

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
February 4, 2015**

Staff Present: Jim Pechous, Cliff Jones, and Kimberly Maune

2. MINUTES

Minutes of the Zoning Administrator meeting of January 21, 2015 received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

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. PUBLIC HEARINGS

A. 218 Avenida Del Mar – Minor Cultural Heritage Permit 14-480 – Selma’s Patio Doors (Jones)

A request to consider the replacement of windows with sliding glass doors within the courtyard of the commercial building located at 218 Avenida Del Mar. The project is located within the Mixed Use zoning district, and within the Architectural and Central Business Overlays (MU3-CB-A). The legal description is Lot 32, Block 16 of Tract 779, Assessor’s Parcel Number 058-11-32.

Associate Planner Cliff Jones summarized the staff report. Mr. Jones stated the applicant was unable to attend this meeting due to a scheduling conflict.

There were no members of the public present to address this item.

Mr. Pechous asked if there are any entertainment based permits associated with this restaurant; Mr. Jones responded no. Mr. Pechous asked what the hours of operation are for this restaurant; Mr. Jones did not have that information.

Mr. Pechous asked if there was any consideration of the idea of having the doors open full time. This system allows the exterior to blend in with the interior, and it is open to the street. He is concerned about noise problems as a result of opening the exterior of the restaurant, unless they

are not open particularly late. If the restaurant is not open late he is not concerned about the doors remaining open.

Mr. Jones stated he does not have this information and because the applicant is not present he cannot determine what the preferred hours would be to have the doors slid open. For many of the restaurant uses in the downtown the City encourages doors to be shut after 10:00 p.m. to reduce potential noise impacts. This could be added as a condition of approval for this project or this item could be continued until the applicant is available to speak to this issue.

Mr. Pechous asked if the doors of the other restaurants that close at 10:00 p.m. are related to live entertainment; Mr. Jones responded yes. Mr. Pechous stated this restaurant does not have live entertainment but there are a number of television sets in the bar area. Mr. Pechous asked if this is a full alcohol serving restaurant. Mr. Jones responded he does not know if this restaurant serves full alcohol or just beer and wine.

Mr. Pechous asked if the doors will be where the windows are currently and there will still be an outdoor seating area; Mr. Jones responded yes. Mr. Pechous and Mr. Jones examined the plans. Mr. Jones stated that based upon the floor plan, there will still be access to the outdoor dining area through another door if these doors were all slid closed.

Mr. Pechous stated in the absence of the information regarding the hours and the alcohol service he is going to continue this project to the next regularly scheduled Zoning Administrator meeting.

Action: The Zoning Administrator continued Minor Cultural Heritage Permit 14-480, Selma's Patio Doors, to the Zoning Administrator meeting of February 18, 2015.

B. 156 Avenida Del Mar – Amendment to Conditional Use Permit 07-387 – The Cellar (Jones)

A request to consider allowing an existing restaurant use to modify their hours of operation at 156 Avenida Del Mar so that the sale of food/drink could commence at 7:00 a.m. and on-site/off-site sale of beer and wine could commence at 9:00 a.m. The project is located within the Mixed Use zoning district, and within the Architectural and Central Business Overlays (MU3-CB-A). The legal description is Lot 39, Block 5 of Tract 779, Assessor's Parcel Number 058-081-54.

Associate Planner Cliff Jones summarized the staff report.

Applicant Dawn Provence was present; she stated Mr. Jones did a thorough, excellent job.

There were no members of the public present to address this item.

Mr. Pechous stated this will be a slight expansion of the business hours; however, the expansion is at a time of day when there is virtually no parking problems on Avenida Del Mar or anywhere in the district. He does not anticipate this creating any intensification or any other issues that would add to the perceived parking problem of the district, which occur later during the day.

Mr. Pechous thanked the applicant and she thanked everyone.

Action: The Zoning Administrator approved Amendment to Conditional Use Permit 07-387, The Cellar, subject to Resolution ZA 15-007 with attached Conditions of Approval.

ACTION SUBJECT TO APPEAL TO OR CALL-UP BY CITY COUNCIL

5. NEW BUSINESS

None

6. OLD BUSINESS

None

ADJOURNMENT

The meeting adjourned at 3:20 p.m. to the regular Zoning Administrator meeting to be held on February 18, 2015 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR



Jim Pechous