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**CALIFORNIA COASTAL COMMISSION**

SOUTH COAST DISTRICT OFFICE  
301 E. OCEAN BLVD., SUITE 300  
LONG BEACH, CA 90802-4830  
(562) 590-5071



**W13c**

**5-24-0801 (Dunnwald)**

**November 5, 2025**

**CORRESPONDENCE**

**Greer, Emily@Coastal**

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**From:** SouthCoast@Coastal  
**Sent:** Friday, October 24, 2025 2:19 PM  
**To:** Greer, Emily@Coastal  
**Subject:** FW: Public Comment on November 2025 Agenda Item Wednesday 13c - Application No. 5-24-0801 (Dunnwald, San Clemente)

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**From:** Larry Culbertson <larryculbertson3@gmail.com>  
**Sent:** Friday, October 24, 2025 1:51 PM  
**To:** SouthCoast@Coastal <SouthCoast@coastal.ca.gov>  
**Subject:** Public Comment on November 2025 Agenda Item Wednesday 13c - Application No. 5-24-0801 (Dunnwald, San Clemente)

October 24, 2025

Regarding: Application No 5-24-0801 (Dunnwald, San Clemente}

To: California Coastal Commission

From: Larry Culbertson

I am petitioning the California Coastal Commission to deny approval of Application No. 5-24-0801 (Dunnwald, San Clemente)

402 Pasadena Ct., also known as Vista De Las Olas and as Sea Cliff Villas is extremely important to the history of San Clemente. According to the city's Historic Resources Inventory, "Distinguished by its location, scale, architecture and garden, this house epitomizes Ole Hanson's vision of San Clemente..." and "It is one of the last extant examples of several "villas" that were the showplaces of the Spanish Village." The property is eligible for listing on the National Register of Historic Places.

While this project would preserve the historic villa, the historic garden, which covered the majority of the property, would be excavated and replaced with concrete. This garden, which slopes steeply down from the villa contains a fountain fed by a long cascading runnel coming down the slope from a decorative opening on the side of the villa. It is a truly stunning feature unlike any other fountain in San Clemente.

The destruction of the historic garden is NOT consistent with the Secretary of the Interior's Standards for the Treatment of Cultural Landscapes. The Standards state, "New construction will not destroy historic materials, features, and spatial relationships that characterize the property." And "If removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired."

The garden would be completely destroyed. Tons of dirt (garden) would be removed along with the original cascading water feature, garden walls, and retaining walls. Some of the features would be recreated, but the spatial relationship between the historic building and this amazing garden would be

permanently erased. The integrity of this historic property and its environment would be irreparably impaired.

The public good of adding a few short-term rental units does not outweigh the harm done to this important piece of San Clemente History.

Respectfully submitted,

Larry Culbertson

240 Avenida Rosa, Unit 1

San Clemente

**Greer, Emily@Coastal**

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**From:** SouthCoast@Coastal  
**Sent:** Tuesday, October 28, 2025 3:28 PM  
**To:** Greer, Emily@Coastal  
**Subject:** FW: Public Comment on November5 2025 Agenda Item W13c - Application No. 5-24-0801 (Larry Dunnwald, San Clemente)

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**From:** Julie Davis <[2neos@futurewoman.com](mailto:2neos@futurewoman.com)>  
**Sent:** Tuesday, October 28, 2025 3:25 PM  
**To:** SouthCoast@Coastal <[SouthCoast@coastal.ca.gov](mailto:SouthCoast@coastal.ca.gov)>  
**Cc:** [sintersource1@hotmail.com](mailto:sintersource1@hotmail.com)  
**Subject:** Public Comment on November5 2025 Agenda Item W13c - Application No. 5-24-0801 (Larry Dunnwald, San Clemente)

You don't often get email from [2neos@futurewoman.com](mailto:2neos@futurewoman.com). [Learn why this is important](#)

**Note:** We previously submitted this email in September, following this applicant's agenda item being postponed from the August agenda, and are re-sending our email of support in advance of the upcoming November 5, 2025, meeting.

We are writing to fully support Application No. 5-24-0801 (Larry Dunnwald, San Clemente).

