

1. Agenda

Documents:

[4-9-26 ZONING ADMINISTRATOR REGULAR MEETING AGENDA.PDF](#)

2. Meeting Materials

Documents:

[ITEM 2A, 3-5-26 ZONING ADMINISTRATOR SPECIAL MEETING MINUTES.PDF](#)

[ITEM 2B, 3-5-26 ZONING ADMINISTRATOR REGULAR MEETING MINUTES.PDF](#)

[ITEM 4A, PPA FINALS PICKLEBALL TOURNAMENT 2026.PDF](#)

[ITEM 5A, TENTATIVE FUTURE AGENDA.PDF](#)



**AGENDA FOR THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR FOR THE  
CITY OF SAN CLEMENTE**

**Thursday, April 9, 2026 - 2:00 p.m.**

**San Clemente City Hall  
First Floor Community Room  
910 Calle Negocio  
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 Zoning Administrator, 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.*

*Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such a modification from the Community Development Department at (949)361-6100. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.*

*Written material distributed to the Zoning Administrator after the original agenda packet was distributed is available for public inspection in the Community Development Department, located at 910 Calle Negocio, San Clemente, CA during normal business hours.*

**1. CALL TO ORDER****2. MINUTES**

A. [Receive and file Minutes for the March 19, 2026 Special Zoning Administrator Meeting.](#)

B. [Receive and file Minutes for the March 19, 2026 Regular Zoning Administrator Meeting.](#)

**3. ORAL AND WRITTEN COMMUNICATION**

Members of the audience may address the Zoning Administrator on any item within the jurisdiction of the Zoning Administrator that is not on the Zoning Administrator agenda. If you wish to speak, please approach the podium and, if you desire, state your name and/or city of residence for the record and make your presentation. Please limit your presentations to three (3) minutes.

**4. PUBLIC HEARING – 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 Zoning Administrator will respond to questions raised during the hearing, discuss the issues, and act upon the matter by motion.

**A. [Public Hearing Project \(PHP\)25-543, PPA OC Cup Pickleball Tournament at Lifetime Fitness, 111 Avenida Vista Montana](#)**

A public hearing for the Zoning Administrator to consider approving Temporary Use Permit (TUP) 26-087, 2026 PPA OC Cup Pickleball Tournament, a request for a 7-day special activity for a pickleball tournament at Lifetime Fitness, from May 4, 2026 to May 10, 2026, between 8:00 a.m. and 9:00 p.m. daily and hosting up to 1,000 daily guests.

The Zoning Administrator will also consider whether the project is Categorically Exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines §15304 (Class 4e: Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.).

**5. NEW BUSINESS****A. [Tentative Future Agendas](#)****6. OLD BUSINESS**

None.

**7. ADJOURNMENT**

The next Regular Meeting of the Zoning Administrator will be held at 3:00 p.m. on Thursday, May 7, 2026 at the Community Development Department, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.

**CITY OF SAN CLEMENTE  
MINUTES OF THE SPECIAL MEETING  
OF THE ZONING ADMINISTRATOR  
March 5, 2026  
San Clemente City Hall  
First Floor Community Room  
910 Calle Negocio  
San Clemente, California 92673**

**1. CALL TO ORDER**

Zoning Administrator (ZA) Adam Atamian called the Special Meeting of the City of San Clemente Zoning Administrator to order on February 19, 2026 at 2:01 p.m. The meeting was held in the First Floor Community Room of City Hall, 910 Calle Negocio, San Clemente, California.

Staff Present: Adam Atamian, Zoning Administrator  
Christopher Wright, Senior Planner  
Araceli Mejia, Assistant Planner  
Tamara Tatich, Administrative Assistant

**2. MINUTES**

None.

**3. ORAL AND WRITTEN COMMUNICATION**

None.

**4. PUBLIC HEARING**

**A. Continued Public Hearing Project (PHP) 25-257, Taco Bell Remodel, 918 S. El Camino Real**

A continued public hearing project for the Zoning Administrator to approve Development Permit (DP) 25-259, for an exterior remodel of an existing Taco Bell Restaurant with a new outdoor dining area of less than 16 seats within the Architectural Overlay.

The Zoning Administrator will also consider whether the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines §15301 (Class 1: Existing Facilities) and 15303 (Class 3: New Construction or Conversion of Small Structures).

Assistant Planner Mejia summarized the staff report in a presentation titled "Taco Bell Remodel, PHP25-257, DP25-259," a copy of which can be requested

by contacting the Planning Division. The presentation detailed the recommendations made by the Design Review Subcommittee in the meeting on February 25, 2026 that was requested by ZA Atamian in the February 19, 2026 Zoning Administrator Meeting for the DRSC to review the project. The staff report also highlighted the property location, project overview, analysis and proposed plans that aimed to update the building's exterior, improve pedestrian engagement and update the architectural features without changing the restaurant's use.

ZA Atamian opened the public hearing.

ZA Atamian thanked applicant Dru Fanticola for extending the approval process and attending the DRSC meeting. Mr. Fanticola had nothing to add to the staff presentation.

ZA Atamian reviewed the plans and stated the design was a great improvement and liked the newly added mosaic tiled arch entryway.

ZA Atamian expressed concern with the security light above the drive thru window that was a public comment received for the last public hearing. ZA Atamian requested the Mr. Fanticola ensure that the lighting be shielded if there is any light spillover outside the property.

ZA Atamian inquired whether the size of the signage being presented is larger than the previously permitted signage. Signage is not part of this process, but wanted the applicant to know that the signs are not consistent with the original permit. Mr. Fanticola stated that the existing signs were permitted through his sign company. Staff stated that they were not able to locate a permit for the signs that are currently displayed on the building's exterior, but that the sign locations were consistent with the original permit. ZA Atamian advised that the signs will need researched and that staff will follow up to determine the approval process.

ZA Atamian closed the public hearing and stated that he could make the findings for the project.

**Action: The Zoning Administrator determined the project is Categorically Exempt from the requirements of CEQA pursuant to CEQA Guidelines §153021 and §15303; and approved Public Hearing Project 25-257, Development Permit 25-259, Taco Bell Remodel, 918 S. El Camino Real, subject to the Conditions of Approval.**

## **5. NEW BUSINESS**

None.

**6. OLD BUSINESS**

None.

