



STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: June 6, 2024

PLANNER: David Carrillo, Associate Planner

SUBJECT: **Temporary Use Permit (TUP) 24-212, 2024 Summer PPA Tour Pickleball Tournament,** A request for a 7-day special activity for a pickleball tournament at Life Time, from June 24, 2024 to June 30, 2024, between 7am-9pm daily and hosting up to 1,000 daily guests, and finding the project is Categorically Exempt from the California Environmental Quality Act under Section 15304 of the CEQA Guidelines (14 CCR § 15304, Class 4).

LOCATION: 111 Avenida Vista Montana

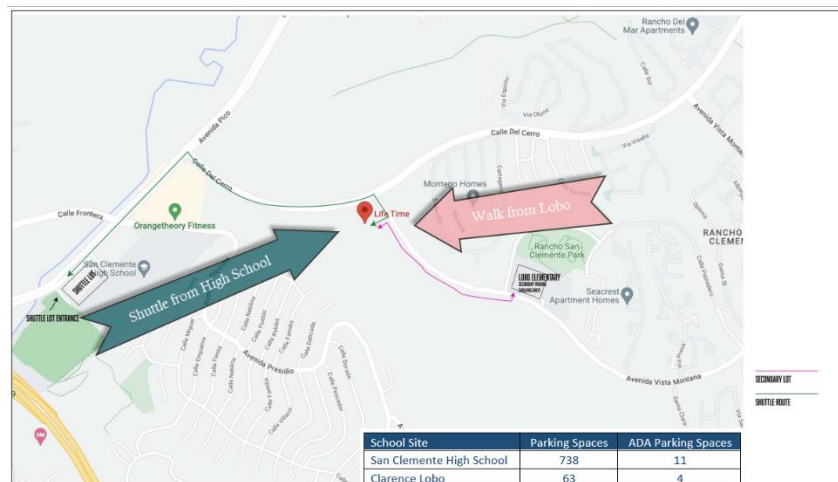
ZONING/GENERAL PLAN: Rancho San Clemente Specific Plan, Private Open Space (RSCSP – OS2)

PROJECT SUMMARY:

- **Site Information:** The project site is a 10.4-acre parcel located at the southern intersection of Calle Del Cerro and Avenida Vista Montana within the Rancho San Clemente Specific Plan. Properties to the east, across Avenida Vista Montana and upslope include single family residences. The site includes an existing terraced, 45,000 square-foot recreational facility owned by Life Time. The property includes a number of outdoor amenities including a pool, shaded gathering spaces, tennis, and pickleball courts. The site provides 231 parking spaces.
- **Background:** The Zoning Administrator has previously approved a pickleball tournament at the Life Time site for operation in the summer of the years 2022 and 2023. The operations and conditions of approval of the subject event under this TUP are similar to the previous events. Guest parking will be managed in a similar manner as outlined in the following subsections below, to continue to address community concerns related to traffic and parking. There is one notable difference between this year’s summer event and previous summer events with regards to the duration of the event – previous events have been 4-day tournaments, and this year’s summer event is a 7-day tournament. Conditions of approval for this year’s summer event still ensure the event remains consistent with required permit findings. Planning staff collected feedback from the Public Works Department, Orange County Sheriff’s Department, and Beaches, Parks, and Recreation Department, on required changes to the event’s Traffic Management Plan. As a condition of approval, the applicant must obtain approval of the Traffic Management Plan, through an Encroachment Permit, from the Public Works Department.