The new sidewalk will improve pedestrian safety on Cazador/Pasadena, and the internal parking garage addresses parking concerns. Additionally, a restaurant and the public viewing areas are beneficial to both residents and visitors to the neighborhood.

This will be a welcome improvement and addition to our neighborhood, and we look forward to seeing its completion.

Thank you.

Julie & Stewart Davis  
514 Avenida Victoria, San Clemente, CA 92672  
[2neos@futurewoman.com](mailto:2neos@futurewoman.com)  
562-732-6071

California Coastal Commission  
301 E. Ocean Blvd, Suite 300  
Long Beach, Ca, 90802

October 27, 2025

Re: **DENY** -Application No 5-24-0801 (Dunnwald, San Clemente)

Dear Directors,

I am respectfully petitioning the California Coastal Commission, Deny the approval of Application No. 5-24-0801 (Dunnwald, San Clemente) at 402 Pasadena Ct., also known historically as "Vista De Las Olas."

As a San Clemente resident for over 50 years, I am writing regarding the denial of this project. The City of San Clemente has had numerous landslides throughout the decades due to nature and character of the land formations of the region. The land is a combination of Capistrano land formation and Monterey land formation, which are unstable. These formations are caused by the ancient deposit of silt & sand due to being submerged in pre-historic times.

A few years ago, the City of San Clemente had two landslides on the street of Buena Vista, less than a mile north of this project. Then in another well-known landslide, less than a half-mile from to this property, at the Historical Casa Romantica.

The repair costs for just the Casa Romantica landslide are in excess of 8 million dollars, which was paid for by the City of San Clemente. Which included amounts to remediate and repair the adjoining property, Reef Gate.

I raise these landslide events to show the extent to which the Geological instability is part of the region and the cost associated with these projects is expensive. There are major concerns regarding the instability of the land at 420 Pasadena court.

During the City of San Clemente's Design Review Subcommittee meetings regarding this project, the property next door, "The Driftwood Bluffs," conveyed that they hired LGC Geotechnical to evaluate their own property and it was determined that the land had slipped. This raises further concerns of land instability in the surrounding area and potential problems with construction of this application, No 5-24-0801(Dunnwald, San Clemente.)

There are apparent landslide issues that are visible to the north facing wall and west facing wall of the property of 402 Pasadena Court. The land is clearly shifting

and beginning to slip causing failures and cracks to form in the retaining structures on the Avenida Victoria side. Attached are images taken over time showing significant structural damage and land instability as evidenced by the cracks on the walls getting larger. The first picture below is taken by Google maps with the date of August 2025.



The following picture was taken on October 28, 2025. The newest picture shows significant cracks to the exterior walls. The main concern is that any new construction would potentially damage the existing historic building and that would be a major loss to the residents of San Clemente. The damage would be irreversible.



To many residents, the property at 402 Pasadena Court, "Vista De Las Olas," has historical significance and it is eligible to be placed on the listing on the National Register of Historic Places.

There are unique architectural structures of this property, that no other property has in San Clemente. There is a set of stairs that form a runnel down the slope of the hill, which is quite remarkable. Please see the picture below. The runnel of stairs faces the ocean, which are extraordinary.



There are legitimate concerns raised which the Secretary of the Interior's Standards for the Treatment of Cultural Landscapes, states, that "New construction will not destroy historic materials, features, and spatial relationships that characterize the property."

Due to existing landslide issues and the impacts on the Historic building, it is imperative to deny the permit. I hope that the owner .does its due diligence in repairing the existing walls and preserve the Historic building to prevent any further damage. Any plans for new construction will destroy the integrity of the existing historic building, the garden, the runnel of stairs, the walls, and the fountain.

Please **DENY** Application No 5-24-0801 (Dunnwald, San Clemente)

Thank you for your time and consideration.

Sincerely,

Amanda Quintanilla

California Coastal Commission  
301 E. Ocean Blvd, Suite 300  
Long Beach, Ca 90802  
(562) 590-5071

October 24, 2025

Re: **Deny**-Application No 5-24-0801 (Dunnwald, San Clemente}

I am respectfully requesting the California Coastal Commission deny approval of Application No. 5-24-0801 (Dunnwald, San Clemente) location at 402 Pasadena Ct., historically known as "Vista De Las Olas" or the "Sea Cliff Villas."