**7. ADJOURNMENT**

Zoning Administrator Atamian adjourned the Special meeting to the following Regular Zoning Administrator meeting to be held at 3:00 p.m. on Thursday, March 5, 2026, at the Community Development Department, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR

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Adam Atamian, Zoning Administrator

DRAFT

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR  
March 5, 2026  
San Clemente City Hall  
First Floor Community Room  
910 Calle Negocio  
San Clemente, California 92673**

**1. CALL TO ORDER**

Zoning Administrator (ZA) Adam Atamian called the Regular Meeting of the City of San Clemente Zoning Administrator to order on February 19, 2026 at 3:07 p.m. The meeting was held in the First Floor Community Room of City Hall, 910 Calle Negocio, San Clemente, California.

Staff Present: Adam Atamian, Zoning Administrator  
Zach Rehm, Acting City Planner  
Jessica Gatny, Assistant Planner  
Tamara Tatich, Administrative Assistant

**2. MINUTES**

**A. Receive and file Minutes for the February 19, 2025 Regular Zoning Administrator Meeting.**

ZA Atamian received and filed the Zoning Administrator Regular Meeting Minutes of February 19, 2025.

**3. ORAL AND WRITTEN COMMUNICATION**

None.

**4. PUBLIC HEARING**

**A. Public Hearing Project (PHP)25-543, MEP25-568, 204 Calle Sonora, Buri Addition**

A public hearing to consider a request for reduced side yard setbacks to accommodate a new first-floor entry door with staircase and the partial enclosure of an existing second-floor balcony. The project also includes a first-floor addition with a new bathroom, a new second-floor exterior balcony with a spiral staircase to a new roof deck, and replacement of an existing rear attached patio.

The Zoning Administrator will also consider whether the project is Categorical Exempt from the requirements of the CEQA pursuant to CEQA Guidelines § 15301 (Class 1: Existing Facilities).

Assistant Planner Gatny summarized the staff report in a presentation titled “Buri Addition, Minor Exception Permit 25-568/PHP25-543, March 5, 2026,” a copy of which can be requested by contacting the Planning Division. The presentation highlighted the property location, scope of work overview, proposed plans and elevations, and project findings. The additions are designed to remain outside the front yard setback, which is already non-conforming, and comply with height and lot coverage limits. The requested side yard setback reductions fall within the 20% allowable limit under minor exception permits.

Staff introduced architect Leo Burke who was present, and the property owner Kendra Buri who attended via Zoom.

ZA Atamian opened the public hearing and welcomed the applicants to make a statement. Mr. Burke stated that there was a challenge with the balcony and increasing the dining room area. Ms. Buri stated that they did their best to work within the limitations of the front yard setback that is already non-conforming.

ZA Atamian thanked the applicants and reviewed the non-conformities with staff and determined there is an existing encroachment on both the front and side yard. Mr. Burke provided structural explanations to justify the need for certain encroachments, including the enclosure of a balcony supported by beams and the creation of a more visible and functional front door access.

ZA Atamian closed the public hearing and stated the requested side setback reductions fall within the 20% allowable limit under minor exception permits; the project aligns with the General Plan and land use policies, supporting high-quality design and retention of established residential neighborhoods; the existing non-conformities are acknowledged, but the additions do not worsen these significantly; the applicants engaged neighbors, received letters of support, mitigating concerns about negative impacts; and the project would not adversely affect public health, safety, or welfare.

**Action: The Zoning Administrator determined the project is Categorically Exempt from the requirements of CEQA pursuant to CEQA Guideline §153021; and approved Public Hearing Project 25-543, Minor Exception Permit 25-568, 204 Calle Sonora, Buri Addition, subject to the Conditions of Approval.**

**B. Public Hearing Project (PHP)25-524, MEP25-559, 234 W Canada, Unit 1, Jones Bathroom Addition**

A public hearing to consider a request to reduce the 5-foot required side yard setback by 1-foot to construct a bathroom and closet addition on the first floor of an existing triplex. The addition will be located entirely beneath an existing balcony.

The Zoning Administrator will also consider whether the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines §15301 (Class 1: Existing Facilities).

Assistant Planner Gatny summarized the staff report in a presentation titled “Jones Bathroom Addition, Minor Exception Permit 25-559/PHP25-524, March 5, 2026,” a copy of which can be requested by contacting the Planning Division. The presentation highlighted the property location, proposed plans, elevations, a site plan, and project findings for a two-story triplex built in 1953 within the Coastal Overlay. The existing balcony was found to exceed allowable encroachment limits (40% of the side elevation), requiring modifications to reduce overall encroachments. Staff noted the addition does not increase building height or lot coverage and maintains front and rear setbacks and noted an unfinalized 1999 building permit related to balcony replacement.

ZA Atamian opened the public hearing and welcomed applicant and architect Chris Foerstel to make a statement. Mr. Foerstel stated the proposed west side addition is encroaching one foot into the setback, near the location of a previous staircase and balcony and that the proposed addition is under the existing second-floor balcony. Mr. Foerstel proposed to reduce the balcony encroachment while constructing the addition, keeping the project within allowed limits on the maximum projection and extent of side yard encroachments.

ZA Atamian reviewed the non-conformities with Mr. Foerstel that included clarifying the width of the balcony, details on the bathroom and explanations on the encroachments. ZA Atamian stated that this neighborhood has narrow setbacks that are typical and consistent with the multifamily nature of the area. ZA Atamian emphasized the need for clarity on the legal status of the existing balcony and the importance of addressing this in the building permit process.

ZA Atamian closed the public hearing and stated that he found the addition modest and non-detrimental to the neighborhood character or neighboring properties; and added a Condition of Approval requiring the applicant to modify the balcony to ensure total encroachments do not exceed 40% of the side elevation or 24 feet.

**Action: The Zoning Administrator determined the project is Categorically Exempt from the requirements of CEQA pursuant to CEQA Guideline §153021; and approved Public Hearing Project 25-524, Minor Exception Permit 25-559, 234 W Canada, Unit 1, Jones Bathroom Addition, subject to the Conditions of Approval with a modification of Condition 4.3 to read: “The applicant shall modify the second-floor balcony to ensure that total encroachments on the west elevation do not exceed the 40%, or 24 feet length, of the ground floor façade limitation, pursuant to SCMC 17.24.080(B) (Encroachments into Setbacks and Height Limits, Maximum Length of Encroachments) unless the applicant can provide evidence or documentation of the legality of the balcony/deck.”**

**5. NEW BUSINESS**

**A. Tentative Future Agenda Report**

None.

**6. OLD BUSINESS**

None.