- Proposed Event:** The applicant proposes to host a Professional Pickleball Association (PPA) Tour tournament at Life Time from Monday through Sunday June 24 – June 30, 2024.
 - The applicant expects up to 1,000 spectators and participants per day between the event hours of 7 a.m. to 9 p.m.
 - Life Time members will continue to use the on-site parking lot, which will be monitored by Life Time employees. If event attendees are also Life Time members, they will be able to park at the Life Time facility and attend the pickleball event.
 - Off-site parking is provided as follows:
 - At San Clemente High School (SCHS) for the *general public*;
 - At Clarence Lobo Elementary School (Clarence Lobo) for *event staff*; and
 - At the Church of Jesus Christ of Latter-Day Saints (church) for *professional pickleball players*.
 - Registered guests will be notified to park at San Clemente High School where regular shuttle service will drop them off at the entrance to Life Time within the property (see Figure 1), or at Lobo Elementary, which is an approximately 5-minute walk from Life Time. This proposed parking arrangement helps mitigate vehicle traffic near Life Time. There are 749 parking spaces at SCHS, 67 at Lobo Elementary, and 314 at the church.
 - The event will have a DJ to play music between matches. Speakers are to be oriented west, away from residential neighborhoods.
 - Alcohol service will be available through Life Cafe, which is consistent with Life Time’s existing Conditional Use Permit (CUP) 16-027.
 - The event will also include pop-up tents and vendors on the outdoor grounds of the property.
 - This event results in a total of 7 special activity days in the year 2024 at the Life Time facility, where 24 special activity days is the annual limit per non-residential sites.
 - The Beaches, Parks, and Recreation Department confirmed there are no private or public events scheduled at Rancho San Clemente Park for the duration of the proposed event (June 24 – June 30, 2024).

Figure 1 – Off-Site Parking



- **Existing Entitlements:**
 - Conditional Use Permit (CUP) 16-027, Site Plan Permit (SPP) 16-018, Architectural Permit (AP) 16-026, and Discretionary Sign Permit (DSP) 16-062 were approved for the development of Life Time on November 8, 2017.
 - The Planning Commission approved the project and determined that the Mitigated Negative Declaration (MND), based on the Initial Study that was prepared for the project, complied with the requirements of CEQA.
 - The Mitigation Monitoring Program included measures to be taken during the construction process. There were no on-going, operational mitigation measures required.
 - The Planning Commission conditioned the approval of outdoor sports activities occurring only between the hours of 5 a.m. and 10 p.m.
 - The CUP approved on-site service and consumption of full alcoholic beverages.
- **Approval Authority:** Per Zoning Ordinance Section 17.16.150, a Temporary Use Permit is required for three or more consecutive special activity days (up to 24 days annually), subject to approval by the Zoning Administrator.
- **Required Findings:** The required findings for Temporary Use Permits are outlined in SCMC 17.16.150. and listed below followed by an analysis of compliance:
 - The proposed use is permitted within the subject zone pursuant to the approval of a Temporary Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed. Special Activities of two or more days can be approved at a hearing by the Zoning Administrator. The activity of a recreational tournament is consistent with the private open space zoning and use.
 - The site is suitable for the type and intensity of use that is proposed, in that the existing facility is designed for recreation activities including pickleball, and additional temporary facilities such as porta-potties improve the accessibility of services on site to the temporary increase in guests on site. The tournament will be outdoors, and guests will be spread throughout the 10.4 acre property.
 - The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity, in that the primary activity – outdoor recreation – was anticipated within the entitlements issued for the Life Time Development in 2017. Those entitlements and discussions with the Planning Commission anticipated events, such as tournaments. The event will provide more than 1,000 off-site parking spaces, in addition to the 231 on-site parking spaces, which is sufficient to manage the expected attendance. The permit is conditioned to require shuttle service with 20 minute headways, and the applicant must notify all registered participants, via ticket sales, of the approved parking areas to prevent guest parking in adjacent neighborhoods or in no-parking zones on Avenida Vista Montana.
 - The proposed use will not negatively impact surrounding land uses, in that the tournament hours will be less than what is permitted by the existing entitlements for outdoor recreation activities; the temporary use of amplified sound will be shielded by the Life Time building and directed west, away from the residential

neighborhoods; the excess demand for parking will be accommodated by a park-and-ride shuttle program with attendees parking at the SCHS, Clarence Lobo Elementary School, and the church; and as a condition of approval, a traffic management plan, which addresses initial comments from staff, must be reviewed and approved by Public Works Department staff for use by the event operator to help mitigate traffic congestion on surrounding streets.

