

These minutes will be considered for approval at the Planning Commission meeting of 05-08-2024.

**MINUTES OF THE REGULAR MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
April 17, 2024 @ 6:00 p.m.  
San Clemente City Hall Council Chamber  
910 Calle Negocio, San Clemente, CA 92673  
Teleconference via [www.san-clemente.org](http://www.san-clemente.org)**

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### **CALL TO ORDER**

Chair Cosgrove called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:04 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**

Chair Pro Tem McCaughan led the Pledge of Allegiance.

### **3. ROLL CALL**

Commissioners Present: Barton Crandell; Brent Davis; Scott McKhann; Karen Prescott-Loeffler; Chair Pro Tem Gary P. McCaughan, M.D., Vice Chair M. Steven Camp; Chair Cameron Cosgrove

Staff Present: Jonathan Lightfoot, City Planner  
Gena Burns, Deputy City Attorney

*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 ORDER OF BUSINESS/SPECIAL PRESENTATION**

None

### **5. MINUTES**

- A. Minutes from the Regular Meeting of the Planning Commission of March 20, 2024.

IT WAS MOVED BY VICE CHAIR CAMP, SECONDED BY CHAIR PRO TEM MCCAUGHAN, AND CARRIED 5-0, COMMISSIONERS DAVIS AND PRESCOTT-LOEFFLER ABSTAINING, TO RECEIVE AND FILE THE MINUTES FROM THE MARCH 20, 2024, PLANNING COMMISSION REGULAR MEETING AS SUBMITTED.

**6. ORAL AND WRITTEN COMMUNICATION**

None

**7. CONSENT CALENDAR**

None

**8. PUBLIC HEARING**

A. Continued Public Hearing: Conditional Use Permit (CUP) 21-268, AT&T Wireless Telecommunications Facility, 4159 Costero Risco

A continued request by AT&T to construct a new Monobroadleaf wireless facility with accompanying ground mounted equipment that would be placed within an expanded enclosure at 4159 Costero Risco.

Staff recommends that the Planning Commission table this item. Staff will redo required noticing of the project once the applicant has prepared all exhibits needed for this public hearing item.

Jonathan Lightfoot, City Planner, explained that the applicant was unable to provide the requested exhibits, therefore, staff recommended the item be continued.

**IT WAS MOVED BY COMMISSIONER MCKHANN, SECONDED BY COMMISSIONER PRESCOTT-LOEFFLER, AND CARRIED UNANIMOUSLY, TO TABLE THE ITEM.**

B. Continued Public Hearing: Project (PHP) 23-083, Sea Cliff Hotel & Restaurant, 402 Pasadena Court

The development of an eleven-unit boutique 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, and 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 May 22, 2024 Regular Planning Commission meeting to allow staff to compile additional information needed for this public hearing item.

Jonathan Lightfoot, City Planner, explained that OCFA had remaining comments and the applicant was finalizing the Water Quality Management Plan, therefore, staff requested continuance to May 22, 2024.

IT WAS MOVED BY COMMISSIONER MCKHANN, SECONDED BY COMMISSIONER DAVIS, AND CARRIED UNANIMOUSLY, TO CONTINUE THE HEARING TO THE MAY 22, 2024, PLANNING COMMISSION MEETING.

- C. Development Permit (DP) 23-416, Bauder Addition, 106 W Paseo de Cristobal  
A request for a 603 square foot 2nd story addition and balcony addition to an existing single-family residence located at 106 W Paseo de Cristobal within the Residential Low Zone and Coastal Zone Overlay (RL-CZ) adjacent to a historic structure located to the northeast of the subject property.

The Planning Commission will also consider whether the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 14 CCR §15301, Class 1: Existing Facilities.

Chair Cosgrove opened the public hearing.

Commissioner Crandell disclosed that he received emails from Don Brown and the adjacent property owner. Jonathan Lightfoot, City Planner, clarified that both emails were provided to the entire Commission.