As a longtime resident of San Clemente, I am concerned about the land instability of the project and the preservation of the Historic building.

However, as a resident for over 50 years, I am concerned about the rates for this project as it relates to local residents and visitors that require respite from the heat. "People who rely on coastal access for low-cost recreation, escape from heat, subsistence fishing, and other vital uses are disproportionately affected by this practice because they cannot reach a space that is fundamental to their well-being (Reinemann, Wedding, Hartge, McEnery, & Reiblich, 2016)."

It is important that this project have affordable rooms and have this information posted to promote accessibility to lower cost rooms. It is a matter of transparency

When San Clemente residents have repairs to their homes, condos, or apartments, and/or dwelling units, there are limited places to stay. Renters depend on Hotels/motels to stay, while their landlords do repairs such for fumigation or major work. Landlords are legally required to supply rooms for their tenants. This is based on their rent and landlords have to supply for food as well. There are limited hotel/motels in San Clemente and it becomes a challenge for landlords or tenants to find rooms to stay. I sure have been in that situation several times. Having local hotels rooms to stay is beneficial and having affordable rooms is essential.

I am concerned regarding some of the statements within the California Coastal Commission staff report regarding this project. The City of San Clemente Planning Commission is well aware that the California Coastal Commission determines affordability of the rooms. As such, the City of San Clemente, **did not** approve 11 high cost rooms and not low cost rooms.

The City of San Clemente did not make distinction of the rooms as to the pricing of the rooms. The following sentence in the Coastal Commission needs some clarification to the members of the public. It states the following:

"As approved by the City project includes 11 high-cost rooms and no low-cost rooms."

The City of San Clemente Planning Commission is well aware that the California Coastal Commission determines affordability of the rooms. According to the San Clemente Planning Commission Staff Report of July 24, 2024, the City never distinguished what type of rooms that the Sea Cliff Boutique Motel would have. The staff report states the following:

"Public Hearing Project 24-249, Sea Cliff Boutique Motel and Restaurant at 402 Pasadena Court, a request to consider 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."

Please see the attachment.

What is interesting is that it is considered a motel where by definition "Motels are generally more budget-friendly compared to hotels, which tend to be pricier due to their additional services and amenities."

While the applicant is concerned about making a profit of having three low cost rooms, there have been very concerned about parking concerns, noise, and especially the concern regarding the existing historical building.

More importantly, many residents have strongly voiced their concerns about landslides and the instability of the land. The instability of the land is a result of the type of land, which is comprised of Capistrano Land Formation that has been proven to be unstable. The City of San Clemente has had significant landslides in recent years such as two landslides on the same street, Buena Vista, which is North of this property. Just slightly closer to this Historic property, the bluff at Casa Romantica had a significant landslide. Repairs were essential due to the adjacent property, the Sea Cliff Apartment Homes, which cost the City of San Clemente about \$8 million dollars.

The Driftwood Bluffs is a residential condo complex at 406 Pasadena Court has had unstable land according to their statements.

The property at 402 Pasadena Court is historically known as "Vista De Las Olas." It is my understanding that this property qualifies for placement on the National Register of Historic places. Vista De Las Olas or Sea Cliff Villas is unique in that it incorporates a runnel of stairs along the face of the bluff, which had a historic garden.

There is significant damage to the exterior walls and this project should not be approved.

The hotel project should not be approved. **Please DENY** this project.

Thank you for your time.

Sincerely,

Amanda Quintanilla

**MINUTES OF THE SPECIAL MEETING  
OF THE CITY OF SAN CLEMENTE  
PLANNING COMMISSION  
July 24, 2024 @ 5:00 p.m.  
San Clemente City Hall Council Chamber  
910 Calle Negocio, San Clemente, CA 92673  
Teleconference via [www.san-clemente.org](http://www.san-clemente.org)**

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**CALL TO ORDER**

Chair Cosgrove called the Special Meeting of the Planning Commission of the City of San Clemente to order at 5:05 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 McKhann led the Pledge of Allegiance.

**3. ROLL CALL**

Commissioners Present: Barton Crandell; Scott McKhann; Vice Chair M. Steven Camp; Karen Prescott-Loeffler; Chair Cameron Cosgrove

Commissioners Absent: Brent Davis and Chair Pro Tem Gary P. McCaughan, M.D.