- **CEQA:** The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Section 15304 (Class 4e: Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.). The project is exempt because the existing property is designed to accommodate outdoor recreation activity, and the proposed event involves only minor temporary alterations to the property to accommodate the event.
- **Public Comment:** The project was publicly noticed in accordance with the San Clemente Zoning Ordinance. Staff has not received written public comments regarding the proposed event.

RECOMMENDATION

Staff recommends that the Zoning Administrator:

1. Determine the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15304 (Class 4e: Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.); and
2. Adopt Resolution ZA 24-009, approving Temporary Use Permit 24-212, 2024 Summer PPA Tour Pickleball Tournament.

Attachments:

1. Resolution ZA 24-009
Exhibit A - Conditions of Approval
2. Event Site Plan

RESOLUTION NO. ZA 24-009

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING TEMPORARY USE PERMIT (TUP) 24-212, 2024 SUMMER PPA TOUR PICKLEBALL TOURNAMENT, A REQUEST FOR A 7-DAY SPECIAL ACTIVITY FOR A PICKLEBALL TOURNAMENT ON PRIVATE PROPERTY AT THE LIFE TIME FACILITY, MONDAY THROUGH SUNDAY, JUNE 24 2024 TO JUNE 30, 2024, FROM 7AM TO 9PM DAILY AND HOSTING UP TO 1,000 DAILY GUESTS AT 111 AVENIDA VISTA MONTANA AND FINDING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER SECTION 15304 OF THE CEQA GUIDELINES (14 CCR § 15304, CLASS 4E: MINOR ALTERATIONS TO LAND)

WHEREAS, on May 1, 2024, an application was submitted by Haley Brezack, 2100 Ross Avenue, Suite 550, Dallas, Texas 75201, for Temporary Use Permit (TUP) 24-212, and deemed complete on May 8, 2024; a request for a 7-day special activity for a pickleball tournament on private property at the Life Time facility, from 7 a.m. to 7 p.m. daily and hosting up to 1,000 daily guests. The site is at the southern intersection of Calle Del Cerro and Avenida Vista Montana within the Rancho San Clemente Specific Plan. The legal description for the site is N TR 12124 LOT F and the Assessor's Parcel Number is 688-101-03.

WHEREAS, the Development Management Team (DMT) reviewed the proposed project, and determined the project is in compliance with General Plan, Zoning Ordinance, and other applicable City ordinances, codes, and policies; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine the project to be found Categorically Exempt from the requirements pursuant to the CEQA Guidelines section 15304 (Class 4e: Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.). The project is exempt because the existing property is designed to accommodate outdoor recreation activity, and the proposed event involves only minor temporary alterations to the property to accommodate the event; and

WHEREAS, the proposed project complies with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on June 6, 2024 the Zoning Administrator of the City of San Clemente held a duly noticed public hearing on the subject application, and considered written and oral comments and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Zoning Administrator of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Zoning Administrator hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Zoning Administrator as fully set forth in this resolution.

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the Zoning Administrator hereby finds and determines that the proposed project is Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15304 (Class 4e: Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.).

None of the exceptions to the use of the Class 4 Categorical Exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project does not include any hazardous waste sites. Thus, the Class 4 exemption applies, and no further environmental review is required.

Section 3. Temporary Use Permit Findings

With respect to Temporary Use Permit (TUP) 24-212, the Zoning Administrator finds as follows:

- A. The proposed use is permitted within the subject zone pursuant to the approval of a Temporary Use Permit and complies with all the applicable provisions of the San Clemente Municipal Code, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed. Special activities of two or more days can be approved at a Hearing by the Zoning Administrator, per SCMC 17.16.150. A recreational tournament is consistent with the private open space zoning and use.
- B. The site is suitable for the type and intensity of use that is proposed, in that the existing facility is designed for recreation activities including pickleball, and additional temporary facilities such as porta-potties improve the accessibility of services on site to the temporary increase in guests on site. Guests will be spread throughout the 10.4-acre site, and will predominately be outdoors where there are not occupancy load restrictions. Off-site parking will be located at San Clemente High School (SCHS), Clarence Lobo Elementary, and the Church of Jesus Christ of Latter-Day Saints (church), with shuttle service provided. There are 749 parking spaces at SCHS, 67 at Lobo Elementary, and 314 at the church. Existing

