Monday;
- 2:30 p.m. to 9:00 p.m. on Sunday

March 9-13 (5 days)

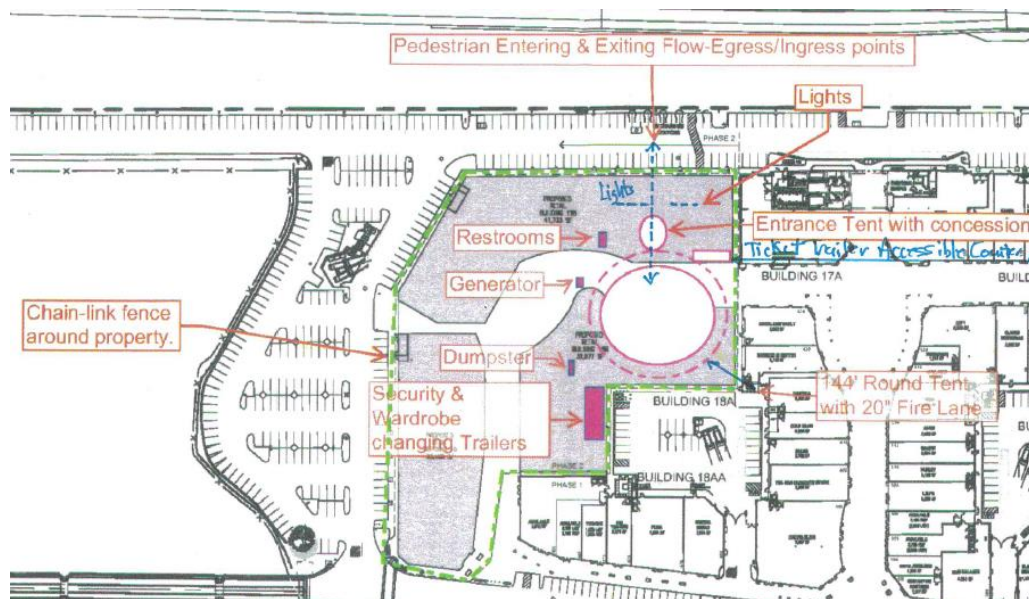
- 5:00 p.m. to 9:00 p.m., Friday and Saturday;
- 7:00 p.m. to 9:00 p.m., Thursday and Monday;
- 2:30 p.m. to 9:00 p.m. on Sunday

March 14, 2023 (Breakdown)

- The circus is animal-free and includes jugglers, tumblers, daredevils, flyers, magicians, and clowns. Event details are provided in Attachment 2 (Special Activities Permit Application). The list below summarizes what the circus event consists of:
 - A large circus tent and one smaller entrance tent (see Attachment 3 for an example of the proposed circus tent)
 - Floor seating with foldable chairs (see Attachment 3 for an example of proposed seating)
 - Ticket booths
 - Portable toilets
 - Waste and recycling bins
 - Security quarters trailer for security guards
 - Wardrobe change trailers
 - Food and beverage vendors (no alcohol)
 - Outdoor lights (conditioned to be shielded)
 - Indoor amplified sound only

- Upon entering the event area, guests will visit the entrance tent to purchase tickets, food, and beverages. Service of alcoholic beverages is not proposed. The circus tent will accommodate 400 indoor seats that surround the performing stage (see Attachment 4 for the circus tent floor plan) Figure 2 below is a portion of the site plan showing the subject event area.
- Parking attendants will direct guests to open parking spaces to mitigate parking congestion. Event guests are expected to park at the Outlets parking lot and enter/exit the event area at two locations – at the north and west sides of the event area.
- A security quarters trailer is proposed at the south side of the event area for use by two security guards during event hours, and one security guard during the night shift. Two additional trailers are proposed adjacent to the security quarters trailer for use by performers for wardrobe change purposes. No camping or overnight sleeping is proposed, nor permitted at the site. See Attachment 5 for the event site plan.

Figure 2 – Event Site Plan



- Zoning Ordinance Section 17.16.155 requires Zoning Administrator approval of a Special Activities Permit (SAP) to allow an event for two or more days, up to a maximum of 15 days, on a private nonresidential property.
- Until phase 2 of the Outlets development is complete, the subject area continues to be available by the Outlets for temporary uses such as pumpkin patches and Christmas tree lots, subject to City approval. As mentioned above, the pumpkin patches and Christmas tree lots have each operated annually at the subject area on a temporary basis, for no more than 45 days.
- The SAP review process is intended to mitigate adverse impacts on the general public, ensure the project complies with specified time limitations, and ensure the site is restored to its original condition. Additionally, San Clemente Municipal Code provisions, Orange County Health, and Orange County Fire Authority (OCFA)

standards that address noise, lighting, signage, waste, parking, building and fire safety, and food health and safety, are included as recommended conditions of approval to further address these issues.