Staff Present: Jonathan Lightfoot, City Planner  
Gena Burns, Deputy City Attorney  
Zachary Ponsen, Assistant City Engineer  
David Carrillo, Associate Planner  
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 Regular Meeting of June 5, 2024.

IT WAS MOVED BY COMMISSIONER MCKHANN, SECONDED BY COMMISSIONER CAMP, AND CARRIED 5-0, COMMISSIONER DAVIS AND CHAIR PRO TEM

MCCAUGHAN ABSENT, to receive and file the minutes from the Planning Commission Regular Meeting of June 5, 2024.

**B. Receive and file Minutes from the Planning Commission Special Meeting of June 26, 2024.**

IT WAS MOVED BY COMMISSIONER MCKHANN, SECONDED BY COMMISSIONER CAMP, AND CARRIED 3-2, COMMISSIONER DAVIS AND CHAIR PRO TEM MCCAUGHAN ABSENT, to receive and file the minutes from the Planning Commission Special Meeting of June 26, 2024.

**6. ORAL AND WRITTEN COMMUNICATION**

None.

**7. CONSENT CALENDAR**

None.

**8. PUBLIC HEARING**

**A. Continued Public Hearing Project (PHP) 23-083, Sea Cliff Hotel & Restaurant, 402 Pasadena Court**

A continued public hearing item for the Planning Commission to consider the development of 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 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. Additionally, an Encroachment Permit is required to legalize the existing encroachment of the historic residence into the public right-of-way. A sidewalk easement is also required for portions of the sidewalk that encroach into the subject private property. The project scope requires a Cultural Heritage Permit (CHP 23-084), Conditional Use Permit (CUP 23-085), and Discretionary Encroachment Permit (DEP 24-108).

The Planning Commission will also consider whether to find the project categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State 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).

Chair Cosgrove opened the public hearing.

David Carrillo, Associate Planner, narrated a PowerPoint Presentation entitled, "Sea Cliff Boutique Motel & Restaurant CHP 23-084 / CUP23-085," dated July 24, 2024. A copy of the Presentation is on file in Planning Division.

Jim Holloway indicated that the applicant team was available to respond to questions.

John Boland expressed disappointment about the prior hearing and suggested the historic property be retained and an Environmental Impact Report (EIR) be conducted. He expressed concern about the ongoing code violations.

Scott Potter, representing homeowners on Cazador Lane, expressed concern about emergency vehicle access, special use permits, parking, and delivery trucks.

Jill Ammirato suggested the need for an EIR and consideration of water pressure from above the property, and previous code violations. She requested story poles and the door on Pasadena Court be only for private use.

Jerry Laidlaw expressed concern about earth stability and assurances for his property.

Wayne Eggleston suggested the new parking garage have a gate and that it be open during the day and closed at night.

Gerald Kroger provided a historical overview of groundwater studies.

Amanda Quintanilla indicated opposition to the proposed project; urged consideration of the comments from the prior hearing; expressed concern about the lack of an EIR, maintaining the garden area, noise and traffic.

Mike Palkovic expressed concern about the height of the wall affecting the view corridor.

Tony Massaro, architect and Jim Holloway, representing the applicant, discussed the elevation difference between the Pasadena Court and the spa; contrasted the project with reactionary responses to the land movement next to Casa Romantica and La Ventana and indicated the project would proactively stabilize the slope; economic viability of the project in order to maintain the cultural resources; curb improvements that would help Pasadena Court traffic circulation; openness to a gate and for it to be open in day and closed at night; clarified proposed parking; and explained configuration of the fence/arbor creating privacy for the spa and maintaining the site line to the Ocean.

In response to Commission questions, Mr. Holloway discussed the lack of a policy basis for a landscape height limit; intent to retain historic wall along Pasadena Court; spa hours of operation; traffic construction; deliveries; economic feasibility analysis; and agreement to meet with the residents' geotechnical consultant during building permit plan check process.

City Planner Lightfoot discussed the 42-inch limit on hedges, which was referenced within public comment as an example of a code violation, and review of revised

landscape. He explained the special event permit process and how proposed conditions would limit the project to a lower number of annual special events; discussed delivery trucks.

