

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
May 3, 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 6:00 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

Vice Chair Cosgrove led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Gary P. McCaughan, M.D., Karen Prescott-Loeffler; Vice Chair Cameron Cosgrove, Chair Scott McKhann

Commissioners Absent: Barton Crandell, Brent Davis; Chair pro tem M. Steven Camp,

Staff Present: Jonathan Lightfoot, Economic Development Officer, (Acting Commission Secretary)
Christopher Wright, Associate Planner II
David Carrillo, Assistant Planner
Gena Burns, Deputy City Attorney
Eileen White, Recording Secretary

4. SPECIAL ORDERS OF BUSINESS

None

5. MINUTES

A. Minutes from the Regular Planning Commission Meeting of April 19, 2023.

IT WAS MOVED BY COMMISSIONER MCCAUGHAN, SECONDED BY VICE CHAIR COSGROVE AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE THE MINUTES FROM THE APRIL 19, 2023, PLANNING COMMISSION REGULAR MEETING WITH ONE CORRECTION, TO CHANGE THE STAFF TITLE FOR ELIZABETH MITCHELL TO "CITY ATTORNEY".

6. ORAL AND WRITTEN COMMUNICATION

None

7. CONSENT CALENDAR

A. General Plan Consistency Finding for Fiscal Year 2024 Proposed Capital Improvement Program

A request for the Planning Commission to find the Fiscal Year 2024 Capital Improvement Program is consistent with the Centennial General Plan.

Christopher Wright, Associate Planner II, briefly reviewed the Program, and distributed a handout at the dais indicating projects that have been revised, added or deleted on the 2024 version of the Capital Improvement Program. The handout was also printed and made available to the public and is on file with the Planning Division.

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

- 1) Recommend City Council find the FY 2024 proposed CIP is not a project subject to CEQA according to State CEQA Guidelines Section 15378; and
- 2) Adopt Resolution no. PC 23-008, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, FINDING THE FISCAL YEAR 2024 CAPITAL IMPROVEMENT PROGRAM CONSISTENT WITH THE SAN CLEMENTE GENERAL PLAN."

Amended as follows:

Include the handout, "Exhibit A" as a supporting document.

[ACTION SUBJECT TO CITY COUNCIL APPROVAL.]

8. PUBLIC HEARING

A. Conditional Use Permit 23-072, North Beach Villa Full Alcohol, 1410 Calle Mirador

A request to allow a full range of alcohol service at an existing bed and breakfast inn with one manager's unit and three guest rooms. The site is in the Neighborhood Commercial 2 Zoning District and Architectural, Affordable Housing, and Coastal Zone Overlay Districts (NC2-A-AH-CZ) at 1410 Calle Mirador.

David Carrillo, Assistant Planner, narrated a PowerPoint presentation entitled, "North Beach Villa Alcohol Service, CUP 23-072," dated May 3, 2023. A copy of the Presentation is on file in Planning Division.

Chair McKhann opened the public hearing.

Eric Spink, applicant, provided an overview of the inn’s operations; responded to Commission comments/suggestions; provided details on service of alcohol and food offerings; noted that he and his wife have completed the required responsible alcoholic beverage service provider’s training; recapped positive public response to the inn to date.

Chair McKhann closed the public hearing.

IT WAS MOVED BY COMMISSIONER PRESCOTT-LOEFFLER, SECONDED BY VICE CHAIR COSGROVE AND UNANIMOUSLY CARRIED TO:

- 1) Determine the Project is Categorically Exempt from the requirements of CEQA pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and;
- 2) Adopt Resolution no. PC 23-006, entitled, “A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 23-072, NORTH BEACH VILLA ALCOHOL SERVICE, LOCATED AT 1410 CALLE MIRADOR AND FINDING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT (CEQA) UNDER SECTION 15301 OF THE CEQA GUIDELINES (14 CCR § 15301, CLASS 1: EXISTING FACILITIES).”

[DECISION FINAL. SUBJECT TO APPEAL OR CALL UP BY COUNCIL.]

Jonathan Lightfoot, Acting Commission Secretary, stated for the record that the Planning Commission’s action may be appealed within ten days of its decision.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

A. Tentative Future Agenda

Reports received and filed.

B. Staff Waiver Report

Reports received and filed.

North Beach Miramar Theater Remodel: Jonathan Lightfoot, Economic Development Officer, reported staff met with the developers to discuss the project and request a plan to deal with security and maintenance; noted there had been a shift in ownership; and the project has submitted a request for an amendment to the approved entitlement plans. Code Enforcement will continue its established procedures to address the situation.

Valencia Project (1502 S. El Camino Real): In response to a request for an update Economic Development Officer Lightfoot will research the project’s progress and provide an email update.

Commissioner McCaughan announced he would not be present for the May 17, 2023, Regular Meeting.

Chair McKhann announced there is a possibility he will not be present for the June 7, 2023, Regular Meeting.

12. ADJOURNMENT

THERE BEING NO OTHER BUSINESS BEFORE THE COMMISSION, IT WAS MOVED BY COMMISSIONER PRESCOTT-LOEFFLER, SECONDED BY VICE CHAIR COSGROVE, AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 6:38 P.M. TO THE NEXT REGULAR PLANNING COMMISSION MEETINGS TO BE HELD IN-PERSON ON MAY 17, 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:

Jonathan Lightfoot, Acting Secretary to the Planning Commission