

**THE HIGHLAND LIGHT HOMEOWNERS ASSOCIATION
A CALIFORNIA NONPROFIT MUTUAL BENEFIT CORPORATION**

September 17, 2024

City of San Clemente City Council
City of San Clemente City Manager, Andy Hall
City of San Clemente Community Development Director, Adam Ataman
City of San Clemente City Attorney, Elizabeth Mitchell

Re: Agenda Item 10D - Consideration of a Resolution to Initiate a Zoning Amendment to the San Clemente Municipal Code to Enhance Development Standards Related to Visitor-Serving Commercial Uses To Encourage Development that Supports the Economic Development Goals of the General Plan

To All of the Above-Referenced Addressees:

We were just informed of Agenda Item 10D (hereinafter “10D”) and are writing to you today as an emergency communication to be considered prior to, and during, tonight’s City Council meeting.

There are multiple issues with 10D as follows:

1. No notification of its existence was provided to the many City of San Clement residents who continually inquire as to updates on the Lodge. Attached hereto as Exhibit “A” is one such communication from one of our board members.
2. It is obvious by the following language stated in 10D that it refers solely to The Lodge at San Clemente, a development project by the Craig Realty Group: “The provisions proposed would apply to properties on the west side of Interstate 5 in proximity to the Vista Hermosa Freeway Interchange (VHFI) that are outside of the Coastal Zone.” Additionally, it remains to be seen if this property is indeed outside of the Coastal Zone, as it is considered within the Marblehead Coastal Specific Plan.
3. Considering no. 2 above, we are completely shocked that the developer, Craig Realty Group, is not footing the entire \$55,000 estimated cost of completing the required CEQA and EIR processes. This is not a cost for which the City of San Clemente should be responsible. This entire process benefits no one but Craig Realty Group, the developer of the project. Furthermore, the City of San Clemente’s coffers are already stretched to the limit with respect to the exorbitant costs incurred for the beach sand replacement and Casa Romantica landslide issues.
4. We believe that Steven Knoblock, who is currently, or was previously, an attorney for the Craig Realty Group, must recuse himself from any City Council participation with respect to any development by the Craig Realty Group, current or future.
5. We believe the correct process to bring 10D to a vote to the City Council was not followed and several steps were bypassed. And, in particular, no proper notice was given to the public of its existence. Therefore, we believe the proper public notification is flawed, and 10D should be rejected in its entirety.



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Based on the above facts, we implore you to withdraw 10D from tonight's meeting, and if that is not possible, we request that the City Council reject 10D in its entirety.

Thank you.

The Highland Light Homeowners Association and
The Marblehead Community Association

Sent to:

San Clemente City Council:

Victor Cabral - CabralV@san-clemente.org
Chris Duncan- DuncanC@san-clemente.org
Mark Enmeier- EnmeierM@san-clemente.org
Steve Knoblock -KnoblockS@san-clemente.org
Rick Loeffler - LoefflerR@san-clemente.org

City of San Clemente City Manager, Andy Hall - HallA@san-clemente.org

City of San Clemente Community Development Director, Adam Ataman – AtamianA@san-clemente.org

City of San Clemente City Attorney, Elizabeth Mitchell – c/o campagnolol@san-clemente.org

**The Board of Directors
The Highland Light Homeowners Association**



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Office Hours: M-Th 8:00 AM – 5:30 PM Fri 8:00 AM – 12:00 PM - Closed for lunch 12:00 – 12:30

EXHIBIT A

Sent email:

From: Honest Kid <[REDACTED]>
Sent: Tuesday, April 16, 2024 4:01 PM
To: Lightfoot, Jonathan <LightfootJ@san-clemente.org>; Planning Mail <Planning@san-clemente.org>
Subject: The lodge at san clemente

I am a homeowner and board member of an hoa that overlooks the outlets. Many homeowners will be greatly affected by the lodge, both with respect to view impediments as well as extreme noise at all hours of the day and night if the rooftop bar and/or the 5th story is approved.

According to Steven Craig's development website, even though the rooftop bar and/or 5th story have not yet been approved, they are advertising the rooftop bar. See <https://www.primegroupinc.com/current-projects/the-lodge-at-san-clemente/>

This is very concerning to us. Either this is false advertising, or we have not been informed, as promised by Katie Crockett at the City, as to any meeting which we could attend to voice our opinions regarding these horrendous, proposed changes to a long ago approved 4-story hotel. Or, Steven Craig has inside information that it will be approved without regard to public opinion.

Many of us purchased homes here with the promise that the hotel would not exceed four stories and that our view corridor through ave vista hermosa would be maintained.

I would appreciate a response to this email, answering all of the concerns listed herein.

Thank you.

Denise Zivolich from mobile

Reply Email:

From: Lightfoot, Jonathan <LightfootJ@san-clemente.org>
Subject: RE: The lodge at san clemente
To: Honest Kid <[REDACTED]>; Planning Mail <Planning@san-clemente.org>
Sent: April 16, 2024 7:43 PM (UTC-04:00)

Hello Denise,

There has not been a resubmittal to the City to consider the rooftop deck addition at the Lodge Hotel at the Outlets property. This will require public hearing(s) if it is resubmitted.

Best,

Jonathan Lightfoot

City of San Clemente|City Planner
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Lightfootj@san-clemente.org | 949-361-8254