Assistant City Engineer Ponsen explained ground water monitoring, construction traffic and parking, drainage and performance bonds, parking restrictions on Pasadena Court, Fire Department review and inclinometers.

Deputy City Attorney Burns concurred with staff's recommendation on categorical exemption under CEQA

Chair Cosgrove suggested Conditions restricting deliveries to Avenida Victoria only; that the garage door remain open during the day and closed at night; and no amplified sound; and requested the City offer a meeting with the applicant's engineers with HOA engineers.

During discussion, the Commission indicated it could make the Findings and to allow staff to work out the garage door operations and that the spa closes at 10 p.m.

IT WAS MOVED BY CHAIR COSGROVE, SECONDED BY COMMISSIONER CAMP, AND CARRIED 5-0, COMMISSIONER DAVIS AND CHAIR PRO TEM MCCAUUGHAN ABSENT, TO 1) Determine the project is categorically exempt from the requirements of the CEQA pursuant to CEQA Guidelines §15301 (Class 1: Existing Facilities); §15331 (Class 31: Historical Resource Restoration/Rehabilitation); and §15332 (Class 32: In-Fill Development Projects); and 2) Adopt Resolution PC 24-013, approving Public Hearing Project 24-249, Sea Cliff Boutique Motel and Restaurant, subject to Conditions of Approval, with modifications to the following Conditions::

- a. Add 3.20: The applicant/owner shall install a trench drain adjacent to the retaining wall along Avenida Victoria north of the historic residence garages for the purpose of conveying water from existing subdrains to the street and shall also replace any displaced parking meters along Avenida Victoria at their own expense and to the standards and satisfaction of the City Engineer.
- b. Remove 4.24 (landscape plane)
- c. Add 5.14: The applicant/owner shall install signage in location(s) approved by the City that includes the following: (1) that there shall be public access to the viewing deck daily from 6:00 a.m. to 10:00 p.m. and to the restaurant patio during operating hours; (2) contact information for the owner's representative responsible for maintaining the access area and to whom complaints can be directed; and (3) that misuse of the area is enforceable by the Orange County Sheriff's Department and the City and subject to citation. The owner shall obtain written approval of the design, verbiage and location(s) of the signage from the City prior to installation. The owner shall execute such other and further documentation as may be required by the Orange County Sheriff's Department or the City to allow enforcement with respect to misuse use of the

area, including but not limited to under San Clemente Municipal Code Titles 8, 9, and 17.

- d. Replace 7.7 with: A garage door or gate shall be required at the entry to the subterranean garage and shall be open from 7 am – 10 pm. Hours may be modified by the City Planner, in concurrence with the City Engineer.
- e. Modify 7.8: Replace “All” with “Amplified sound and...”
- f. Add 7.10: Commercial deliveries shall be taken from the driveway or garage along the Avenida Victoria frontage.
- g. Add 7.11: The pool and spa shall close at 10 p.m. daily.

**B. Public Hearing Project 24-029, Rimland Residence, 137 W. Avenida Santiago**

The Planning Commission will consider to allow the demolition of 1,155 square feet of the existing two-story single-family residence, the construction of a first and second story addition totaling 2,229 square feet, and a 344 square foot roof deck in the Residential Low (RL) Density Zoning District and abutting a historic resource at 201 Esplanade. The project includes a Development Permit (DP 24-041).

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), §15302 (Class 2: Replacement or Reconstruction), and §15303 (Class 3(a): New Construction of a single-family residence in a residential zone).

Commissioner Prescott-Loffler disclosed site visits.

Chair Cosgrove opened the public hearing.

John Ciampa, Contract Planner narrated a PowerPoint Presentation entitled, “Rimland Residence, 137 W. Avenida Santiago, PHP24-029 for a Development Permit DP24-041,” dated July 24, 2024. A copy of the Presentation is on file in Planning Division.

Austin Peters, Applicant's architect, explained the goal to make the property the primary residence; overall design strategy to remove massing; and the existing property across the street.

In response to Commission questions, Mr. Peters indicated the mature landscaping would remain and the parking would be unchanged.

During discussion, the Commission indicated the project would be an improvement to the home and neighborhood; the Findings could be made; and there was no negative impact on historic resources.