- The circus would not interfere with other approved special activities at the Outlets, such as the weekly car show, “Cars and Coffee”, occurring on Saturdays from 9:00 a.m. to 11:00 a.m.
- The project meets required findings for approval because:
 - The circus event complements the Outlets by increasing exposure of the shopping center to local and regional visitors, consistent with Economic Development Policy ED-4.05, Marblehead Coastal.
 - The shopping center provides ample parking to support the temporary circus event for 10 days without the potential to cause parking congestion impacts on site, based on the maximum expected attendance of 200 guests at one time and available seating of 400.
 - Directional signage will be provided within the Outlets to direct guests to the event entrance.
 - The event site is surrounded by I-5, buildings, a coastal canyon, and parking lots that provide a sufficient buffer between other sensitive uses, such as residences, to mitigate noise.
 - The live entertainment and amplified sound will be conducted entirely within the circus tent and the project is appropriately conditioned to ensure noise from the event does not impact adjacent off-site uses.
 - The event area contains a sufficient amount of space to support the circus event without the need to alter or remove any existing structure or building.
 - All tents are required to meet Building Code and Orange County Fire Authority standards and obtain appropriate permits prior to installation.
- The project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15311 (Class 11: Accessory Structures)
- Public comments have not been received on this item.

RECOMMENDATION

Staff recommends that the Zoning Administrator:

1. Determine the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15311 (Class 11: Accessory Structures); and
2. Adopt Resolution ZA 23-004, approving Special Activities Permit 23-009, American Crown Circus Event, subject to attached conditions of approval.

Attachments:

1. Resolution ZA 23-004
Exhibit A - Conditions of Approval

2. Location Map
3. Special Activities Permit Application
4. Photos
5. Circus Tent Floor Plan
6. Event Site Plan

ATTACHMENT 1

RESOLUTION NO. ZA 23-004

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING SPECIAL ACTIVITIES PERMIT 23-009, AMERICAN CROWN CIRCUS 2023, TO ALLOW A TEN-DAY CIRCUS EVENT FROM MARCH 2-6, 2023 AND MARCH 9-13, 2023 AT THE SAN CLEMENTE OUTLETS LOCATED AT 101 WEST AVENIDA VISTA HERMOSA

WHEREAS, on January 10, 2023, an application was submitted by Leo Osorio, 7495 W. Azure, Suite 115, Las Vegas, Nevada 89130, for Special Activities Permit (SAP) 23-009, and deemed complete on January 17, 2023; a request to operate a circus event at the Outlets at San Clemente from March 2, 2023 to March 6, 2023, and from March 9, 2023 to March 13, 2023. Setup for the event, including temporary circus structures, is from February 28, 2023 to March 1, 2023, and breakdown is on March 14, 2023. Anticipated attendance is 150 to a maximum of 200 guests per day of the event. The event site is located in the Regional Commercial Zone within the Marblehead Coastal Specific Plan (RC-MCSP). The site's legal description is N TR 8817 LOT 327 and Assessor's Parcel Number 691-422-13; 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 the Zoning Administrator determine the project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15311 (Class 11: Accessory Structures). This is recommended because the project involves a negligible temporary expansion of an approved use to operate a circus for 10 days including the installation of tents and a performing stage; and

WHEREAS, on January 12, 2023 the City's Development Management Team (DMT) reviewed the proposed project and determined it complies with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on February 9, 2023, the Zoning Administrator of the City of San Clemente held a duly noticed public hearing on the subject application, considered written and oral comments, and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Zoning Administrator of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Zoning Administrator hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Zoning Administrator as fully set forth in this resolution.

Section 2. CEQA Findings.

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 Zoning Administrator hereby finds and determines that the proposed project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15311 (Class 11: Accessory Structures).

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. Here, the proposal is the temporary operation of a circus event for 10 days that is required to cease all operations on March 14, 2023. The event does not permanently intensify or otherwise change the existing use of the site as a shopping center. Therefore, the project qualifies for the Class 1 exemption.