**7. ADJOURNMENT**

Zoning Administrator Atamian adjourned the Regular Zoning Administrator meeting to be held at 3:00 p.m. on Thursday, April 9, 2026, at the Community Development Department, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR

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Adam Atamian, Zoning Administrator



# STAFF REPORT SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: April 9, 2026

**PLANNER:** David Carrillo, Lead Project Planner

**SUBJECT:** **Public Hearing Project (PHP) 26-088, 2026 PPA Tour Finals Pickleball Tournament**, a request to approve Temporary Use Permit (TUP) 26-087 to allow a 7-day special activity for a pickleball tournament at Life Time, from May 4, 2026 to May 10, 2026, between 8 a.m. and 9 p.m. daily, and hosting up to 400 daily guests on Monday and Tuesday, and 1,000 daily guests from Wednesday through Sunday, and finding the project is Categorically Exempt from the California Environmental Quality Act under Section 15304 of the CEQA Guidelines (14 CCR § 15304, Class 4).

**LOCATION:** 111 Avenida Vista Montana

**ZONING/GENERAL PLAN:** Rancho San Clemente Specific Plan, Private Open Space (RSCSP – OS2)

**PROJECT SUMMARY:**

- **Site Information:** The project site is a 10.4-acre parcel located at the southern intersection of Calle Del Cerro and Avenida Vista Montana within the Rancho San Clemente Specific Plan. Properties to the east, across Avenida Vista Montana and upslope include single family residences. The site includes an existing terraced, 45,000 square-foot recreational facility owned by Life Time. The property includes a number of outdoor amenities including a pool, shaded gathering spaces, tennis, and pickleball courts. The site provides 231 parking spaces.
- **Background:** The Zoning Administrator has previously approved a pickleball tournament at the Life Time site for operation every summer since 2022. The operations and conditions of approval of the subject event under this TUP are similar to the previous events. Guest parking will be managed in a similar manner as outlined in the subsections below, to continue to address community concerns related to traffic and parking. Conditions of approval for this year’s summer event still ensure the event remains consistent with required permit findings. As a condition of approval, the applicant must obtain Public Works Department approval of a Traffic Management Plan . This review consists of feedback from the Public Works Department, Orange County Sheriff’s Department, and Beaches, Parks, and Recreation Department, to address potential traffic and parking impacts on nearby residential neighborhoods and park users.

- Per the Beaches, Parks, and Recreation Department, the volleyball courts at Rancho San Clemente Park are reserved from May 5 through May 7, between 3:30pm and 5:00pm.
- Clarence Lobo Elementary School is in session Monday, May 5 through Friday, May 9, between 7:45am and 2:05pm.
- **Proposed Event:** The applicant proposes to host a Professional Pickleball Association (PPA) Tour tournament at Life Time from Monday through Sunday, May 4 – May 10, 2026.
  - The applicant expects up to 1,000 guests, including spectators and participants, per day between the event hours of 8 a.m. and 9 p.m.
  - Life Time members will continue to use the on-site parking lot, which will be monitored by Life Time employees. If event attendees are also Life Time members, they will be able to park at the Life Time facility and attend the pickleball event.
  - Off-site parking is provided at the San Clemente Outlets (Outlets) for the *general public, event staff, and pickleball players*.
  - The applicant proposes to occupy 12 out of the 231 on-site parking spaces at Life Time to accommodate a barricaded event area consisting of restrooms, ticketing booths, vendors, and an entertainment stage.
  - Registered guests will be notified to park at the Outlets where regular shuttle service will drop them off at the entrance to Life Time within the property (see Figure 1). This proposed parking arrangement helps mitigate vehicle traffic near Life Time. There are 219 available parking spaces at Life Time and over 3,000 parking spaces at the Outlets.
  - The event will have a DJ to play music between matches. Speakers are to be oriented west, away from residential neighborhoods.
  - Alcohol service will be available through Life Cafe, which is consistent with Life Time's existing Conditional Use Permit (CUP) 16-027.
  - The event will also include pop-up tents and vendors on the outdoor grounds of the property.

**Figure 1 – Off-Site Parking**



- This event results in a total of 7 special activity days in the year 2026 at the Life Time facility, where 24 special activity days is the annual limit per non-residential sites.
- **Existing Entitlements:**
  - Conditional Use Permit (CUP) 16-027, Site Plan Permit (SPP) 16-018, Architectural Permit (AP) 16-026, and Discretionary Sign Permit (DSP) 16-062 were approved for the development of Life Time on November 8, 2017.
  - The Planning Commission approved the project and determined that the Mitigated Negative Declaration (MND), based on the Initial Study that was prepared for the project, complied with the requirements of CEQA.
  - The Mitigation Monitoring Program included measures to be taken during the construction process. There were no on-going, operational mitigation measures required.
  - The Planning Commission conditioned the approval of outdoor sports activities occurring only between the hours of 5 a.m. and 10 p.m.
  - The CUP approved on-site service and consumption of full alcoholic beverages.
- **Approval Authority:** Per Zoning Ordinance Section 17.16.150, a Temporary Use Permit is required for three or more consecutive special activity days (up to 24 days annually), subject to approval by the Zoning Administrator.
- **Required Findings:** The required findings for Temporary Use Permits are outlined in SCMC 17.16.150. and listed below followed by an analysis of compliance:
  - The proposed use is permitted within the subject zone pursuant to the approval of a Temporary Use Permit and complies with all the applicable provisions of this title, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed. Special Activities of two or more days can be approved at a hearing by the Zoning Administrator. The activity of a recreational tournament is consistent with the private open space zoning and use.
  - The site is suitable for the type and intensity of use that is proposed, in that the existing facility is designed for recreation activities including pickleball, and additional temporary facilities such as porta-potties improve the accessibility of services on site to the temporary increase in guests on site. The tournament will be outdoors, and guests will be spread throughout the 10.4-acre property.
  - The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity, in that the primary activity – outdoor recreation – was anticipated within the entitlements issued for the Life Time Development in 2017. Those entitlements and discussions with the Planning Commission anticipated events, such as tournaments. The event will provide more than 3,000 parking spaces, which is sufficient to manage the expected attendance. The permit is conditioned to require shuttle service with 20-minute headways, and the applicant must notify all registered participants, via ticket sales, of the approved parking areas to prevent guest parking in adjacent neighborhoods or in no-parking zones on Avenida Vista Montana.

