



**AGENDA FOR THE REGULAR MEETING OF THE  
PLANNING COMMISSION FOR THE  
CITY OF SAN CLEMENTE, CALIFORNIA**

**Wednesday, August 21, 2024  
6:00 p.m.**

**San Clemente City Hall Council Chambers  
910 Calle Negocio, 2<sup>nd</sup> Floor  
San Clemente, California 92673**

**MISSION STATEMENT**

*The City of San Clemente, in partnership with the community we serve, will foster a tradition dedicated to:*

*Maintaining a safe, healthy atmosphere in which to live, work and play;*

*Guiding development to ensure responsible growth while preserving and enhancing our village character, unique environment and natural amenities;*

*Providing for the City's long-term stability through promotion of economic vitality and diversity.*

*Resulting in a balanced community committed to protecting what is valued today while meeting tomorrow's needs.*

CALIFORNIA ENVIRONMENTAL QUALITY ACT. The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decisions. (See, California Public Resources Code Sections 21000-21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000-15387). For each item that requires a CEQA determination by the Planning Commission, there is a reference to that determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this agenda.

- 1. CALL TO ORDER**
- 2. PLEDGE OF ALLEGIANCE**
- 3. ROLL CALL**
- 4. SPECIAL ORDER OF BUSINESS/SPECIAL PRESENTATION**

None.

**5. MINUTES**

- A. [Receive and file Minutes from the Planning Commission Special Meeting of July 24, 2024.](#)**

**6. ORAL AND WRITTEN COMMUNICATIONS**

Members of the audience may address the Commission on matters of public interest which pertain to the City and are not otherwise on the agenda. If you wish to speak, please step forward to the microphone and, if you desire, state your name and/or city of residence for the record and make your presentations. Please limit your presentations to three (3) minutes.

**7. CONSENT CALENDAR**

All items listed on the Consent Calendar are considered to be routine and will be enacted by one motion without discussion unless Planning Commission, staff, or the public requests removal of an item for separate discussion and action.

None.

- 8. PUBLIC HEARINGS - Time limitation for applicants: 10 minutes. All other speakers: 3 minutes.**

The Public Hearing process includes a staff presentation, a presentation by the applicant not to exceed ten (10) minutes, and public testimony not to exceed three (3) minutes per speaker. Following closure of the Public Hearing, the Planning Commission will respond to questions raised during the hearing, discuss the issues, and act upon the matter by motion.

- A. [Continued Public Hearing Project \(PHP\) 24-187, Sunset Shores Façade Remodel Permit Amendment, 410 Corto Lane](#)**

A continued public hearing item for the Planning Commission to consider a request for an amendment to Development Permit (DP) 23-415 for exterior improvements, including a height increase for faux roof extensions, façade improvements, and architectural embellishments, to an existing 18-unit condominium building located at 410 Corto Lane within the Pier Bowl Specific Plan and the Architectural (A) Overlay District.

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).

Staff supports the applicant's request to continue this public hearing to the Regular Meeting of September 18, 2024.

**B. Continued Public Hearing Project (PHP) 23-262, Hotel Clemente and Loretta's Restaurant, 225-229 Avenida Del Mar and 232-234 Avenida Granada**

A continued public hearing item for the Planning Commission to consider a request for a Cultural Heritage Permit (CHP23-263) for the rehabilitation and adaptive reuse of a historic resource and a Development Permit (DP24-258) for the demolition of a duplex at 232 Avenida Granada and the construction of two new buildings to establish a 28-room boutique hotel, roof top lounge, and specialty restaurant with indoor and outdoor seating. The project will merge the five lots into one parcel for the development. A Conditional Use Permit (CUP23-264) is requested for the sale of on-site full-service alcohol, amplified music, valet parking service, the use of vehicle lifts, and parking demand modifications with shared parking, and architectural elements to exceed the maximum height for the zoning district. A Conditional Use Permit (CUP24-260) is required to allow the architectural projections to exceed the maximum height for the zoning district. The project site is located at 225-229 Avenida Del Mar and 232-234 Avenida Granada within the Downtown Mixed-Use 3.0 (MU 3.0, Ave. del Mar frontage) and Mixed-Use 3.3 (MU 3.3, Ave. Granada frontage) zoning districts within the Central Business (CB), Architectural (A) Overlay, and Coastal Zone (MU3.0/3.3-CB-A-CZ).

The Planning Commission will also consider whether the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines §15331 (Class 31: Historical Resource Restoration/Rehabilitation) and §15332 (Class 32: In-Fill Development Projects).

**C. Continued Public Hearing Project (PHP) 24-127, Ole Hanson Beach Club Private Events, 105 W. Avenida Pico**

A continued public hearing item for the Planning Commission to consider 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. The 2016 lease with 24 Carrots, LLC specified approval of amplified 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 Categorical Exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines §15301 (Class 1: Existing Facilities).

Staff supports requests by neighbors of the property to continue this public hearing to the Regular Meeting of September 4, 2024.

**9. NEW BUSINESS**

None.

**10. OLD BUSINESS**

None.

**11. REPORTS OF COMMISSIONERS AND STAFF**

A. [Tentative Future Agenda](#)

B. [Administrative Development Permit Report](#)

**12. ADJOURNMENT**

The next Adjourned Meeting of the Planning Commission will be scheduled for Wednesday, September 4, 2024 at 5:00 p.m., and will be held at the San Clemente City Hall Council Chambers located at 910 Calle Negocio, 2<sup>nd</sup> Floor, San Clemente, California.