The Class 11 exemption specifically exempts from further CEQA review the construction or replacement of minor structures accessory or appurtenant to existing commercial, industrial, or institutional facilities, such as on-site signage, small parking lots, or the placement of seasonal or temporary use items (such as lifeguard towers, mobile food units, portable restrooms, or similar items) in public use areas. Here, the project consists of the installation of temporary tents and a performing stage for the duration of the circus event. Thus, the project qualifies for the Class 11 exemption.

Furthermore, none of the exceptions to the use of the Class 1 and Class 11 Categorical Exemptions 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. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. There are no sensitive resources, such as endangered species, on the project site or in the vicinity. The project will not impact scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. A coastal canyon is approximately 145 feet away from the event site. However, a parking lot provides a sufficient buffer between the event site and the coastal canyon, and no equipment is proposed within close proximity of the coastal canyon. 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 exemption applies, and no further environmental review is required.

Section 3. Special Activity Permit Findings

With respect to Special Activities Permit (SAP) 23-009, the Zoning Administrator finds as follows:

- A. The proposed use 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, the San Clemente General Plan, and the purpose and intent of the RC-MCSP zone in which the use is being proposed, in that:

1. The circus event complements the Outlets by increasing exposure of the shopping center to local and regional visitors, consistent with Economic Development Policy ED-4.05, Marblehead Coastal, which states “we require initiatives, investments, and development approvals for the Marblehead Coastal commercial area to contribute to the vision of the area as the primary shopping destination for regional and national chain retailers with lodging and restaurants that attract local and regional shoppers...”;
 2. The shopping center provides ample parking to support the temporary circus event occurring for 10 days without the potential to cause parking congestion impacts on site, based on the maximum expected attendance of 200 guests at one time, and available seating of 400; and
 3. The events are planned and conditioned appropriately to ensure noise levels are contained below maximum exterior noise levels allowed, by the City’s Noise Ordinance; and to protect the public health, safety, and welfare.
- B. The site is suitable for the type and intensity of use that is proposed, in that:
1. The shopping center provides ample parking to support the temporary circus event occurring for 10 days without the potential to cause parking congestion impacts on site, based on the maximum expected attendance of 200 guests at one time, and available seating of 400;
 2. The circus would not interfere with other approved special activities at the Outlets, such as the weekly car show, “Cars and Coffee”, occurring on Saturdays from 9:00 a.m. to 11:00 a.m.;
 3. The event area contains a sufficient amount of space to support the circus event without the need to alter or remove any existing structure or building;
 4. The event site is surrounded by Interstate 5 (I-5), buildings, and parking lots that provide a sufficient buffer between other sensitive uses, such as residences, to mitigate noise. The nearest residence is east of I-5 at approximately 480 feet away from the event site; and
 5. The events are conditioned to ensure noise levels are contained below maximum exterior noise levels allowed per the City’s Noise Ordinance, to protect the public health, safety, and welfare, and ensure compliance with the Municipal Code. As conditioned, the City may revoke the SAP if the use proves to be incompatible with surrounding land uses or if conditions of approval aren’t adequately met.
- 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 are conditioned appropriately to ensure noise levels are contained below maximum exterior noise levels allowed per the City’s Noise

Ordinance, to protect the public health, safety, and welfare, and ensure compliance with the Municipal Code. As conditioned, the City may revoke the SAP if the use proves to be incompatible with surrounding land uses or if conditions of approval aren't adequately met;

2. The live entertainment and amplified sound will be conducted entirely within the circus tent;
 3. The shopping center provides ample parking to support the temporary circus event occurring for 10 days without the potential to cause parking congestion impacts on site, based on the maximum expected attendance of 200 guests at one time;
 4. The event area contains a sufficient amount of space to support the circus event without the need to alter or remove any existing structure or building;
 5. The event site is surrounded by Interstate 5 (I-5), buildings, and parking lots that provide a sufficient buffer between other sensitive uses such as residences to mitigate noise. The nearest residence is east of I-5 at approximately 480 feet away from the event site; and
 6. All tents are required to meet Building Code and Orange County Fire Authority standards and obtain appropriate permits prior to installation.
- D. The proposed use will not negatively impact surrounding land uses, in that:
1. The events are conditioned appropriately to ensure noise levels are contained below maximum exterior noise levels allowed per the City's Noise Ordinance, to protect the public health, safety, and welfare, and ensure compliance with the Municipal Code. As conditioned, the City may revoke the SAP if the use proves to be incompatible with surrounding land uses or if conditions of approval aren't adequately met;
 2. The live entertainment and amplified sound will be conducted entirely within the circus tent;
 3. The shopping center provides ample parking to support the temporary circus event occurring for 10 days without the potential to cause parking congestion impacts on site, based on the maximum expected attendance of 200 guests at one time;
 4. The event area contains a sufficient amount of space to support the circus event without the need to alter or remove any existing structure or building; and
 5. The event site is surrounded by Interstate 5 (I-5), buildings, and parking lots that provide a sufficient buffer between other sensitive uses such as residences to mitigate noise. The nearest residence is east of I-5 at

approximately 480 feet away from the event site.