- The proposed use will not negatively impact surrounding land uses, in that the tournament hours will be less than what is permitted by the existing entitlements for outdoor recreation activities; the temporary use of amplified sound will be shielded by the Life Time building and directed west, away from the residential neighborhoods; the excess demand for parking will be accommodated by a park-and-ride shuttle program with attendees parking at the Outlets; and as a condition of approval, a Traffic Management Plan must be reviewed and approved by Public Works Department staff for use by the event operator to help mitigate traffic congestion on surrounding streets.
- As a condition of approval, the applicant is required to provide active monitoring and enforcement of parking on Calle Aguila, to ensure PPA event guests are not parking on Calle Aguila. This alleviates parking congestion for school and park guests along Calle Aguila.
- **CEQA:** The project is Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Section 15304 (Class 4e: Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.). The project is exempt because the existing property is designed to accommodate outdoor recreation activity, and the proposed event involves only minor temporary alterations to the property to accommodate the event.
- **Public Comment:** The project was publicly noticed in accordance with the San Clemente Zoning Ordinance. Staff has not received written public comments regarding the proposed event.

## **RECOMMENDATION**

Staff recommends that the Zoning Administrator:

1. Determine the project is Categorically Exempt from the requirements of the CEQA pursuant to CEQA Guidelines Section 15304 (Class 4e: Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.); and
2. Adopt Resolution ZA 26-006, approving Temporary Use Permit 26-087, 2026 PPA Tour Finals Pickleball Tournament.

### ***Attachments:***

1. Resolution ZA 26-006  
Exhibit A - Conditions of Approval
2. Event Site Plan

## RESOLUTION NO. ZA 26-006

A RESOLUTION OF THE ZONING ADMINISTRATOR OF THE CITY OF SAN CLEMENTE, CALIFORNIA, APPROVING TEMPORARY USE PERMIT (TUP) 26-087, 2026 PPA TOUR FINALS PICKLEBALL TOURNAMENT, A REQUEST FOR A 7-DAY SPECIAL ACTIVITY FOR A PICKLEBALL TOURNAMENT ON PRIVATE PROPERTY AT THE LIFE TIME FACILITY, MONDAY THROUGH SUNDAY, MAY 4, 2026 THROUGH MAY 10, 2026, FROM 8A.M. TO 9P.M. DAILY AND HOSTING UP TO 400 DAILY GUESTS ON MONDAY AND TUESDAY, AND 1,000 DAILY GUESTS FROM WEDNESDAY THROUGH SUNDAY, AT 111 AVENIDA VISTA MONTANA AND FINDING THE PROJECT IS CATEGORICALLY EXEMPT FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT UNDER SECTION 15304 OF THE CEQA GUIDELINES (14 CCR § 15304, CLASS 4E: MINOR ALTERATIONS TO LAND)

WHEREAS, on February 24, 2026, an application, Public Hearing Project (PHP) 26-088, was submitted by Haley Brezack, 2100 Ross Avenue, Suite 550, Dallas, Texas 75201, for Temporary Use Permit (TUP) 26-087, and deemed complete on February 25, 2026; a request for a 7-day special activity for a pickleball tournament on private property at the Life Time facility, from 8 a.m. to 9 p.m. daily, and hosting up to 400 daily guests on Monday and Tuesday, and 1,000 daily guests from Wednesday through Sunday. The site is at the southern intersection of Calle Del Cerro and Avenida Vista Montana within the Rancho San Clemente Specific Plan. The legal description for the site is N TR 12124 LOT F, and the Assessor's Parcel Number is 688-101-03; and

WHEREAS, the Development Management Team (DMT) reviewed the proposed project, and determined the project is in compliance with General Plan, Zoning Ordinance, and other applicable City ordinances, codes, and policies; and

WHEREAS, the Planning Division has completed an initial environmental assessment of the above matter in accordance with the California Environmental Quality Act (CEQA) and recommends the Zoning Administrator determine the project to be found Categorically Exempt from the requirements pursuant to the CEQA Guidelines section 15304 (Class 4e: Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.). The project is exempt because the existing property is designed to accommodate outdoor recreation activity, and the proposed event involves only minor temporary alterations to the property to accommodate the event; and

WHEREAS, the proposed project complies with the General Plan, Zoning Ordinance, and other applicable City ordinances and codes; and

WHEREAS, on April 9, 2026 the Zoning Administrator of the City of San Clemente held a duly noticed public hearing on the subject application, and considered written and

oral comments and facts and evidence presented by the applicant, City staff, and other interested parties.

NOW, THEREFORE, The Zoning Administrator of the City of San Clemente does hereby resolve as follows:

Section 1. Incorporation of Recitals.

The Zoning Administrator hereby finds that all of the facts in the Recitals are true and correct and are incorporated and adopted as findings of the Zoning Administrator as fully set forth in this resolution.

Section 2. CEQA Findings.

Based upon its review of the entire record, including the Staff Report, any public comments or testimony presented to the Zoning Administrator, and the facts outlined below, the Zoning Administrator hereby finds and determines that the proposed project is Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15304 (Class 4e: Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.).

None of the exceptions to the use of the Class 4 Categorical Exemption identified in State CEQA Guidelines section 15300.2 apply. The project will not result in a cumulative impact from successive projects of the same type in the same place, over time. There are no unusual circumstances surrounding the project that result in a reasonable possibility of a significant effect on the environment. The project will not damage scenic resources, including trees, historic buildings, rock outcroppings, or similar resources. The project does not include any hazardous waste sites. Thus, the Class 4 exemption applies, and no further environmental review is required.

Section 3. Temporary Use Permit Findings

With respect to Temporary Use Permit (TUP) 26-087, the Zoning Administrator finds as follows:

- A. The proposed use is permitted within the subject zone pursuant to the approval of a Temporary Use Permit and complies with all the applicable provisions of the San Clemente Municipal Code, the San Clemente General Plan and the purpose and intent of the zone in which the use is being proposed. Special activities of two or more days can be approved at a Hearing by the Zoning Administrator, per SCMC 17.16.150. A recreational tournament is consistent with the private open space zoning and use;
- B. The site is suitable for the type and intensity of use that is proposed, in that the existing facility is designed for recreation activities including pickleball, and additional temporary facilities such as porta-potties improve the accessibility of services on site to the temporary increase in guests on site. Guests will be spread throughout the 10.4-acre site, and will predominately be outdoors where there are not occupancy load restrictions. Off-site parking will be located at the Outlets with

- shuttle service provided. There are over 3,000 parking spaces at the Outlets. Existing Life Time members will be allowed to use the on-site parking lot (231 parking spaces). With more than 3,000 parking spaces available, the event can accommodate the expected 1,000 attendees daily;
- C. The proposed use will not be detrimental to the public health, safety or welfare, or materially injurious to properties and improvements in the vicinity, in that the primary activity – outdoor recreation – was anticipated within the entitlements issued for the Life Time Fitness development in 2017. Those entitlements and discussions with the Planning Commission anticipated events, such as tournaments. Additionally, this event results in 7 special activity days in 2026 at the Life Time facility, where 24 special activity days is the annual limit; and
- D. The proposed use will not negatively impact surrounding land uses, in that the tournament hours will be less than what is permitted by the existing entitlements for outdoor recreation activities, and the excess demand for parking will be accommodated by a park-and-ride shuttle program with attendees parking at the Outlets. Additionally, the temporary use of amplified sound will be shielded by the Life Time building and directed west, away from the residential neighborhoods..

