

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
November 16, 2016**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on November 16, 2016 at 3:00 p.m. in Conference Room A of the Community Development Department, located at 910 Calle Negocio, San Clemente, California, by Zoning Administrator Jim Pechous.

Staff Present: Jim Pechous, Zoning Administrator; Kirt Coury, Contract Planner; Roxanne Atencio, Office Specialist I.

**2. MINUTES**

The minutes of the Zoning Administrator meeting of October 19, 2016 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 979 Avenida Pico Suite A – Minor Conditional Use Permit 16-316 – Baja Fresh (Coury)**

A request to consider constructing an outdoor enclosed patio seating area and allow outdoor beer and wine consumption for an existing restaurant located within the Plaza Pacifica Shopping Center. The project is located at 979 Avenida Pico Suite A. The site's legal description is Lot 2 and portions of Lots 1, 3, and 4, of Tract 15883, Assessor's Parcel Number 688-131-22.

Contract Planner Kirt Coury summarized the Staff Report.

ZA Pechous asked if the Applicant wanted to state anything for the record.

Ron Mehrens, the Applicant, stated that he did not wish to add anything.

ZA Pechous opened the public hearing, and there being no one desiring to speak to this issue, closed the public hearing.

ZA Pechous approved the Minor Conditional Use Permit for the Baja Fresh enclosed patio to serve alcohol based on Staff's Recommendations. Also, ZA

noted that there are two other operations in the area with similar patio enclosures and there is no record of code enforcement violations or police issues in the area.

Action: The Zoning Administrator approved Minor Conditional Use Permit 16-316, Baja Fresh, subject to Resolution ZA 16-039 with attached Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 3:06 p.m. to the next Regular Zoning Administrator meeting of December 07, 2016 at 3:00p.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



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Jim Pechous