Section 4. Zoning Administrator Approval.

Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of San Clemente Zoning Administrator approves Special Activities Permit 23-009, American Crown Circus Event 2023, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Zoning Administrator on February 9, 2023.

Cecilia Gallardo-Daly, Zoning Administrator

CONDITIONS OF APPROVAL
SPECIAL ACTIVITIES PERMIT 23-009, AMERICAN CROWN CIRCUS 2023

1.0 GENERAL CONDITIONS OF APPROVAL

- | | | |
|-----|---|-----------------------------|
| 1.1 | Within 30 days of receipt of the signed conditions of approval, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City, unless an extension is granted by the City Planner. | Planning |
| 1.2 | The applicant shall defend, indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, or City Planner. Applicant shall pay all costs, The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. Any modifications to the project shall be reviewed by the City Planner in accordance with Zoning Ordinance Section 17.12.180. | Planning |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws. | All |
| 1.5 | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations. | Code
Comp |
| 1.8 | The Applicant (including any property owners and managers, and their designees) shall abide by all applicable laws, including Orange County Health Care Agency. | Code
Comp
OCHCA
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|------|---|------------------------------------|
| 1.9 | The Applicant (including any property owners and managers, and their designees) understands and acknowledges that the event may be closed down at the discretion of the Orange County Sheriff's Department if it becomes unreasonably loud or boisterous, if it exceeds the standards contained in the City's noise ordinance (this event/permit is not exempt from the standards contained in SCMC Chapter 8.48 – Noise Control), or results in a public safety hazard. In addition, the event may be closed down at the discretion of the Orange County Fire Authority due to overcrowding or other hazardous conditions. | Code
Comp
Fire
OCSD
** |
| 1.10 | The Applicant (including any property owners and managers, and their designees) understands and acknowledges that all persons associated with the permitted event must comply with the City's standards regarding solicitation or sale of goods, wares or of any services or facilities in or about public places according to the City's Municipal Code. | Code
Comp
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| 1.11 | The Applicant (including any property owners and managers, and their designees) shall obtain all applicable permits prior to the event, including ant permits required by Orange County Fire Authority and Orange County Health Care Agency. | Code
Comp
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| 1.12 | The Applicant (including any property owners and managers, and their designees) understands, acknowledges, and shall be responsible for ensuring that all vendors and/or entities associated with the event shall have a City of San Clemente Business License. | Code
Comp
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| 1.13 | The Applicant (including any property owners and managers, and their designees) shall ensure that event-related signage, if approved in this permit or others, shall be installed so as not to be directly visible from the I-5 freeway. Freeway-oriented event signage is prohibited. | Code
Comp
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| 1.14 | All outdoor lighting, including string lights, shall be shielded to direct light downward and away from adjoining properties. | Planning
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| 1.15 | The Applicant shall ensure the tent and site are provided with proper exiting to the satisfaction of the building official and the fire marshal. | Building
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| 1.16 | The Applicant shall provide adequate standard portable toilets and 1 accessible toilet and hand washing stations. The total number of sanitation units should be per the Municipal code and not to exceed one toilet per 25 customers. | Building
** |
| 1.17 | The Applicant shall obtain a building permit for all tents and the performing stage. | Building
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7.0 OPERATIONAL CONDITIONS OF APPROVAL

Live Entertainment

- 7.9 Live entertainment may only consist of circus-related performances entirely within the circus tent. Code
Comp
Planning
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- 7.12 A minimum of two security personnel shall be on site at all times while live entertainment activities are conducted. Security personnel shall be stationed at the front door, rear door, and within the building during operating hours. All security personnel shall be readily identifiable by wearing a shirt or jacket at all times while on the property containing the word "security" in 2 inch or larger letters. Code
Comp**
- 7.13 The property and all surrounding areas of the Outlets property shall be inspected by the Applicant following each live entertainment activity and all debris shall be removed to the extent permitted by the owners of those properties. Code
Comp**