#### Section 4. Zoning Administrator Approval

Based on the foregoing recitals and findings, and the written and oral comments, facts, and evidence presented, the City of San Clemente Zoning Administrator approves Temporary Use Permit (TUP) 26-087, 2026 PPA Tour Finals Pickleball Tournament, subject to the Conditions of Approval set forth in Exhibit A.

PASSED AND ADOPTED at a regular meeting of the City of San Clemente Zoning Administrator on April 9, 2026.

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Adam Atamian, Zoning Administrator

CONDITIONS OF APPROVAL  
 TEMPORARY USE PERMIT 26-087  
 2026 PPA TOUR FINALS PICKLEBALL TOURNAMENT

**1.0 GENERAL CONDITIONS OF APPROVAL**

- |     |  |              |
|-----|--|--------------|
| 1.1 | Within 30 days of receipt of the signed conditions of approval, the applicant shall submit to the City Planner a signed acknowledgement concurring with all conditions of approval on a form to be provided by the City, unless an extension is granted by the City Planner.   | Planning     |
| 1.2 | The applicant shall defend (with counsel acceptable to the City), indemnify, and hold harmless the City of San Clemente and its officers, employees, and agents from and against any claim, action, proceeding, fines, damages, expenses, and attorneys' fees, against the City, its officers, employees, or agents to attack, set aside, void, or annul any approval or condition of approval of the City concerning this project, including but not limited to any approval or condition of approval of the City Council, Planning Commission, City Planner, Zoning Administrator, or City employees or environmental finding. Applicant shall pay all costs upon request by the City. The City shall promptly notify the applicant of any claim, action, or proceeding concerning the project and the City shall cooperate fully in the defense of the matter at the applicant's expense. The City reserves the right, at its own option, to choose its own attorney to represent the City, its officers, employees, and agents in the defense of the matter at the applicant's cost. If the applicant fails to so defend the matter, the City shall have the right, at its own option, to do so and, if it does, the applicant shall promptly pay the City's full cost of the defense. | Planning     |
| 1.3 | Use and development of this property shall be in substantial conformance with the approved plans, material boards and other applicable information submitted with this application, and with these conditions of approval. Any modifications to the project shall be reviewed by the Community Development Director or designee in accordance with Zoning Ordinance Section 17.12.180.   | Planning     |
| 1.4 | The applicant shall comply with all applicable current and future provisions of the San Clemente Municipal Code, adopted ordinances, and state laws.   | All          |
| 1.5 | Use of the subject property shall conform to all occupancy requirements, including posting of signs related to the maximum occupancy limitations.  | Code<br>Comp |

- 1.6 The applicant shall submit, to the Planning Division, an authorization letter for use of the parking lot at the Outlets from Monday, May 4, 2026 through Sunday, May 10, 2026 prior to the commencement of the event. Planning  
\*\*

**7.0 OPERATIONAL CONDITIONS OF APPROVAL**

**Business License**

- 7.1 Any businesses operating on site during the Special Activities Event shall apply and be approved for a City Business License. Planning

**Businesses Selling Alcoholic Beverages**

- 7.3 The sale of beer and wine/alcoholic beverages for on-site/off-site consumption shall be consistent with the existing use permit, CUP 16-027. Alcohol is to be restricted to onsite consumption only. Planning  
\*

- 7.4 All employees shall receive Responsible Alcoholic Beverage Service training as offered through programs established by the Orange County Health Care Agency and Alcoholic Beverage Control of the State of California. Training shall be provided as soon as practical following the hire date of each employee. Evidence of such training shall be maintained on-site during business hours, and made available for inspection by any city official upon request. (SCMC Section 17.16.070) Code  
Comp

- 7.5 The service and consumption of alcoholic beverages shall only be permitted from the permanent Life Cafe facility. Food service shall be available at all times that alcoholic beverages are being served. Code  
Comp  
\*

- 7.6 A manager shall be on the premises at all times, and available to respond to issues raised by representatives from the Orange County Sheriff's Department, Orange County Fire Authority, or City of San Clemente Code Compliance, during the hours of operation when alcohol service, live entertainment, and/or dancing are occurring. Code  
Comp

**Businesses Providing Live Entertainment**

- 7.9 Live entertainment may only consist of live and recorded music. Code  
Comp

- 7.11 Speakers shall be directed away westward, away from the nearby residential neighborhoods of Rancho San Clemente. Speakers shall be calibrated so that sound from them does not exceed 65 decibels when measured at any point outside the Life Time property. Code  
Comp  
\*\*

7.12 A minimum of three security personnel shall be on site at all times during the event. All security personnel shall be readily identifiable by wearing a shirt or jacket at all times while on the property containing the word "security" in 2 inch or larger letters.

Code  
Comp  
\*

7.13 The property and all surrounding properties, including the right of way along Avenida Vista Montana, shall be inspected throughout the 7 days of the event and all debris shall be removed to the extent permitted by the owners of those properties.

Code  
Comp  
\*

### **Parking**

7.15 If subsequent to the project approval the City Planner, Chief of San Clemente Police Services, or the Director of Public Works, or their designees determine that parking issues are negatively affecting the project site, adjacent properties, or the surrounding street network, the applicant shall submit an amendment to TUP 26-087 with a plan to address the parking and/or traffic issues. The plan may include entering into an off-site parking agreement, creating short-term parking stalls, and/or additional active monitoring and enforcement to manage parking. The applicant shall be responsible for implementing the parking management plan, at their expense. The amendment shall be subject to Community Development Director review and approval.

Planning  
\*\*

7.16 The event hours shall be limited to 8:00 a.m. to 9:00 p.m. Normal operations of the Life Time facility may resume outdoors until 10 p.m. as permitted by use permit, CUP 16-027.

Planning  
\*\*

7.17 Prior to issuance of the TUP, the applicant or designee shall submit written consent to all of these imposed conditions to the Community Development Director or designee. The owner or designee understands that the resolution will be of no force or effect, nor shall permits be issued, unless such written consent is submitted to the City.

