



## STAFF REPORT SAN CLEMENTE PLANNING COMMISSION

Date: August 21, 2024

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**PLANNER:** Jonathan Lightfoot, City Planner

**SUBJECT:** **Public Hearing Project (PHP) 24-127, Ole Hanson Beach Club Private Events, 105 W. Avenida Pico,** a request for a Conditional Use Permit (CUP 24-128) related to ongoing event operations at the City-owned facility at 105 W. Avenida Pico<sup>1</sup>. The 2016 lease with 24 Carrots, LLC specified approval of music and dancing, including use of outdoor spaces; however, that lease also indicated that the tenant must apply for a CUP to more specifically govern operations. For unknown reasons, that CUP process was not previously completed. There is no development related to this request other than the installation of sound/speaker equipment by the City on the second level of the building. The Planning Commission will also consider whether the project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines §15301 (Class 1: Existing Facilities).

**ADDRESS:** 105 W. Avenida Pico

**GENERAL PLAN / ZONING:** Public Zoning District and the Architectural, Pedestrian/Central Business, and North Beach Parking District Overlay zones (P-A-CB-NBPD)

### **BACKGROUND:**

The City has an active lease with 24 Carrots, LLC (C16-32) to manage and operate weddings and other events at the Ole Hanson Beach Club. In the past couple years, the City has received numerous complaints from residential neighbors related to noise, use of space, and loading/unloading, and other ongoing activities at the property. The original lease referenced a requirement for a use permit in Section 7.03: "Entertainment restrictions on the Premises shall be determined by the required conditional use permit." For unknown reasons, the City and Tenant did not pursue the submittal and review of a CUP in 2016. The City and Tenant desire now to complete that process.

Staff prepared a report<sup>2</sup> for the June 26, 2024 special meeting of the Planning Commission. The Commission received the staff presentation and public comment, including from several neighbors who advocated for a continuance to further comment on

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<sup>1</sup> This property has previously been addressed as 112 Boca de la Playa.

<sup>2</sup> See report here: <https://www.san-clemente.org/home/showpublisheddocument/84601/638544649658170000>

## **AGENDA ITEM: 8-C**

the draft CUP. The Planning Commission supported a continuance and requested that staff coordinate a meeting with the tenant and the neighbors with the aim of achieving agreement on operations standards (to be incorporated through conditions of approval of the CUP).

Staff hosted a community meeting with neighbors and management from 24 Carrots at the Beach Club on July 15<sup>th</sup>. Staff then redlined the conditions of approval for review by both the tenant and interested neighbors. Staff also hosted two Zoom meetings (August 6<sup>th</sup> and 9<sup>th</sup>) to review the redlined draft; however, these follow up meetings were not well attended, and the neighbors requested a continuance to allow for a more participation in the feedback process.

### **RECOMMENDATION:**

Staff recommends that the Planning Commission continue the hearing to a date certain, September 4, 2024.