

These minutes will be considered for approval at the Planning Commission meeting of 09-04-2024.

**MINUTES OF THE REGULAR MEETING
OF THE CITY OF SAN CLEMENTE
PLANNING COMMISSION
August 21, 2024 @ 6:00 p.m.
San Clemente City Hall Council Chamber
910 Calle Negocio, San Clemente, CA 92673
Teleconference via www.san-clemente.org**

CALL TO ORDER

Chair Cosgrove called the Regular Meeting of the Planning Commission of the City of San Clemente to order at 6:00 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

Commissioner Prescott-Loeffler led the Pledge of Allegiance.

3. ROLL CALL

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

Commissioners Absent: Brent Davis

Staff Present: Jonathan Lightfoot, City Planner
Gena Burns, Deputy City Attorney
Zachary Ponsen, Assistant City Engineer
John Ciampa, Contract Planner
Tamara Tatich, Office Specialist

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. Receive and file Minutes from the Planning Commission Special Meeting of July 24, 2024.

IT WAS MOVED BY COMMISSIONER MCKHANN, SECONDED BY COMMISSIONER CRANDELL, AND CARRIED 6-1-1, CHAIR PRO TEM MCCAUGHAN ABSTAINING AND

COMMISSIONER DAVIS ABSENT, to receive and file the minutes from the Planning Commission Regular Meeting of July 24, 2024.

6. ORAL AND WRITTEN COMMUNICATION

Brian Pitt discussed the development of a property, including a public benefit courtyard across from the Pier and indicated opposition to the upcoming request for a zoning change for Caterina's located at 614 Avenida Victoria in the Pier Bowl area.

7. CONSENT CALENDAR

None.

8. PUBLIC HEARING

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).

City Planner Lightfoot discussed the applicant's request to continue the item and requested the hearing be continued to October 2, 2024.

IT WAS MOVED BY CHAIR PRO TEM MCCAUGHAN, SECONDED BY COMMISSIONER MCKHANN, AND CARRIED 6-0, COMMISSIONER DAVIS ABSENT, TO CONTINUE THE HEARING TO OCTOBER 2, 2024.

B. Continued Public Hearing Project (PHP) 23-262, Hotel San 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).

Under Commissioner disclosures, Chair Cosgrove indicated he met with the Applicant/Owner, Mike Simms and Architect, Michael Luna and reiterated areas of concern addressed during the first public hearing.

John Ciampa, Contract Planner, narrated a PowerPoint Presentation entitled, "Hotel Clemente & Loretta's Restaurant, CHP23-263 / DP24-258 / CUP23-264 / MCUP24-260," dated August 21, 2024. A copy of the Presentation is on file in Planning Division.

In response to Commission questions, Planner Ciampa explained the music curfew; and onsite parking including valet and employee parking.

Mike Simms, Applicant/Owner and Michael Luna, Architect, discussed efforts to mitigate concerns; and agreement with Conditions of Approval 7.1 and 7.3.

In response to Commission questions, Trissa De Jesus Allen, LLG, discussed the parking analysis; comparison with Shade Hotel in Manhattan Beach; acknowledged that parking studies are data driven, but are not an exact science; confirmed that the shade hotel was at full occupancy on the Saturday that parking counts were conducted; noted that parking counts were done by an independent contractor.

In response to Commission questions, Mr. Simms and Mr. Luna explained the occupancy of 21 full size rooms and 7 small rooms; employee parking; and reduction in restaurant seating that is addressed within the staff-drafted conditions.

Peter Haft discussed development of his property and expressed concern with the size of the project and potential negative impacts.

Larry Culbertson, Historical Society Preservation Chair, indicated opposition to retaining the 1980's addition with shed roof obscuring the front elevation of the Antoinette building; and expressed concern with the lack of parking.

Matt West discussed the Shade Hotel and stated that its proximity from LAX discounted the accuracy of the parking counts; questioned delivery trucks and the loading area for the Shade Hotel.

David Litle expressed concern about providing any reduction in parking and the impact of deliveries and size of the project.

Cheri D. expressed concern with limited parking and stated that San Clemente does not have a parking structure or paid parking downtown.

Tom Carmichael discussed the narrow road (Granada), limited parking, and the need for privacy for neighbors; questioned whether the hotel would reduce operations during City special events like the Fiesta.

George Alvarez expressed disagreed with the parking study, and he opposed the size of the project, parking lifts, and noise.

Paul Parsons, San Clemente Historical Society, indicated the hotel was well designed and would be built; therefore, the Commission needs to provide the appropriate Conditions.

Mr. Luna discussed the extensive public engagement to share the project, including hosting a booth at the Fiesta; time spent on the parking analysis; and efforts to address concerns.