Planning  
\*\*

7.18 The applicant or designee shall observe all occupancy requirements for the building and site.

Planning  
\*\*

7.19 Portable restrooms shall be provided on site near the lower courts.

Planning  
\*\*

7.20 The activity may be closed down at the discretion of the Police Department if it becomes unreasonably loud or boisterous, or parking concerns identified by San Clemente Police Services or the Public Works Department are not being addressed in a reasonable or timely fashion.

Planning  
\*\*

- |      |  |                         |
|------|--|-------------------------|
| 7.21 | The activity may be closed down at the discretion of the Fire Department due to overcrowding or other hazardous conditions.  | Planning<br>**          |
| 7.22 | The TUP may be revoked by the City if issues arise related to the activity's impact on surrounding uses.   | Planning<br>**          |
| 7.23 | Discharge of any wastewater and other pollutants is prohibited from entering the storm drain system. Applicant must prevent pollutants (e.g. sediment, trash, food waste etc.) and any wastewater used during cleanup from entering the storm drain system.  | Planning<br>**          |
| 7.24 | All electrical cords must be secured so they ground and clearly marked as to avoid a tripping hazard.  | Planning<br>**          |
| 7.25 | The City of San Clemente passed Resolution No. 04-27 on April 20, 2004, prohibiting the use of food service items comprised of expandable polystyrene, commonly referred to by the trade name "Styrofoam". This applies to all rentals, special events, leases, or other functions associated with the City of San Clemente. This event fall into the category of requiring Special Event Permits and therefore are subject to the resolution.   | Planning<br>**          |
| 7.26 | Temporary structures shall comply with any of the size or permitting standards referenced herein:  | Building/<br>OCFA<br>** |
|      | <ul style="list-style-type: none"> <li>• “Temporary structures” are structures erected for a period of less than 180 days. Those erected for a longer period of time shall comply with the applicable sections of the California Building Code. (CBC 3103.1)[<i>S.C.M.C – Title 15 Building Construction</i>]</li> <li>• Tents and other membrane structures erected for a period of less than 180 days shall comply with the California Fire Code. (CBC 3103.1) [<i>S.C.M.C – Title 15 Building Construction</i>]</li> <li>• Temporary structures that cover an area in excess of 120 square feet, including connecting areas or spaces with a common means of egress or entrance which are used or intended to be used for the gathering together of 10 or more persons, shall not be erected, operated or maintained for any purpose without obtaining a Building Permit. (CBC 3103.2) [<i>S.C.M.C – Title 15 Building Construction</i>]</li> <li>• A permit application and construction documents shall be submitted for each installation of a temporary structure. The construction documents shall include a site plan indicating the location of the temporary structure and information delineating the means of egress and the occupant load. (CBC 3103.2) [<i>S.C.M.C – Title 15 Building Construction</i>]</li> </ul> |                         |

- Temporary structures shall be located in accordance with the requirements of CBC Table 602 based on the fire-resistance rating of the exterior walls for the proposed type of construction. (CBC 3103.3) *[S.C.M.C – Title 15 Building Construction]*
- Temporary structures shall conform to the means of egress requirements of CBC Chapter 10 and shall have a maximum exit access travel distance of 100 feet. (CBC 3103.4) *[S.C.M.C – Title 15 Building Construction]*

- |      |   |                                   |
|------|---|-----------------------------------|
| 7.27 | Prior to the commencement of the event, the applicant shall hire a Traffic Management company to implement a Traffic Management Plan during the days of the event, as approved by the Public Works Department. The Traffic Management Plan shall include the off-site parking lot authorized for use by the pickleball tournament, and be submitted no later than April 16, 2026 and approved no later than April 30, 2026. The applicant acknowledges and understands that the typical minimum review period necessary for each submittal, either initial or subsequent to corrections being provided, is at least 48 business hours.  | Public<br>Works<br>Planning<br>** |
| 7.28 | The applicant shall provide proof of approval of a Special Activity Permit from Orange County Fire Authority (OCFA), or verification that no permit is required, to City staff prior to the commencement of the event.  | OCFA/<br>Planning<br>**           |
| 7.29 | The shuttle service shall be scheduled to run at least 30 minutes before and 30 minutes after the event times. The shuttle service shall have headways of 20 minutes or less.   | Planning<br>**                    |
| 7.30 | Information on the parking and event day activities shall be shared by email to all ticketed/registered participants directing them to park at the Outlets and not to park on surface streets or neighborhoods.   | Planning<br>**                    |
| 7.31 | Prior to the commencement of the event, the applicant shall implement a City approved Parking and Transportation Management Plan to be used as an operational and management plan to facilitate the parking and transportation of all event attendees, whether participants, spectators, employees, owners or association members or the like, to ensure the parking and transportation to and from the site has as minimal impact on the City’s public right of way and may, at the discretion of the Public Works Director or their designee, include the locations of acceptable parking and shuttle pick-up and drop-off locations, the placement of “no parking” signs at the applicant’s expense, a coordinated effort with Beaches, Parks and Recreation staff to limit access to the maximum extent feasible around park and school | Public<br>Works<br>Planning<br>** |

facilities, commercial properties, and residential neighborhoods to ensure that the pickleball event parking is as contained on the property or at the San Clemente Outlets as possible, and any other related features of the plan as deemed appropriate by Public Works; Beaches, Parks and Recreation Department; or San Clemente Police Services.

- 7.32 The Professional Pickleball Association (PPA) shall update the event website for off-site parking acknowledgement no later than April 13, 2026. ZA  
\*\*
- 7.33 Signage no smaller than 2' x 2' on white background and black lettering no smaller than 2" tall shall be placed along the entrance of Life Time to read, "NOTICE" at the top in all caps and underlined, followed by "A manager is available to respond to complaints by the public [provide a phone number that is monitored]." Sign shall be reviewed and approved by Planning Staff prior to installation. ZA  
\*\*
- 7.34 The event organizers or applicant shall provide notification to the Rancho San Clemente Master Homeowners Association with details of their upcoming events including timing of set-up and tear-down both on and off site, the schedule of events, information about where parking and shuttle transportation will be provided, and any pertinent details related to parking permits or other aspects that may affect nearby residents that are a result of the Traffic Management Plan or the Parking and Transportation Management Plan. This communication shall be reviewed by the City Planner prior to distribution to the Rancho San Clemente Homeowners Association. The communication shall be provided at least 10 days prior to the event set up. ZA  
\*\*
- 7.35 The applicant shall provide three buses, or shuttles, as part of the event's shuttle service. ZA  
\*\*
- 7.36 The applicant shall not install any devices in the public right-of-way prior to the approval of the Traffic Management Plan. ZA  
\*\*
- 7.37 The applicant shall provide signs with parking restrictions and notice that ticketing will occur on the streets within the Rancho San Clemente area. ZA  
\*\*
- 7.38 The applicant shall contact the City's Code Compliance Division to schedule a time for Code Compliance staff to meet event organizers on site and conduct a sound test, to determine the calibration of the sound equipment needed so that decibel limits are not exceeded. Based on the sound test, the applicants shall not increase the volume that was determined appropriate at that time. ZA  
\*\*

7.39 The applicant shall provide active monitoring and enforcement to manage parking on Calle Aguila and ensure PPA event guests do not park on Calle Aguila during the approved PPA event hours.

