

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
JUNE 6, 2024
San Clemente City Hall
First Floor Community Room
910 Calle Negocio
San Clemente, California 92673**

1. CALL TO ORDER

Zoning Administrator Adam Atamian called the Regular Meeting of the City of San Clemente Zoning Administrator to order on May 23, 2024 at 3:03 p.m. The meeting was held in the First Floor Community Room of City Hall, 910 Calle Negocio, San Clemente, California.

Staff Present: Adam Atamian, Zoning Administrator
David Carrillo, Associate Planner
Alexis Gruszczynski, Planning Intern
Tamara Tatich, Office Specialist

2. MINUTES

A. Received and filed Minutes from the Zoning Administrator Regular Meeting of May 23, 2024.

3. ORAL AND WRITTEN COMMUNICATION

None.

4. PUBLIC HEARING

A. Temporary Use Permit 24-212, PPA Tour Pickleball Tournament, 111 Avenida Montana

A request for a 7-day special activity for a pickleball tournament at Lifetime Fitness, from June 24, 2024 to June 30, 2024, between 7am and 9pm daily and hosting up to 1,000 daily guests.

The Zoning Administrator will also consider whether the project is categorically exempt from CEQA pursuant to State CEQA Guidelines §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.).

Associate Planner David Carrillo summarized the staff report, and introduced Bri Stevens, applicant and representative of Lifetime Fitness; and Haley Brezack, PPA representative who were available to answer any questions.

Zoning Administrator Atamian asked the applicants if they had anything to add to the staff report, and Ms. Stevens stated that they took previous events and situations into consideration when they organized the December 2023 tournament, which went smoothly compared to the June 2023 event. Ms. Stevens continued to say that they are listening to the community and believe this event will be even better.

Zoning Administrator Atamian opened the public hearing.

Mr. Fred W. Yeilding, neighboring resident expressed displeasure and safety concerns with excessive noise levels, and requested decibels measurements during the event.

Zoning Administrator Atamian thanked Mr. Yeilding for his comments and acknowledged that he received his letter. Zoning Administrator Atamian also stated that he received another letter after the December event with the same concerns in addition to traffic and parking issues.

Zoning Administrator Atamian asked the applicants how many professional players will be parking at the Latter-Day Saints parking area, which Ms. Steven stated up to one hundred. Zoning Administrator Atamian asked about set up and tear down for the Monday through Sunday event. Ms. Brezack stated that the set-up is a week before. That Monday is the smallest group for qualifying rounds of play with no spectators. Tuesday is largest attendance and the following days decreases until the final sixteen professionals play on Sunday's finals.

Ms. Brezack stated that parking at the church will be Monday through Saturday, and not on Sunday so not to interfere with church services.

Zoning Administrator Atamian relayed a suggestion that was raised after the last event that PPA should use more and bigger buses to transport people. It was noticed that attendees waited up to an hour to and from the Outlets. Ms. Brezack stated that the timing to and from San Clemente High School, which is the main shuttle lot this year, is no more than twenty minutes. Ms. Brezack stated that the usual wait should be approximately ten minutes for normal traffic flow; however, it could be up to a twenty-minute wait during an influx at the start of play or end of the day. Ms. Brezack said that they are working with a professional shuttle company that has been performing well at all their event nationally. Ms. Stevens detailed the type of traffic flow and times.

Zoning Administrator Atamian confirmed with the applicants that Monday is a very low attendance day, and that on Sunday there is a

potential of 984 spectators since there are sixteen players, as there is a 1,000 per day limit of guests.

Zoning Administrator Atamian stated that the Traffic Management Plan (TMP) worked well last year and the parking issues along Vista Montana were resolved. Zoning Administrator Atamian asked for an estimated time of completion for the 2024 TMP. Ms. Brezack said that they are using the same consultant as last year, so the only edits expected are relocating the shuttle to the high school since school is not in session. They are adding one to three new message boards to the plan.

Zoning Administrator Atamian asked for when the TMP will be submitted, and Ms. Brezack stated that June 12, 2024 was their deadline.

Zoning Administrator Atamian asked when public message boards were to be install. Ms. Brezack stated the requirement is 72-hours prior. Zoning Administrator Atamian stated that the message boards have previously been installed before Public Works approved the TMP, and requested that the message boards not be installed before approval, and to adjust the Condition to acknowledge the message board and traffic control in the right-of-way cannot occur until the TMP is approved.

Zoning Administrator Atamian asked if in the years past, specifically last December, were there attendants walking the parking perimeter along the streets. Ms. Stevens responded that the parking attendant and security guards were stationed at the top of the driveway to direct traffic, and they communicated to all members to park in the parking lot shuttle from the high school. Zoning Administrator Atamian asked if there is a way to message spectators that parking along the street is limited and that ticketing will occur. Ms. Brezack stated that they can email and include that information on the website.

In relation to the noise and understating how the sound reverberates up the canyon, Zoning Administrator Atamian added a Condition that limits the sound as it leaves the property to 65 decibels. Zoning Administrator Atamian stated that he's not as concerned about the sound contained within the property, but asked what is in place to ensure the sound is not leaving the property. Ms. Stevens stated that part of last year's PPA Tour Conditions, staff would periodically use a smartphone app to check the sound levels throughout the events. They are going to do the same during this event.