Parking

- 7.15 If subsequent to the project approval the City Planner determines that parking issues are negatively affecting the event site, adjacent properties, or the surrounding street network, the applicant shall submit an amendment to SAP 19-429 with a plan to address the parking and/or traffic issues. The plan may include entering into an off-site parking agreement, creating short-term parking stalls, and/or active monitoring and enforcement to manage parking. The applicant shall be responsible for implementing the parking management plan, at their expense. The amendment shall be subject to Community Development Director review and approval. Planning
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General

- 7.17 The Applicant (including any property owners and managers, and their designees) shall use her/his best judgment and best management practices to ensure commercial activities on the premises will be conducted in a manner that will not be disruptive to neighbors. The business owner/business operator shall be responsible for ensuring compliance with the San Clemente Municipal Code (SCMC), and all conditions of approval contained herein. The Applicant (including any property owners and managers, and their designees) hereby understands that noncompliance with regulations and conditions of approval, shall Code
Comp
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be immediate grounds for citation pursuant to SCMC Section 8.52.030(Y), which states, “It is declared a public nuisance for any person owning, leasing, occupying or having charge or possession of any premises in this City to maintain such premises in such manner that ... A structure, improvement, property, and/or land use is not in compliance with terms and/or conditions of any City of San Clemente issued permit or approval,” and any subsequent revision of this section of the code. [Citation - Section 8.52.030(Y) of the SCMC]

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| 7.18 | The Applicant (including any property owners and managers, and their designees) shall ensure that discharge of washwater and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any washwater used during cleanup from entering the storm drain system. | Code
Comp
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| 7.19 | The Applicant (including any property owners and managers, and their designees) shall use his/her best judgment and best management practices to ensure activities on the premises will be conducted in a manner that will not be disruptive to other commercial or residential neighbors and result in police services, which cost the City of San Clemente expense. | Code
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OCSD
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| 7.20 | All exterior tent openings, including windows and doors, shall remain closed when events are being conducted. | Code
Comp
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| 7.21 | The Applicant (including any property owners and managers, and their designees) shall have a manager/event operator on the premises at all times, and available to respond to issues raised by the Orange County Sheriff’s Department, Orange County Fire Authority, or City of San Clemente Code Compliance, during the hours of operation. | Code
Comp
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| 7.22 | The Applicant (including any property owners and managers, and their designees) shall be responsible to ensure that no person associated with the event (i.e. event staff, organizers, participants, vendors, or attendees) will takeoff, land, or operate an unmanned aircraft (“UA” or “drone”) over City-permitted events open to the public, unless granted written or electronic permission by the City. UA operators must have on their possession a copy of the written or electronic consent from the City while they takeoff, land, or operate a UA over City-permitted events open to the public. | Code
Comp
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| 7.23 | The Applicant (including any property owners and managers, and their designees) shall be responsible to ensure that no person associated with the event (i.e. event staff, organizers, participants, vendors, or attendees) will takeoff, land, or operate an unmanned | Code
Comp
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aircraft (“UA” or “drone”) within five hundred (500) feet of any emergency vehicle that is operating with lights and/or sirens.

- 7.24 The Applicant (including any property owners and managers, and their designees) shall be responsible to ensure that no person associated with the event (i.e. event staff, organizers, participants, vendors, or attendees) will takeoff, land, or operate an unmanned aircraft (“UA” or “drone”) within five hundred (500) feet of any active law enforcement or emergency response incident. Code Comp **
- 7.25 The Applicant (including any property owners and managers, and their designees) shall be responsible to ensure that no person associated with the event (i.e. event staff, organizers, participants, vendors, or attendees) will takeoff, land, or operate an unmanned aircraft (“UA” or “drone”) within one thousand five hundred (1,500) horizontal feet of any aircraft, including any UA, operated by a public entity (for example, the UA operated by the City’s Marine Safety division to patrol the beach area). Code Comp **
- 7.26 The Applicant (including any property owners and managers, and their designees) understands and agrees that no temporary signage is part of this review, nor is any such signage approved or permitted by this permit. All temporary signage shall comply with Zoning Ordinance Table 17.84.030A & Section 17.84.030(H), and any applicable Master Sign Programs. Applicant understands and agrees that as a condition of approval of this permit that Applicant is aware of the City’s window, banner, and temporary sign regulations and that compliance with those regulations is a term of the subject permit’s approval by the City. As such, any violation of the City’s regulations related to window, banner, or temporary signs shall constitute a violation of SCMC Section 8.52.030(Y), as discussed in accompanying conditions of approval. Code Comp **
- 7.27 The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that no loud and excessive noise-generating activities on the subject property in connection with the SAP (23-009) are conducted between the hours of ten (10:00) p.m. and seven (7:00) a.m. Code Comp **
- 7.28 The Applicant (including any property owners and managers, and their designees) shall be responsible for ensuring that no overnight sleeping/lodging occurs on the portion of the subject site related to this event, whether provided on the grounds of the event or within trailers or vehicles associated with the event. All overnight accommodations for persons associated with the event (with the exception of on-site security or maintenance work conducted overnight) must be provided off-site in compliance with all local, and state laws. Code Comp **