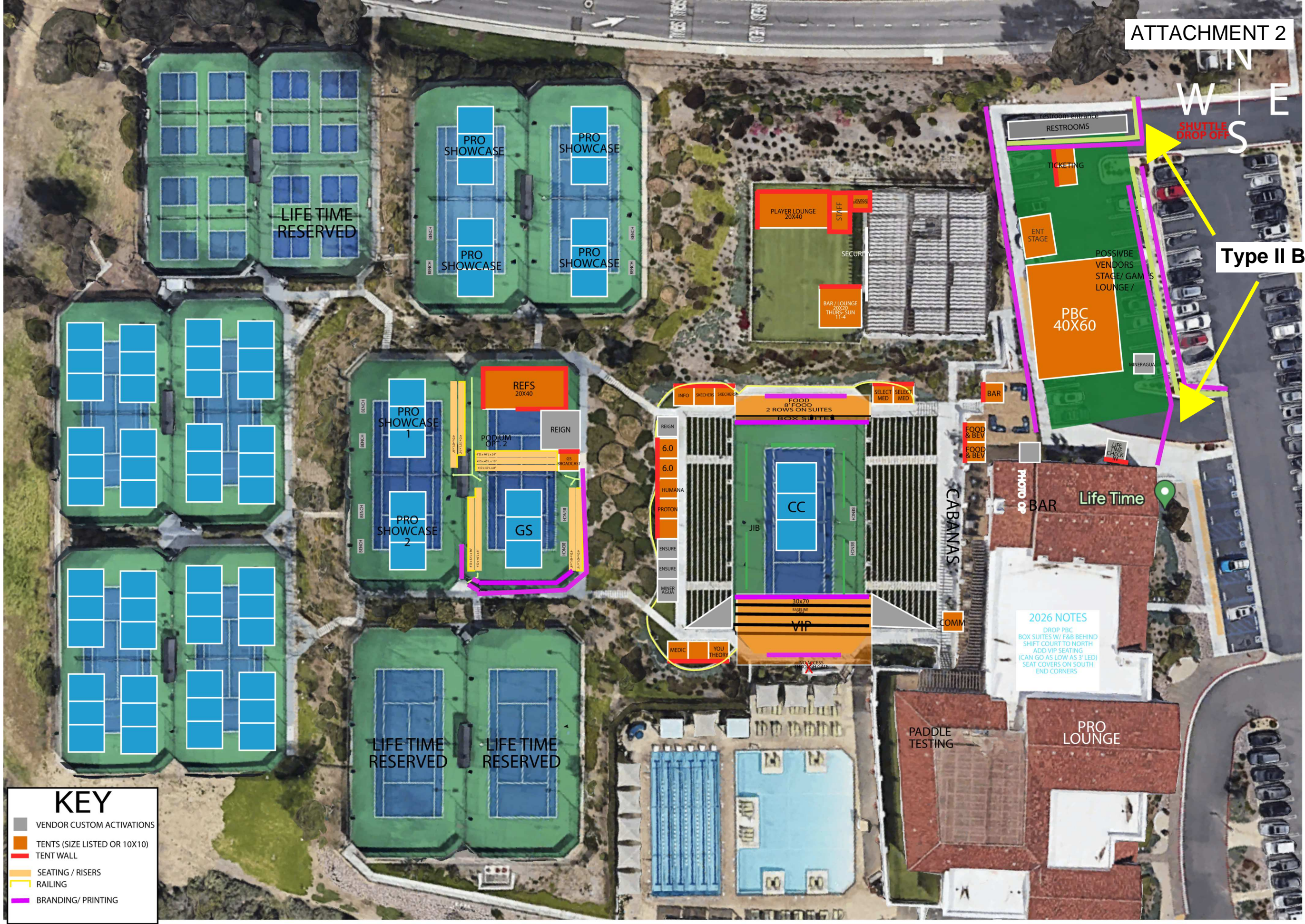
Planning  
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All Conditions of Approval are standard, unless indicated as follows:

- \* Denotes a modified standard Condition of Approval.
- \*\* Denotes a project specific Condition of Approval

WIN  
W I E  
S

Type II Barricades



**KEY**

- VENDOR CUSTOM ACTIVATIONS
- TENTS (SIZE LISTED OR 10X10)
- TENT WALL
- SEATING / RISERS
- RAILING
- BRANDING/ PRINTING

**2026 NOTES**  
 DROP PBC BOX SUITES W/ F&B BEHIND SHIFT COURT TO NORTH  
 ADD VIP SEATING (CAN GO AS LOW AS 3' LED)  
 SEAT COVERS ON SOUTH END CORNERS

**PLANNING DIVISION TENTATIVE FUTURE AGENDA 2024****\*Tentative Items****4/7/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM****\*\*CANCELLED\*\*****4/8/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: NOPH 3/17–REPORT 4/1**

PH 8A: PHP24-139, La Casa Verde Outdoor Display, 130 Avenida Granada (Coury) – Tamara (Mailed 3/24)

PH 8B: Other Batch Zoning Amendments #2(Carrillo) – ¼ Page Media

**4/9/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: NOPH 3/17–REPORT 4/1**

PH 4A: PPA Tournament at Lifetime Fitness (Carrillo) – Denise Kaspar (Mailed 3/26)

**4/15/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: REPORT 4/8**

Zebra House (Gatny)

San Clemente Color &amp; Material Guide (Miller)

**4/21/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: LEGISTAR 3/9-NOPH 3/31-RPT 3/19 TO ZR**

PH: SB-9 (Mejia) ¼ Pg 20-Day NOPH by 4/1/26 - DONE

PH: Parklets Design Standards (Gruszczynski) ¼ Pg 20-Day NOPH by 4/1/26 -DONE

PH: Hanson Hotel (Ciampa) – Noticing Envelopes Received Sent to Clerks on 3/24

NB: Parking Strategies/Enforcement

**4/22/26 – ADJOURNED STUDY SESSION OF THE PLANNING COMMISSION–COUNCIL CHAMBERS – 5:00 P.M.:**

Roof Element and Height Calculations (End at 5:45)