Zoning Administrator Atamian asked when the sound system is going to be installed. Ms. Brezack stated that the system will be installed the weekend prior and won't be used until Tuesday of the event. Zoning

Administrator Atamian asked what time and Ms. Brezack stated 8:00am to 9:00am, but it will be light use. The National Anthem will be sounded over the speakers. Qualifying on Monday might run earlier than 9:00am. Ms. Stevens added that Monday and Tuesday are qualifying for match play on Wednesday and Thursday.

Having no further questions, Zoning Administrator Atamian closed the public hearing.

Zoning Administrator Atamian thanks staff for a thorough report and the applicants for the additional information. Zoning Administrator Atamian stated he reviewed the reports and Resolution can make the findings for a Temporary Use Permit as Conditioned with a few modifications in that the proposed use is permitted within the subject zone; the site is suitable for the type and intensity of use, especially with the offsite parking being implemented for this event; the use will not be detrimental to the public safety, health and welfare, as evidence through offsite parking, the restrictions on sound, the provision of shuttles and the TMP and with the additional Condition of Approval; and the proposed use will not negatively impact surrounding land uses.

Zoning Administrator Atamian determined the project Categorically Exempt from CEQA pursuant to State CEQA Guidelines §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.).

Action: The Zoning Administrator adopted Resolution ZA24-009, approving Temporary Use Permit 24-212, 2024 Summer PPA Tour Pickleball Tournament, 111 Avenida Montana, subject to the Conditions of Approval with the following modifications:

- Inclusion of staff's recommended Condition that the applicant be required to submit an authorization letter for parking on the Church of Jesus Christ of Latter-Day Saints for Monday, June 24, 2024 through Saturday, June 29, 2024 prior to commencement of the event.
- An additional Condition that the applicant provide three busses Thursday through Sunday.
- The applicant shall not install any devices in the public right-of-way prior to the approval of The Traffic Management Plan.
- An additional Condition that the applicant provide posted signs to notice of parking restrictions and that ticketing will occur on the

streets within the Rancho San Clemente, primarily Vista Montana and Calle Aguila.

- In addition to 7.11 of the limitation of sound, A requirement that the applicant contact the city's code compliance division on or about June 19, 2024 to schedule a time for code compliance staff to meet the event organizers to conduct a sound test to identify the calibration of the sound equipment such that the requirement of decibel limits is not exceeded, and that based on that test, the applicants will not increase the volume that was determined appropriate at that time.

B. Public Hearing Permit 24-135, Foundation Pilates, 1505 S. El Camino Real

A request for a Minor Conditional Use Permit (MCUP 24-138) to allow group instruction for Pilates with a maximum of eight students and one teacher at a commercial suite located at 1505 S. El Camino Real in the Neighborhood Commercial 2 Zoning District and Architectural and Affordable Housing Overlay Zone (NC2-A-AH).

The Zoning Administrator will also consider whether the project is categorically exempt from CEQA pursuant to State CEQA Guidelines §15301 (Class 1: Existing Facilities). Public Hearing Permit 24-135, Foundation Pilates, 1505 S. El Camino Real.

Intern Planner Alexis Gruszczynski summarized the staff report, and introduced Erin O'Brien and Justin Telles, applicants who were available to answer any questions.

Zoning Administrator Atamian opened the public hearing.

Zoning Administrator Atamian asked question relating to the space, parking and building that were answered to his satisfaction. Zoning Administrator Atamian asked how many instructors were on staff, and confirmed that only one instructor would be hosting classes at one time. Zoning Administrator Atamian confirmed that the applicant was aware that due to parking constraints, only one of the two rooms could be used at one time.

Zoning Administrator Atamian asked the applicants to explain the sound proofing of walls and amplified sound, which was to Zoning Administrator Atamian satisfaction.

Zoning Administrator Atamian visited the site, but was not able to access the space in its entirety, and asked about windows and doors being open during the proposed use. The applicants explained how

the space would be used, in that it was calm and low sound for relaxation.

Zoning Administrator Atamian read the Condition of Approval 7.30 related to sound, and added to the end of Condition 7.30, “only amplified, ambient background music is permitted in the mat room.”

Having no further questions, Zoning Administrator Atamian closed the public hearing.

Zoning Administrator Atamian stated he can make the findings for a Minor Conditional Use Permit.

Zoning Administrator Atamian determined the project Categorical Exempt from CEQA pursuant to State CEQA Guidelines §15301 (Class 1: Existing Facilities).

Action: The Zoning Administrator adopted Resolution ZA24-008, approving Minor Conditional Use Permit 24-138, Foundation Pilates, 1505 S. El Camino Real, subject to the Conditions of Approval with the modification of Condition 7.30.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:55 p.m. to the Regular Meeting of the Zoning Administrator, which will be held Thursday, June 20, 2024 at 3:00 p.m. at Community Development Department, City Hall, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR

Adam Atamian, Zoning Administrator