Life Time members will be allowed to use the on-site parking lot (231 parking spaces). With more than 1,000 parking spaces available, the event can accommodate the expected 1,000 attendees daily.

- C. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity, in that the primary activity – outdoor recreation – was anticipated within the entitlements issued for the Life Time Fitness development in 2017. Those entitlements and discussions with the Planning Commission anticipated events, such as tournaments. Additionally, this event results in 7 special activity days in 2024 at the Life Time facility, where 24 special activity days is the annual limit.
- D. The proposed use will not negatively impact surrounding land uses, in that the tournament hours will be less than what is permitted by the existing entitlements for outdoor recreation activities; the temporary use of amplified sound will be shielded by the Life Time building and directed west, away from the residential neighborhoods; and the excess demand for parking will be accommodated by a park-and-ride shuttle program with attendees parking at the SCHS, Clarence Lobo Elementary School, and the church.

Section 4. Zoning Administrator Approval

Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of San Clemente Zoning Administrator approves Temporary Use Permit (TUP) 24-212, 2024 Summer PPA Tour Pickleball Tournament, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Zoning Administrator on June 6, 2024.

Adam Atamian, Zoning Administrator

CONDITIONS OF APPROVAL
 TEMPORARY USE PERMIT 24-212
 2024 SUMMER PPA TOUR PICKLEBALL TOURNAMENT

1.0 GENERAL CONDITIONS OF APPROVAL

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| 1.1 | Within 30 days of receipt of the signed conditions of approval, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City, unless an extension is granted by the City Planner. | Planning |
| 1.2 | The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, City Planner, Zoning Administrator, or City employees or environmental finding. Applicant shall pay all costs upon request by the City. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter at the applicant's expense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter at the applicant's cost. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. Any modifications to the project shall be reviewed by the Community Development Director or designee in accordance with Zoning Ordinance Section 17.12.180. | Planning |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws. | All |
| 1.5 | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations. | Code
Comp |

7.0 OPERATIONAL CONDITIONS OF APPROVAL**Business License**

- 7.1 Any businesses operating on site during the Special Activities Event shall apply and be approved for a City Business License. Planning

Businesses Selling Alcoholic Beverages

- 7.3 The sale of beer and wine/alcoholic beverages for on-site/off-site consumption shall be consistent with the existing use permit, CUP 16-027. Alcohol is to be restricted to onsite consumption only. Planning *
- 7.4 All employees shall receive Responsible Alcoholic Beverage Service training as offered through programs established by the Orange County Health Care Agency and Alcoholic Beverage Control of the State of California. Training shall be provided as soon as practical following the hire date of each employee. Evidence of such training shall be maintained on-site during business hours, and made available for inspection by any city official upon request. (SCMC Section 17.16.070) Code Comp
- 7.5 The service and consumption of alcoholic beverages shall only be permitted from the permanent Life Cafe facility. Food service shall be available at all times that alcoholic beverages are being served. Code Comp *
- 7.6 A manager shall be on the premises at all times, and available to respond to issues raised by representatives from the Orange County Sheriff's Department, Orange County Fire Authority, or City of San Clemente Code Compliance, during the hours of operation when alcohol service, live entertainment, and/or dancing are occurring. Code Comp

Businesses Providing Live Entertainment

- 7.9 Live entertainment may only consist of live and recorded music. Code Comp
- 7.11 Speakers shall be directed away westward, away from the nearby residential neighborhoods of Rancho San Clemente. Speakers shall be calibrated so that sound from them does not exceed 65 decibels when measured at any point outside the Life Time property. Code Comp **
- 7.12 A minimum of three security personnel shall be on site at all times during the event. All security personnel shall be readily identifiable by wearing a shirt or jacket at all times while on the property containing the word "security" in 2 inch or larger letters. Code Comp *