In response to Commission questions, Planner Ciampa, City Planner Lightfoot and Assistant City Engineer Ponzen explained peer review of the parking analysis by Kimley Horn; constraints on underground parking; restaurant hours of operation; hours and entertainment of nearby businesses; option to prohibit or condition live entertainment; noise dampening; allowances within the Zoning Code for parking space waivers; clarifications on conditions of approval; and difficulty enforcing a loading zone.

In response to Commission questions, Mr. Simms explained means of enforcing deliveries within a certain time; and the guest-focused intent of the hotel bar.

Under discussion, the Commissioners discussed:

- Concerns about the amount of parking reduction warranted;
- Hours of operation and concerns about outdoor amplified music;
- Preference for deliveries on Del Mar;
- Concern about noise from roof deck and consideration of alternate hours;
- Support for a hotel downtown;
- Support for off-site shuttle for employees;
- Disagreement with certain points of the parking study, such as the number of staff needed during peak times;
- Preference for off-site parking or shuttling over collecting an in-lieu fee;

- Noted that the parklets on Del Mar may be gone by the time the project is operational;
- Considered additional reductions below 100 seats for the restaurant.

Mr. Luna and Mr. Simms responded to the proposed modifications to the Conditions of Approval and expressed concern about the fiscal impact of requiring an employee shuttle at the beginning of operations; but they remain agreeable to off-site parking or shuttling as a means to recapture restaurant seating..

IT WAS MOVED BY CHAIR PRO TEM MCCAUGHAN, SECONDED BY COMMISSIONER MCKHANN, AND CARRIED 6-0, COMMISSIONER DAVIS ABSENT, TO 1) DETERMINE THE PROJECT IS CATEGORICALLY EXEMPT FROM THE REQUIREMENTS OF THE CEQA PURSUANT TO CEQA GUIDELINES SECTION 15301(CLASS 1: EXISTING FACILITIES); SECTION 15331 (CLASS 31: HISTORICAL RESOURCE RESTORATION/REHABILITATION); AND SECTION 15332 (CLASS 32: IN-FILL DEVELOPMENT PROJECTS), AND THAT NO EXCEPTIONS TO THE EXEMPTIONS APPLY; AND 2) ADOPT RESOLUTION PC 24-014, APPROVING PUBLIC HEARING PROJECT 24-262, HOTEL CLEMENTE AND LORETTA'S, SUBJECT TO ATTACHED CONDITIONS OF APPROVAL AMENDED AS FOLLOWS:

- Strike "outdoor" (7.4 & 7.9 Tables)
- Rooftop Patio closes at 10pm (7.4 & 7.9 Tables)
- All bar service closes at 12am (7.4 & 7.9 Tables)
- Use noise reduction surfaces when constructing rooftop deck
- Strike 4.15.1: Multi-modal fee for Trolley
- Strike 5.12: Speaker connected to limiters
- Strike 7.18, related to deliveries along Avenida Granada
- Modify 7.19 to begin: "All Deliveries shall be received along Avenida Del Mar..."
- Include that staff is to make any modification to the resolution to coincide with the approved motion.

Chair Cosgrove and City Planner Lightfoot discussed the grant received for a Downtown parking study.

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 Categorically 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.

IT WAS MOVED BY CHAIR COSGROVE, SECONDED BY COMMISSIONER PRESCOTT-LOEFFLER-MCKHANN, AND CARRIED 6-0, COMMISSIONER DAVIS ABSENT, TO CONTINUE THE HEARING TO SEPTEMBER 4, 2024.

9. NEW BUSINESS

None

10. OLD BUSINESS

None

11. REPORTS OF COMMISSIONERS AND STAFF

A. Tentative Future Agenda

City Planner Lightfoot provided an update on the Miramar and Providence at the Outlets projects. He invited the Commissioners to the Planning Commissioners Academy in March 2025 in Santa Rosa. He also requested the Commissioners to schedule appointments to set up an iPad with Planning staff.

B. Administrative Development Permit Report

12. ADJOURNMENT

THERE BEING NO OTHER BUSINESS BEFORE THE COMMISSION, IT WAS MOVED BY CHAIR COSGROVE, SECONDED BY COMMISSIONER PRESCOTT-LOEFFLER, AND CARRIED 6-0, COMMISSIONER DAVIS ABSENT, TO ADJOURN THE MEETING AT 9:32 P.M. TO THE ADJOURNED PLANNING COMMISSION MEETING TO BE HELD IN-PERSON ON SEPTEMBER 4, 2024, AT 5:00 P.M., AT THE SAN CLEMENTE CITY HALL COUNCIL CHAMBERS LOCATED AT 910 CALLE NEGOCIO, 2nd FLOOR, SAN CLEMENTE, CALIFORNIA.

Respectfully submitted,

Cameron Cosgrove, Chair

Attest:

Jonathan Lightfoot, Secretary to the Planning Commission