

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
FEBRUARY 8, 2017**

1. CALL TO ORDER

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on February 8, 2017 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 Cecilia Gallardo-Daly.

Staff Present: Cecilia Gallardo-Daly, Zoning Administrator; Jonathan Lightfoot, Planning Intern; Christopher Wright, Associate Planner; Cliff Jones, Associate Planner; Roxanne Atencio, Office Specialist I.

2. MINUTES

A. The minutes of the Zoning Administrator meeting of January 18, 2017 were approved.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 228 Calle Marina, MAP 16-407, Porras residence (Lightfoot)

Public Hearing to consider a proposed addition to a legal-nonconforming single-story residence. The project is located in the Residential-Low Density Zoning district and Coastal Overlay (RL-CZ) at 228 Calle Marina. The legal description is Lot 18, Block 19 of Tract 852 and Assessor's Parcel Number is 692-291-18.

Planning Intern Jonathan Lightfoot summarized the Staff Report.

ZA Gallardo-Daly opened the public hearing.

The Applicant's architect, Dennis Desilva, commented that the homeowners were very excited about the changes that will be made to their home and it will be a great asset to the street.

ZA Gallardo-Daly closed the public hearing.

ZA Gallardo-Daly approved the project based on the following:

The proposed project is not adding to the non-conforming conditions of the property. The proposed addition complies with the development standards of the zone, and it is a thoughtful design that considers the existing neighborhood. The architectural treatment of the project complies with the San Clemente General Plan and the applicable height and setbacks. Also, the project complies with the City's architectural guidelines, and the general appearance is in keeping with appearance of the neighborhood. The proposal is not detrimental to the orderly and harmonious development of the City. The project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to CEQA guidelines section 15301 Class 2 because the proposal to expand the existing single family residence is below the 10,000 square-foot addition threshold.

Action: The Zoning Administrator approved Minor Architectural Permit 16-407, Porras Residence, subject to Resolution ZA 17-004 with attached Conditions of Approval.

B. MCUP 16-433, Philly's Best, 638 Camino De Los Mares F110 (Lightfoot)

Public Hearing to consider a request to sell beer and wine for on-site consumption indoors at a restaurant located in the Ocean View Plaza at 638 Camino De Los Mares #F110. The site is within the Community Commercial (CC4) Zoning district. The legal description being a portion of Lot 7 of Tract 1127 and Assessor's Parcel Number 675-091-08.

Planning Intern Jonathan Lightfoot summarized the Staff Report.

ZA Gallardo-Daly opened the public hearing.

Mark Wagner, General Manager of San Clemente's Philly's Best, stated the permit is for beer, and they will not sell wine. The purpose of serving beer is to enhance the flavor of their food. Management has been doing beer tasting with the food, and their corporate office has encouraged the San Clemente location to carry the beer from local breweries. The goal is to support local businesses.

ZA Gallardo-Daly closed the public hearing.

ZA Gallardo-Daly approved the project based on the following:

The sale of beer will be within the existing building. The restaurant is significantly separated from residential uses. The request does not alter the seating capacity or intensify the restaurant use. The proposed alcohol service is conditioned to comply with all applicable codes and regulations. Staff has contacted the Orange County Sheriff's Department and Code Compliance Division and no concerns or issues with the request have been noted. Beer service is limited to businesses' operating hours between 10:30 a.m. and 9 p.m. daily. These hours are consistent with the recent approvals for Beer and Wine

within that commercial center and nearby. The project is categorically exempt from the requirements of the California Environmental Quality Act pursuant to CEQA guidelines section 15301 Class 1, as the proposal is to allow on-site beer and wine sales and consumption indoors at a restaurant. The request will not change the existing facility or intensify the use.

Action: The Zoning Administrator approved Minor Conditional Use Permit 16-433, Philly's Best, subject to Resolution ZA 17-005 with attached Conditions of Approval.

5. NEW BUSINESS

None

6. OLD BUSINESS

None

ADJOURNMENT

The meeting adjourned at 3:16 p.m. to the next Regular Zoning Administrator meeting of February 22, 2017 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



Cecilia Gallardo-Daly