



# STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Meeting Date: April 17, 2024

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**PLANNER:** David Carrillo, Associate Planner

**SUBJECT:** **Public Hearing Project (PHP) 23-083, Sea Cliff Boutique Motel and Restaurant**, 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.

**LOCATION:** 402 Pasadena Court

**ZONING/  
GENERAL PLAN:** Coastal Recreation Commercial 1 Zone and Architectural-Visitor Serving Commercial District Overlay Zone within the Pier Bowl Specific Plan, and in the Coastal Zone (CRC1-A-VSCD-CZ)

**RECOMMENDATION  
FOR CONTINUANCE:**

Staff recommends that the Planning Commission continue the item to the May 22<sup>nd</sup>, 2024 Planning Commission meeting to allow staff to compile additional information needed for the public hearing.