- 7.13 The property and all surrounding properties, including the right of way along Avenida Vista Montana, shall be inspected throughout the 7 days of the event and all debris shall be removed to the extent permitted by the owners of those properties. Code
Comp
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Parking

- 7.15 If subsequent to the project approval the City Planner, Chief of San Clemente Police Services, or the Director of Public Works, or their designees determine that parking issues are negatively affecting the project site, adjacent properties, or the surrounding street network, the applicant shall submit an amendment to TUP 24-212 with a plan to address the parking and/or traffic issues. The plan may include entering into an off-site parking agreement, creating short-term parking stalls, and/or active monitoring and enforcement to manage parking. The applicant shall be responsible for implementing the parking management plan, at their expense. The amendment shall be subject to Community Development Director review and approval. Planning
ZA
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- 7.16 The event hours shall be limited to 7:00 a.m. to 9:00 p.m. Normal operations of the Life Time facility may resume outdoors until 10 p.m. as permitted by use permit, CUP 16-027. Planning
**
- 7.17 Prior to issuance of the TUP, the applicant or designee shall submit written consent to all of these imposed conditions to the Community Development Director or designee. The owner or designee understands that the resolution will be of no force or effect, nor shall permits be issued, unless such written consent is submitted to the City. Planning
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- 7.18 The applicant or designee shall observe all occupancy requirements for the building and site. Planning
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- 7.19 Portable restrooms shall be provided on site near the lower courts. Planning
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- 7.20 The activity may be closed down at the discretion of the Police Department if it becomes unreasonably loud or boisterous, or parking concerns identified by San Clemente Police Services or the Public Works Department are not being addressed in a reasonable or timely fashion. Planning
ZA
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- 7.21 The activity may be closed down at the discretion of the Fire Department due to overcrowding or other hazardous conditions. Planning
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- 7.22 The TUP may be revoked by the City if issues arise related to the activity's impact on surrounding uses. Planning
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| 7.23 | Discharge of any wastewater and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any wastewater used during cleanup from entering the storm drain system. | Planning
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| 7.24 | All electrical cords must be secured so they ground and clearly marked as to avoid a tripping hazard. | Planning
** |
| 7.25 | The City of San Clemente passed Resolution No. 04-27 on April 20, 2004, prohibiting the use of food service items comprised of expandable polystyrene, commonly referred to by the trade name "Styrofoam". This applies to all rentals, special events, leases, or other functions associated with the City of San Clemente. This event fall into the category of requiring Special Event Permits and therefore are subject to the resolution. | Planning
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| 7.26 | Temporary structures shall comply with any of the size or permitting standards referenced herein: | Building/
OCFA
** |
| | <ul style="list-style-type: none"> • “Temporary structures” are structures erected for a period of less than 180 days. Those erected for a longer period of time shall comply with the applicable sections of the California Building Code. (CBC 3103.1)[<i>S.C.M.C – Title 15 Building Construction</i>] • Tents and other membrane structures erected for a period of less than 180 days shall comply with the California Fire Code. (CBC 3103.1) [<i>S.C.M.C – Title 15 Building Construction</i>] • Temporary structures that cover an area in excess of 120 square feet, including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a Building Permit. (CBC 3103.2) [<i>S.C.M.C – Title 15 Building Construction</i>] • A permit application and construction documents shall be submitted for each installation of a temporary structure. The construction documents shall include a site plan indicating the location of the temporary structure and information delineating the means of egress and the occupant load. (CBC 3103.2) [<i>S.C.M.C – Title 15 Building Construction</i>] • Temporary structures shall be located in accordance with the requirements of CBC Table 602 based on the fire-resistance rating of the exterior walls for the proposed type of construction. (CBC 3103.3) [<i>S.C.M.C – Title 15 Building Construction</i>] | |