- 7.29 The event's operating hours are limited to 5:00p.m.-9:00p.m., daily, and 2:30p.m.-9:00p.m. on Sunday. Any changes to operating hours must be reviewed and approved by the City Planner, subject to Zoning Ordinance Section 17.12.180, Applicant Requests to Change Approved Applications. Planning
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- 7.30 Event setup shall be limited from February 28 to March 1, 2023, and the site shall be cleaned and restored to its original condition by March 14, 2023. A request to change these dates must be reviewed and approved by the City Planner, subject to Zoning Ordinance Section 17.12.180, Applicant Requests to Change Approved Applications. Planning
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* Denotes a modified Standard Condition of Approval

** Denotes a project-specific Condition of Approval

CITY OF SAN CLEMENTE



Planning 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#	Total Days Approved This Calendar Year:
Staff Review By:	Application Received by:
Date Received	Fee Amount:\$ Deposit Amount:\$

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. This permit **DOES NOT** allow the applicant or their agent to violate any City of San Clemente Municipal Code(s), Law s, and Regulations etc. Should any violations be discovered during the event, this permit can be **immediately** revoked, by the Orange County Sheriff's Department, Orange County Fire Authority or authorized City Official.

EVENT INFORMATION

Event Name: American Crown Circus, Inc.		Business License No: TBD	
Event Description (attach additional sheets if necessary): Please see the attached letter.		Expected Attendance: 200 per day	
Event Address/Location: Outlets at San Clemente 101 W. Avendia Hermosa, San Clemente, CA 92672		Event Date(s): March 2-6 & March 9-13, 2023	
Event Time(s)	Week Days: 5:00 pm-9:00 pm Weekends: 3:30 pm-9:00 pm	Set-up/Removal Date(s)	March 7-8, 2023
Will you have a banner displayed at your event? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, obtain temporary banner permit, cost \$12		<input checked="" type="checkbox"/> Profit <input type="checkbox"/> Non-Profit	
SITE PLAN: Please submit a complete site plan with your application (a hand-drawn site plan is acceptable)		Site Plan Attached: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

PROPERTY OWNER INFORMATION	APPLICANT INFORMATION
Name VILLA SAN CLEMENTE, LLC.,	Name American Crown Circus, Inc.
Mailing Address 4100 MacArthur Blvd., Suite 100	Mailing Address 7495 W Azure Dr Ste. 115
City/State/Zip Newport Beach, CA 92660	City/State/Zip Las Vegas, NV 89130
Phone 949 535-2323	Phone 702 815-0740
Fax No.	Fax No.
E-Mail Address	E-Mail Address Americancrowncircus@yahoo.com

SPECIAL ACTIVITY REQUIREMENTS

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

<input type="checkbox"/> Alcohol <input checked="" 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 checked="" type="checkbox"/> Live Entertainment <input type="checkbox"/> Parking (off site) Valet or Shuttle	<input type="checkbox"/> Other, Please Explain: _____ Acrobatic circus event that will include jugglers, clowns, acrobats and magician. No Animals. _____ _____ _____
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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 checked="" type="checkbox"/> Lighting <input checked="" type="checkbox"/> Toilets (portable)	<input checked="" type="checkbox"/> Security <input type="checkbox"/> Temporary Electrical <input type="checkbox"/> Temporary Fencing <input type="checkbox"/> Traffic control <input checked="" type="checkbox"/> Tents and/or canopies	<input checked="" type="checkbox"/> Other, Please Explain: _____ Lighting is inside tent. _____ _____ _____
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PROPERTY OWNER'S AUTHORIZATION AND APPLICANT'S SIGNATURE

VILLA SAN CLEMENTE, LLC, a California limited liability company By:	1/31/2023		1/3/2023
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