**4/22/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: NOPH 3/31–REPORT 4/15**

PH8A: PHP22-472/DP26-047, Wood Residence, 104 W Ave Cadiz (Gatny) – Denise Sent 4/1

C-PH 8B: Continued PHP26-063, ADU Zoning Amendment (ZA)26-064 (Mejia) – No NOPH

**4/23/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.:****\*\*CANCELLED\*\*****4/29/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: REPORT 4/22****5/5/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM****LEGISTAR 3/31-NOPH 4/15-RPT 4/9 TO ZR**

PH 8D: Other Batch Zoning Amendments #2(Carrillo) ¼ Pg 20-Day NOPH by 3/31-DONE

**5/6/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: NOPH 4/14–REPORT 4/29**

PH 8A: PHP24-085, Coastal Abode Outdoor Display, 228 Avenida Del Mar (Coury) – Tamara

OB 9B: Parking Study, LCP (Rehm) – Media Only

OB 9C: Geologic Hazard Report, LCP (Wright) – Media Only

**5/7/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: NOPH 4/14–REPORT 4/29****5/13/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: REPORT 5/6****5/19/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: LEGISTAR 4/8-NOPH 4/28-RPT 4/23 TO ZR****5/20/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: NOPH 4/28–REPORT 5/13**

PH 8A: Mariner’s Church CUP (Hanley)

PH 8B: Inclusionary Housing (Mejia) – ¼ Pg 20-Day NOPH by 4/21

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\*PH 8B: PHP23-215; DP24-496; CUP23-216, Shorecliffs Golf Course Caretakers Unit (Wright) – **NEED NOPH**

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**5/21/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: NOPH 4/28–REPORT 5/13**

\*Zebra House (Gatny) – Need NOPH and Project Info

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**5/27/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: REPORT 5/20**

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**6/2/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: LEGISTAR 4/20-NOPH 5/11-REPORT 5/7 TO ZR**

PH 8B: Inclusionary Housing #1 (Mejia)

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**6/3/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: NOPH 5/12–REPORT 5/27**

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**6/4/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: NOPH 5/12–REPORT 5/27**

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**6/10/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: REPORT 6/3**

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**6/16/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: LEGISTAR 5/4-NOPH 5/26-RPT 5/21 TO ZR**

PH 8B: Inclusionary Housing #2 (Mejia)

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**6/17/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: NOPH 5/26–REPORT 6/10**

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**6/18/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: NOPH 5/26–REPORT 6/10**

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**6/24/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: REPORT 6/17**

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**7/8/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: NOPH 6/16–REPORT 7/1**

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**7/9/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: NOPH 6/16–REPORT 7/1**

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**7/15/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: REPORT 7/8**

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**7/22/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: NOPH 6/30–REPORT 7/15**

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**7/23/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: [NOPH 6/30–REPORT 7/15](#)**

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**7/29/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: [REPORT 7/22](#)**

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**8/4/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: [LEGISTAR 6/23-NOPH 7/13-RPT 7/9 TO ZR](#)**

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**8/5/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: [NOPH 7/14–REPORT 7/29](#)**

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**8/6/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: [NOPH 7/14–REPORT 7/29](#)**

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**8/12/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: [REPORT 8/5](#)**

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**8/18/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: [LEGISTAR 7/6-NOPH 7/27-RPT 7/23 TO ZR](#)**

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**8/19/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: [NOPH 7/28–REPORT 8/12](#)**

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**8/20/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: [NOPH 7/28–REPORT 8/12](#)**

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**8/26/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: [REPORT 8/19](#)**

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**9/1/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: [LEGISTAR 7/20-NOPH 8/10-RPT 8/6 TO ZR](#)**

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**9/2/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: [NOPH 8/11–REPORT 8/26](#)**

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**9/3/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: [NOPH 8/11–REPORT 8/26](#)**

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**9/9/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: [REPORT 9/2](#)**

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**9/15/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: [LEGISTAR 8/3-NOPH 8/24-RPT 8/20 TO ZR](#)**

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9/16/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: **NOPH 8/25–REPORT 9/9**

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9/17/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: **NOPH 8/25–REPORT 9/9**

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9/23/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: **REPORT 9/16**

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10/6/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: **LEGISTAR 8/24-NOPH 9/13-RPT 9/10 TO ZR**

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10/7/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: **NOPH 9/14–REPORT 9/30**

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10/8/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: **NOPH 9/14–REPORT 9/30**

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10/14/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: **REPORT 10/7**

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10/20/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: **LEGISTAR 9/8-NOPH 9/28-RPT 9/24 TO ZR**

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10/21/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: **NOPH 9/28–REPORT 10/14**

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10/22/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: **NOPH 9/28–REPORT 10/14**

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10/28/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: **REPORT 10/21**

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11/4/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: **NOPH 8/11–REPORT 8/26**

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11/5/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: **NOPH 8/11–REPORT 8/26**

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11/11/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: **REPORT 11/4**

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11/17/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: **LEGISTAR 9/21-NOPH 10/12-RPT 10/22-JL**

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11/18/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: **NOPH 10/27–REPORT 11/12**

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11/19/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: **NOPH 10/27–REPORT 11/12**

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11/25/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: **REPORT 11/18**

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12/2/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: **NOPH 11/10–REPORT 11/25**

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12/3/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: **NOPH 11/10–REPORT 11/25**

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12/8/26 – CITY COUNCIL MEETING–COUNCIL CHAMBERS–6:00 PM.: **LEGISTAR 10/5-NOPH 11/16-RPT 11/12 TO ZR**

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12/9/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: **REPORT 12/2**

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12/16/26 - PLANNING COMMISSION MEETING–COUNCIL CHAMBERS – 6:00 P.M.: **NOPH 11/24–REPORT 12/9**

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12/17/26 – ZONING ADMINISTRATOR MEETING – COMMUNITY ROOM–3:00 P.M.: **NOPH 11/24–REPORT 12/9**

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12/23/26 – DESIGN REVIEW SUBCOMMITTEE – COMMUNITY ROOM - 3:00 P.M.: **REPORT 12/16**

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**FUTURE STUDY SESSION TOPICS / GP UPDATES / CONSENT ITEMS:**

- Spanish Colonial Revival Training
- Gateway Overlay (Rehm)
- Lifetime Fitness Parking Alternatives (Carrillo)