Jonathan Lightfoot, City Planner, narrated a PowerPoint Presentation entitled, "Bauder Addition at 106 W Paseo de Cristobal," dated April 17, 2024. A copy of the Presentation is on file in the Planning Division.

In response to Commissioner questions, City Planner Lightfoot identified the changes requested by the Design Review Subcommittee at its February meeting;

Douglas Bauder, owner and applicant, presented the existing residence; desire to complete the second floor to create a primary bedroom; and upgrades for functionality and beautification. He expressed appreciation for the Design Review Subcommittee recommendations and expressed commitment to complete the project in compliance.

In response to Commission questions, Mr. Bauder confirmed the master bathroom's hallway access. Gus Salman, architect, discussed the existing and proposed roof heights.

Dylan Moser, neighbor, expressed concern regarding the potential of the proposed addition compromising the historical nature of his home; and windows and deck impacting privacy. He suggested larger setbacks.

Carole Dougherty, neighbor, indicated support for the proposed project.

Mr. Bauder stated he had considered the proximity to the neighbor at 104 W Paseo during the design process. He stated the primary porch was on the other side of the house, therefore, there should be no privacy issues.

In response to Commission questions, Mr. Bauder indicated the front and side setbacks would remain at the existing setback; the second level porch was downstreet on the opposite side of his home from Mr. Moser’s residence; and the side yard setback was 9 feet from the existing wall.

Chair Cosgrove closed the public hearing.

During discussion, the Commission concluded that the impact on the adjacent historic residence would be minimal, given that the project does not reduce the front or side yard setbacks and that the historic residence sits at a higher grade; commended the applicant for the better design, based on the input from the Design Review Subcommittee. The Commissioners found the project consistent with zoning, could make findings, and indicated support of the project.

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

1. Determine the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines 14 CCR §15301, Class 1: Existing Facilities; and
2. Adopt Resolution Planning Commission 24-007 approving Development Permit 23-416, Bauder Addition, subject to conditions of approval.

**[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.*

**9. NEW BUSINESS**

None

**10. OLD BUSINESS**

None

**11. REPORTS OF COMMISSIONERS AND STAFF**

A. Tentative Future Agenda

Commissioner Davis expressed concern regarding the various sidewalks in the Southwest and requested a Planning Commission Study Session to come up with a viable solution for an ongoing cohesive plan.

Jonathan Lightfoot, City Planner, explained the resulting different sidewalks due to varying preferences at different times. He suggested a Study Session

for the Planning Commission to obtain historic context, and consideration of grant funding.

The Commission concurred.

Jonathan Lightfoot, City Planner, announced the notice of the draft text for the Housing Action Plan item on the May 8, 2024 Agenda, and encouraged the Commissioners to contact staff with any questions.

He discussed the City Council’s consideration on April 16, 2024 authorizing submittal of an application to the California Coastal Commission for a Local Coastal Program Grant to support implementation of the City’s Coastal Resiliency Plan and Local Coastal Program.

B. Administrative Development Permit Report

There were no comments on this item.

C. California Preservation Conference: Los Angeles, CA – May 29 to June 1, 2024

Jonathan Lightfoot, City Planner, invited the Commissioners contact staff if they would like to attend the California Preservation Conference, May 29 – June 1, 2024.

**12. ADJOURNMENT**

THERE BEING NO OTHER BUSINESS BEFORE THE COMMISSION, IT WAS MOVED BY CHAIR PRO TEM MCCAUGHAN, SECONDED BY COMMISSIONER PRESCOTT-LOEFFLER AND UNANIMOUSLY APPROVED TO ADJOURN THE MEETING AT 7:08 P.M. TO THE REGULAR PLANNING COMMISSION MEETING TO BE HELD IN-PERSON ON MAY 8, 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.

Respectfully submitted,

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Cameron Cosgrove, Chairman

Attest:

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Jonathan Lightfoot, City Planner