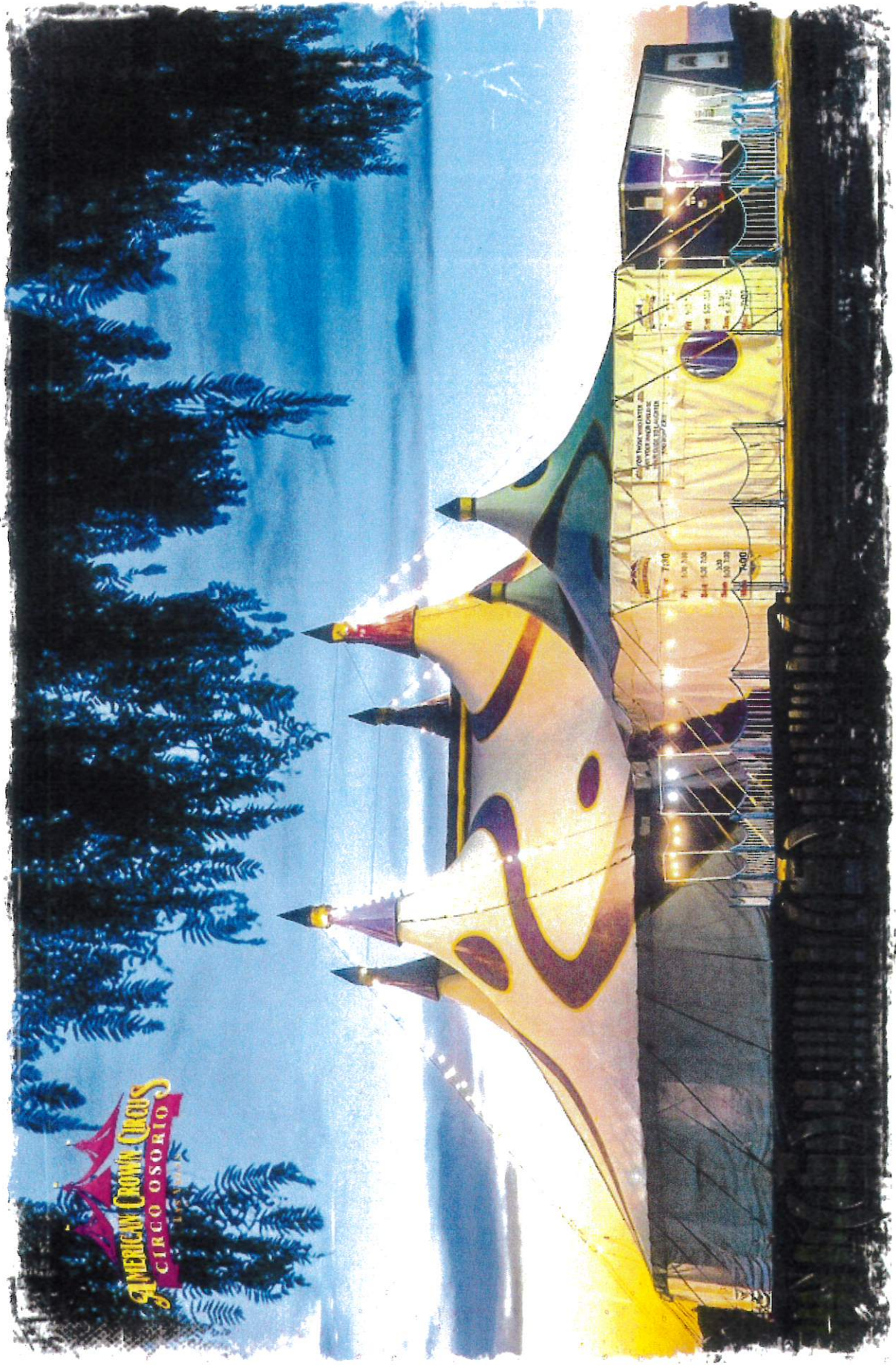
Title: _____

Copies of approved permit sent to:

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



AMERICAN CROWNS



AMERICAN CROWN CIRCUS
CIRCO OSORIO

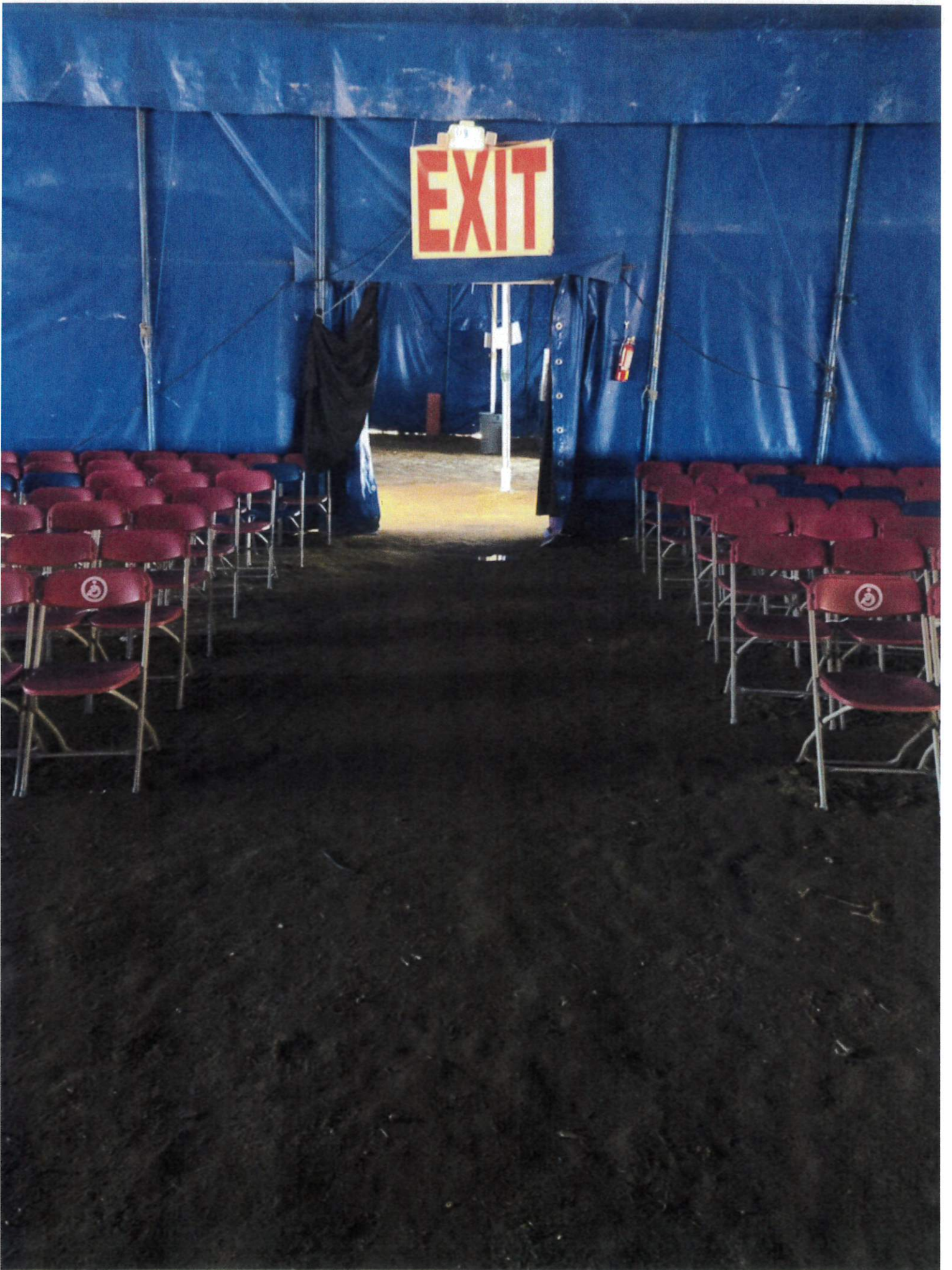
FOR TICKETS VISIT US AT
WWW.AMERICANCROWN.CIRCUS
OR CALL 1-800-888-8888

Adult	\$15.00
Child	\$10.00
Senior	\$12.00
Infant	\$5.00

Similar Setup as Pumpkin Patch,
(size & space). Which has been
approved, Only 1 week.







INTERSTATE 5

Toilets with accessible unit within 400'

Emergency Entrance & Exit

Generator 65KW Silent Output

Chain-link fence around property.

Security & Wardrobe changing Trailers

American Crown Circus, Inc.
V President: Leo Osorio
702 493-2894
Onsite Manager:
Roberto Osorio
702 460-9440

Ticket Trailer
Entrance Tent

144' Round Tent with 20" Fire Lane

175'

Dumpster

30'

30'

METROPOLITAN THEATRES
1ST: 3,312 SF
2ND: 46,744 SF
TOTAL: 49,056 SF

BUILDING 22
2ND FLOOR

BUILDING 1

PHASE 1

PAD 7

WEST AVENIDA VISTA

