

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
March 20, 2024 @ 6:00 p.m.
San Clemente City Hall Council Chamber
910 Calle Negocio, San Clemente, CA 92673
Teleconference via www.san-clemente.org/**

CALL TO ORDER

Chair Cosgrove 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.

2. PLEDGE OF ALLEGIANCE

Kathy Ward, former San Clemente Mayor, led the Pledge of Allegiance.

3. ROLL CALL

Commissioners Present: Barton Crandell, Scott McKhann; Chair pro tem Gary P. McCaughan, M.D. (6:10 p.m. arrival), Vice Chair M. Steven Camp, Chair Cameron Cosgrove

Commissioners Absent: Brent Davis, Karen Prescott-Loeffler

Staff Present: Jonathan Lightfoot, City Planner
John Ciampa, Contract Planner
Gena Burns, Deputy City Attorney
Eileen White, Recording Secretary

These minutes reflect the order in which items appeared on the meeting agenda and do not necessarily reflect the order in which items were actually considered.

4. SPECIAL ORDERS OF BUSINESS

- A. Commendation Presentation to Eileen White, Recording Secretary to the Planning Commission and other Committees since July 6, 1993.

Chair Cosgrove, on behalf of current and former Commissioners, presented Recording Secretary Eileen White with a commemorative plaque recognizing her years with the City as an independent contractor and congratulated her on her retirement.

5. MINUTES

- A. Minutes from the Regular Planning Commission Study Session of March 6, 2024.

IT WAS MOVED BY CHAIR COSGROVE, SECONDED BY CHAIR PRO TEM MCCAUGHAN, AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE THE MINUTES FROM THE MARCH 6, 2024, REGULAR STUDY SESSION AS SUBMITTED.

B. Minutes from Regular Planning Commission Meeting of March 6, 2024.

IT WAS MOVED BY CHAIR PRO TEM MCCAUGHAN, SECONDED BY COMMISSIONER MCKHANN AND UNANIMOUSLY CARRIED TO RECEIVE AND FILE THE MINUTES FROM THE MARCH 6, 2024, REGULAR PLANNING COMMISSION MEETING AS SUBMITTED.

6. ORAL AND WRITTEN COMMUNICATION

Patricia Holloway, resident, requested the Commission consider funding tree replacement when reviewing the upcoming budget. In order to keep its “Tree City” status, the City has to commit yearly to replacing any trees removed. For Arbor Day, April 27, 2024, community groups have raised funds and will be planting new trees in areas prepped by City staff.

7. CONSENT CALENDAR

None

8. PUBLIC HEARING

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 of alcohol for one-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, unit B.

Chair Cosgrove opened the public hearing.

John Ciampa, Contract Planner, narrated a PowerPoint Presentation entitled, “Pronto Cucina Italiano, CUP 23-427,” dated March 20, 2024. A copy of the Presentation is on file in Planning Division.

Donatella Polizzi, applicant, was available for questions.

Chair Cosgrove closed the public hearing.

IT WAS MOVED BY COMMISSIONER MCKHANN, SECONDED BY CHAIR PRO TEM MCCAUGHAN AND UNANIMOUSLY CARRIED TO:

1. Determine the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA's Guidelines Section 15301 (Class 1: Existing Facilities); and
2. Adopt Resolution PC 24-005, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 23-427, PRONTO CUCINA ITALIANA FULL ALCOHOL, LOCATED AT 221 AVENIDA DEL MAR SUITE B AND FINDING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER SECTION 15301 (CLASS 1: EXISTING FACILITIES).

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

It was noted for the record that the Planning Commission's action may be appealed within ten days of its decision.

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.

Chair Cosgrove opened the public hearing.

John Ciampa, Contract Planner, narrated a PowerPoint Presentation entitled, "Greenside Golf, CUP 23-440," dated March 20, 2024. A copy of the Presentation is on file in Planning Division.

Josh Austin and Dan Benson, applicants, described how the facility will operate, including its membership setup, hours of operation, reservation and entry details, and projected busy/down times. With regard to potential noise impacts on adjacent uses, they have already had meetings with the adjacent flower shop and massage therapy business, which are the two most likely to be affected by the noise generated, and are committed to ensure that the proposed soundproofing mitigations will be adequate.

Chair Cosgrove closed the public hearing.

During discussion the Commission discussed potential to limit the number of participants allowed during 8:00 a.m. to 5:00 p.m. to four rather than the maximum of eight due to potential parking shortages when the center is at its busiest. The majority of the Commissioners concluded that limiting the number of patrons during regular operating hours of adjacent businesses would be unfair to the applicant and unnecessary as any use proposed for this existing tenant space would likely require more spaces than this use.

IT WAS MOVED BY CHAIR PRO TEM MCCAUGHAN, SECONDED BY COMMISSIONER CRANDELL AND CARRIED 4-1-0, WITH VICE CHAIR CAMP OPPOSED, TO:

1. Determine the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA's Guidelines Section 15301 (Class 1: Existing Facilities 14 CCR §15301); and
2. Adopt Resolution PC 24-004, entitled, "A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING CONDITIONAL USE PERMIT 23-440, GREENSIDE GOLF, A REQUEST TO ESTABLISH AND OPERATE AN APPROXIMATELY 1,542 SQUARE FOOT INDOOR GOLF PRACTICE FACILITY IN EXISTING COMMERCIAL SPACE AT 647 CAMINO DE LOS MARES, SUITE 200, WITHIN THE COMMUNITY COMMERCIAL 4 ZONE (CC4), AND FINDING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT PURSUANT TO CEQA GUIDELINES SECTION 15301 (CLASS 1: EXISTING FACILITIES 14 CCR §15301).

Amended as follows:

Page 8, Condition 7.9, strike "to".

Throughout the document, staff will review and modify to ensure the language is consistent with the City's standard CUP language, as well as consistent within the document.

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

It was noted for the record that the Planning Commission's action may be appealed within ten days of its decision.

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 gardens, 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.

Chair Cosgrove opened the public hearing; noted staff has recommended the item be continued to the April 17, 2024, Regular Meeting.

IT WAS MOVED BY CHAIR COSGROVE, SECONDED BY VICE CHAIR CAMP AND UNANIMOUSLY CARRIED TO CONTINUE PUBLIC HEARING PROJECT (PHP) 23-083, SEA CLIFF HOTEL & RESTAURANT, 402 PASADENA COURT,

WITH THE PUBLIC HEARING HELD OPEN, TO THE REGULAR PLANNING COMMISSION MEETING OF APRIL 17, 2024.

[ITEM CONTINUED. PLANNING COMMISSION DECISION PENDING.]

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

A. Tentative Future Agenda

B. Administrative Development Permit Report

Jonathan Lightfoot, City Planner, announced the City has funding available for upcoming training opportunities in Los Angeles from May 28, 2024 – June 1, 2024, for Commissioners interested in continuing education. In response to questions, he updated the Commission on the status of Agenda Item 8.C. Additionally, he invited Commissioners to contact staff with topics of interest for upcoming study sessions.

12. ADJOURNMENT

THERE BEING NO FURTHER BUSINESS BEFORE THE COMMISSION, IT WAS MOVED BY CHAIR COSGROVE, SECONDED BY COMMISSIONER MCKHANN AND UNANIMOUSLY CARRIED TO ADJOURN THE MEETING AT 7:15 P.M. TO THE REGULAR PLANNING COMMISSION MEETING TO BE HELD IN-PERSON ON WEDNESDAY, APRIL 17, 2024, 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,

Cameron Cosgrove, Chairman

Attest:

Jonathan Lightfoot, City Planner