

Notice of Exemption

Appendix E

To: Office of Planning and Research
P.O. Box 3044, Room 113
Sacramento, CA 95812-3044

From: (Public Agency): City of San Clemente
910 Calle Negocio, San Clemente, CA 92673

County Clerk

County of: Orange

601 N. Ross St. Santa Ana, CA 92701

(Address)

Project Title: Sea Cliff Boutique Hotel and Restaurant

Project Applicant: Anthony Massaro - 2533 Greenbriar Lane, Costa Mesa, CA 92626

Project Location - Specific:

402/404 Pasadena Court, San Clemente, CA 92672 (APN: 692-031-04 & 692-031-05)

Project Location - City: San Clemente

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

An eleven-unit boutique motel and a restaurant with 25 outdoor seats at a historic property located at 402 Pasadena Court within the Pier Bowl. The project preserves the existing historic four-level residence and portions of the garden, including the fountains, and rehabilitates the runnel, stairs, and lower terrace patio. Two new buildings are proposed on the southern portion of the property and a new garage is provided with access from Avenida Victoria.

Name of Public Agency Approving Project: City of San Clemente

Name of Person or Agency Carrying Out Project: David Carrillo, Associate Planner

Exempt Status: (check one):

- Ministerial (Sec. 21080(b)(1); 15268);
- Declared Emergency (Sec. 21080(b)(3); 15269(a));
- Emergency Project (Sec. 21080(b)(4); 15269(b)(c));
- Categorical Exemption. State type and section number: Class 1 (Section 15301); Class 31 (Section 15331); Class 32 (Section 15332)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

The project involves a new hotel and restaurant, in an urbanized area, to be supported by an existing building and new development consistent with the City's General Plan, Zoning Ordinance, and the Secretary of the Interior's Standards for Rehabilitation.

Lead Agency

Contact Person: David Carrillo, Associate Planner Area Code/Telephone/Extension: 949.361.6182

If filed by applicant:

1. Attach certified document of exemption finding.
2. Has a Notice of Exemption been filed by the public agency approving the project? Yes No

Signature: David Carrillo Date: 8/20/2024 Title: Associate Planner

▪ Signed by Lead Agency Signed by Applicant

Authority cited: Sections 21083 and 21110, Public Resources Code.
Reference: Sections 21108, 21152, and 21152.1, Public Resources Code.

Date Received for filing at OPR: _____