



**AGENDA FOR THE REGULAR MEETING OF THE  
PLANNING COMMISSION FOR THE  
CITY OF SAN CLEMENTE, CALIFORNIA**

**Wednesday, March 20, 2024  
6:00 p.m.**

**San Clemente City Hall Council Chambers  
910 Calle Negocio, 2<sup>nd</sup> Floor  
San Clemente, California 92673**

**MISSION STATEMENT**

*The City of San Clemente, in partnership with the community we serve, will foster a tradition dedicated to:*

*Maintaining a safe, healthy atmosphere in which to live, work and play;*

*Guiding development to ensure responsible growth while preserving and enhancing our village character, unique environment and natural amenities;*

*Providing for the City's long-term stability through promotion of economic vitality and diversity.*

*Resulting in a balanced community committed to protecting what is valued today while meeting tomorrow's needs.*

CALIFORNIA ENVIRONMENTAL QUALITY ACT. The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decisions. (See, California Public Resources Code Sections 21000-21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000-15387). For each item that requires a CEQA determination by the Planning Commission, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this agenda.

- 1. CALL TO ORDER**
  - 2. PLEDGE OF ALLEGIANCE**
  - 3. ROLL CALL**
  - 4. SPECIAL ORDER OF BUSINESS/SPECIAL PRESENTATION**
    - A. Commendation Presentation to Eileen White, Recording Secretary to the Planning Commission and other committees since July 6, 1993.**
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**5. MINUTES**

- A. [Minutes from the Regular Study Session of the Planning Commission of March 6, 2024.](#)
- B. [Minutes from the Regular Meeting of the Planning Commission of March 6, 2024.](#)

**6. ORAL AND WRITTEN COMMUNICATIONS**

Members of the audience may address the Commission on matters of public interest which pertain to the City and are not otherwise on the agenda. If you wish to speak, please step forward to the microphone and, if you desire, state your name and/or city of residence for the record and make your presentations. Please limit your presentations to three (3) minutes.

**7. CONSENT CALENDAR**

All items listed on the Consent Calendar are considered to be routine and will be enacted by one motion without discussion unless Planning Commission, staff, or the public requests removal of an item for separate discussion and action.

None.

- 8. PUBLIC HEARINGS - Time limitation for applicants: 10 minutes.  
All other speakers: 3 minutes.**

The Public Hearing process includes a staff presentation, a presentation by the applicant not to exceed ten (10) minutes, and public testimony not to exceed three (3) minutes per speaker. Following closure of the Public Hearing, the Planning Commission will respond to questions raised during the hearing, discuss the issues, and act upon the matter by motion.

- A. [Public Hearing Project \(PHP\) 23-393, Pronto Cucina Italiana, 221 Avenida Del Mar, Suite B](#)

A request for an existing restaurant to expand the alcohol sales from beer and wine (ABC Type 41 License) to full range alcohol for on-site consumption (ABC Type 47 License) within the Mixed Use 3.0, Architectural, and Central Business District Overlay Zoning District (MU3.0-A-CB) at 221 Avenida Del Mar.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15031 (Class 1: Existing Facilities).

**B. [Conditional Use Permit \(CUP\) 23-440, Greenside Golf Indoor Golf Studio, 647 Camino De Los Mares, Suite 200](#)**

A request to operate an indoor golf simulator within an existing commercial suite in the Community Commercial 4 (CC4) Zoning District located at 647 Camino De Los Mares, Suite 200.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15031 (Class 1: Existing Facilities).

**C. [Public Hearing Project \(PHP\) 23-083, Sea Cliff Hotel & Restaurant, 402 Pasadena Court](#)**

A request to consider an eleven-unit motel and a restaurant with 25 outdoor seats at a historic property located at 402 Pasadena Court within the Pier Bowl. The project preserves the existing historic four-level residence and portions of the garden, including the fountains. It rehabilitates the runnel and lower terrace patio. Two new buildings are proposed on the southern portion of the property and a new garage is provided with access from Avenida Victoria.

Staff recommends that the Planning Commission continue the item to the April 17<sup>th</sup>, 2024 Planning Commission meeting to allow staff to compile additional information needed for this public hearing item.

**9. NEW BUSINESS**

**10. OLD BUSINESS**

None.

**11. REPORTS OF COMMISSIONERS AND STAFF**

**A. [Tentative Future Agenda](#)**

**B. [Administrative Development Permit Report](#)**

**12. ADJOURNMENT**

The next Regular Meeting of the Planning Commission will be held on Wednesday, April 17, 2024 at 6:00 p.m. at the San Clemente City Hall Council Chambers located at 910 Calle Negocio, 2<sup>nd</sup> Floor, San Clemente, California.

## **PLANNING COMMISSION MEETING PROCEDURES**

### **PRESENTATION OF WRITTEN MATERIALS TO THE COMMISSION**

In order to ensure that the Commissioners have adequate time to consider written materials concerning agenda items, it is strongly recommended that such materials be submitted to the Community Development Department by noon the date preceding the Planning Commission meeting.

### **MEETINGS RECORDED AND TELEVISED**

Planning Commission meetings are broadcast live on Cox Communications Local Access Channel 854 and are available on the City's YouTube channel at.

### **USE OF ELECTRONIC VISUAL AIDS BY PUBLIC AT MEETINGS**

To allow staff adequate time to confirm software compatibility, individuals wishing to utilize electronic visual aids to supplement their oral presentations at the meeting, must submit the electronic files to the Community Development Department by no later than 12:00 noon on the day of the meeting. Only compatible electronic formats will be permitted to be used on City audio/visual computer equipment. Staff makes no guarantee that such material will be compatible, but will use its best efforts to accommodate the request.

### **LENGTH OF MEETINGS**

At 11:00 p.m., the Planning Commission will determine which of the remaining agenda items can be considered and acted upon at this meeting and will continue all other agenda items to a future meeting.

### **AMERICANS WITH DISABILITIES ACT**

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such modification or accommodation from the Community Development Department at (949) 361-6100. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

### **COMMUNICATION DEVICES**

To minimize meeting distractions and sound system interference, please be sure all personal communication devices are turned off or on silent mode.

### **MEETING SCHEDULE**

Regular Planning Commission Meetings are held on the first and third Wednesdays of each month following the first Tuesday in the Council Chambers located at City Hall, 910 Calle Negocio, 2<sup>nd</sup> Floor, San Clemente. The Study Session will commence at 5:00 p.m., followed by the Regular Planning Commission Meeting at 6:00 p.m. Additional meetings of the Planning Commission may be called as needed.

### **AGENDAS, ADMINISTRATIVE REPORTS AND SUPPLEMENTAL WRITTEN MATERIALS**

Agendas and Administrative Reports can be viewed by accessing the City's website at [www.san-clemente.org](http://www.san-clemente.org). All written material distributed to a majority of the Planning Commission after the original agenda packet was distributed is available for public inspection in the Community Development Department, located at 910 Calle Negocio, San Clemente, during normal business hours.

The Community Development Department also offers an agenda packet subscription service free of charge. If you wish to receive email copies of Planning Commission agendas, which include hyperlinks to staff reports and other back-up material, please send an email to [Planning@san-clemente.org](mailto:Planning@san-clemente.org) or call (949)361-6184.