

Notice of Exemption

Appendix E

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

County Clerk

County of: Orange

400 W. Civic Center Drive

Santa Ana, CA 92701

From: (Public Agency): City of San Clemente

910 Calle Negocio

San Clemente, CA 92673

(Address)

Project Title: Hotel Clemente and Loretta's Restaurant

Project Applicant: Jim Lynch, phone:310-496-9257

Project Location - Specific:

225-229 Avenida Del Mar and 232-234 Avenida Granada, San Clemente CA 92672

Project Location - City: San Clemente

Project Location - County: Orange

Description of Nature, Purpose and Beneficiaries of Project:

The rehabilitation and adaptive reuse of a historic resource, demolition of a duplex and the construction of two new buildings to establish a 28-room hotel, rooftop lounge, and specialty restaurant with indoor and outdoor seating. Merge five lots into one parcel, sale of full range alcohol, valet parking, vehicle lifts, shared parking, and architectural elements and elevator towers that exceed the maximum height for the zoning district.

Name of Public Agency Approving Project: City of San Clemente

Name of Person or Agency Carrying Out Project: _____

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: Section 15331 (Class 31) & Section 15332 (Class 32)
- Statutory Exemptions. State code number: _____

Reasons why project is exempt:

Class 31 - The project includes the rehabilitation of a historical resource on the subject property that complies with the Secretary of the Interior's Standards for Rehabilitation. Class 32 - The project is consistent with the General Plan and zoning designation and regulations, the development occurs within the City limits, the site is less than five acres, and is substantially surrounded by urban uses. The project site has no habitat for endangered, rare, or threatened species. The site is adequately served by all required utilities and public services. Lastly, the project will not result in any significant traffic, noise, air quality, or water quality impacts, nor are any significant impacts from unusual circumstances anticipated.

Lead Agency

Contact Person: John Ciampa

Area Code/Telephone/Extension: 949-246-5913

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: John Ciampa Date: 10/18/2024 Title: Contract 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: _____