- Temporary structures shall conform to the means of egress requirements of CBC Chapter 10 and shall have a maximum exit access travel distance of 100 feet. (CBC 3103.4) *[S.C.M.C – Title 15 Building Construction]*

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| 7.27 | Prior to the commencement of the event, the applicant shall hire a Traffic Management company to implement a Traffic Management Plan during the days of the event, as approved by the Public Works Department. The Traffic Management Plan shall be submitted no later than June 12, 2024 and approved no later than June 19, 2024. The applicant acknowledges and understands that the typical minimum review period necessary for each submittal, either initial or subsequent to corrections being provided, is at least 48 business hours. | Public
Works
ZA
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| 7.28 | The applicant shall provide proof of approval of a Special Activity Permit from Orange County Fire Authority (OCFA), or verification that no permit is required, to City staff prior to the commencement of the event. | OCFA/
Planning
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| 7.29 | The shuttle service shall be scheduled to run at least 30 minutes before and 30 minutes after the event times. The shuttle service shall have headways of 20 minutes or less. | Planning
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| 7.30 | Information on the parking and event day activities shall be shared by email to all ticketed/registered participants directing them to park in the school parking lots and not to park on surface streets or neighborhoods. | Planning
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| 7.31 | Prior to the commencement of the event, the applicant shall implement a City approved Parking and Transportation Management Plan to be used as an operational and management plan to facilitate the parking and transportation of all event attendees, whether participants, spectators, employees, owners or association members or the like, to ensure the parking and transportation to and from the site has as minimal impact on the City’s public right of way and may, at the discretion of the Public Works Director or their designee, include the locations of acceptable parking and shuttle pick-up and drop-off locations, the placement of “no parking” signs at the applicant’s expense, a coordinated effort with Beaches, Parks and Recreation staff to limit access to the maximum extent feasible around park and school facilities, commercial properties, and residential neighborhoods to ensure that the pickleball event parking is as contained on the property or at the San Clemente Outlets as possible, and any other related features of the plan as deemed appropriate by Public Works; Beaches, Parks and Recreation Department; or San Clemente Police Services. | ZA
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- 7.32 The Professional Pickleball Association (PPA) shall update the event website for offsite parking acknowledgement no later than June 7, 2024. ZA
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- 7.33 Signage no smaller than 2' x 2' on white background and black lettering no smaller than 2" tall shall be placed along the entrance of Life Time to read, "NOTICE" at the top in all caps and underlined, followed by "A manager is available to respond to complaints by the public [provide a phone number that is monitored]. Sign shall be reviewed and approved by Planning Staff prior to installation. ZA
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- 7.34 The event organizers or applicant shall provide notification to the Rancho San Clemente Master Homeowners Association with details of their upcoming events including timing of set-up and tear-down both on and off site, the schedule of events, information about where parking and shuttle transportation will be provided, and any pertinent details related to parking permits or other aspects that may affect nearby residents that are a result of the Traffic Management Plan or the Parking and Transportation Management Plan. This communication shall be reviewed by the City Planner prior to distribution to the Rancho San Clemente Homeowners Association. The communication shall be provided at least 10 days prior to the event set up. ZA
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All Conditions of Approval are standard, unless indicated as follows:

- * Denotes a modified standard Condition of Approval.
- ** Denotes a project specific Condition of Approval

Calle Del Cerro

AVENIDA VISTA MONTANA

Avenida Vista



Life Time Recently views

MAIN ENTRANCE

PBC

VIP

CC

VENDOR BOOTHS

FOOD & BEV

SHUTTLE DROP OFF

PARKING ATTENDANT



- Speaker (court facing)
- Wind Screens (Court Facing)
- PPA Flag
- 1-10x10 Tent w/ Banquet Table
- Tented Stage
- Property / Event Area

- OVERFLOW PARKING:**
1. San Clemente HS
 2. Lobo Elementary
 3. LDS Church