

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
APRIL 5, 2017**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on April 5, 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 (ZA) Cecilia Gallardo-Daly.

Staff Present: Cecilia Gallardo-Daly, Zoning Administrator; Cliff Jones, Associate Planner; Roxanne Atencio, Office Specialist I.

**2. MINUTES**

A. The minutes of the Zoning Administrator meeting of March 22, 2017 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 101 West Avenida Vista Hermosa – Special Activities Permit 17-066 Outlets Special Activities Permit 2017 (Jones)**

Public Hearing to consider a request for 14 special activity permits for the Outlets at San Clemente from April 15, 2017 to December 31, 2017. The Outlets at San Clemente are located at 101 West Avenida Vista Hermosa within the Regional Commercial (RC1) zoning designation of the Marblehead Coastal Specific Plan. The legal description is Lot 327, of Tract 8817, the Assessor's Parcel Number being 691-422-13.

Associate Planner Cliff Jones summarized the Staff Report.

Associate Planner stated there was a correction to the Staff Report. The Lunar New Year Event had already occurred. This meant that there will be 4 events remaining that have yet to be determined. Therefore, Condition # 31 should be revised to specify 4 unidentified events rather than 3 unidentified events.

Zoning Administrator Gallardo-Daly opened the Public Hearing.

Vickie McMurchie, from Craig Realty Group, stated that she needed to correct the time on the Staff Report for one of the events. McMurchie said the event Shopping Extravaganza Charity Event on October 7, 2017 time should be changed from "8am to 10pm" to "10am to 8pm." McMurchie also stated most of the events listed in the Staff Report would be annual events and Craig Realty appreciates the support and partnership with the City.

ZA Gallardo-Daly closed the Public Hearing.

ZA Gallardo-Daly approved the Special Activities Permit based on the following: The activities will occur within the interior main mall portion, not in any proximity to any residences. The conditions of approval address occupancy, hours of operation, security plan and amplified sound. The amplified sound, alcohol and extended hours is permitted within the subject zone pursuant to the approval of the Special Activities Permit. It complies with all the applicable provisions of the San Clemente Zoning Ordinance, Specific Plan and the General Plan. The site is suitable for the type and intensity of use that is proposed. The proposed special activities do not have the potential to adversely impact the surrounding properties, residence or businesses. The proposed use will not be detrimental to the health, safety or welfare or materially injurious to properties and improvements in the vicinity. The proposed use will not negatively impact the surrounding commercial land uses. The proposed use is limited to the subject of the Special Activities Permit within the RC1 Zoning district of the Marblehead Coastal Specific Plan. The project is categorically exempt from the requirements of the California Environmental Quality Act subject to CEQA Guidelines section 15301 and section 15311 (C) as a negligible temporary expansion of an approved use.

Action: The Zoning Administrator approved Special Activities Permit 17-066, Outlets Special Activities Permit 2017, subject to Resolution ZA 17-010 with attached Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

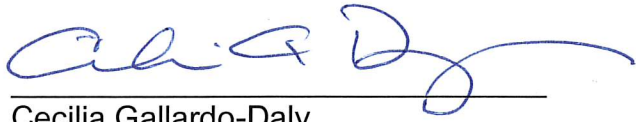
None

**ADJOURNMENT**

The meeting adjourned at 3:08 p.m. to the next Regular Zoning Administrator meeting of April 19, 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



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Cecilia Gallardo-Daly