

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
MAY 17, 2017**

**1. CALL TO ORDER**

A Regular Meeting of the City of San Clemente Zoning Administrator was called to order on May 17, 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) Bill King.

Staff Present: Bill King, Zoning Administrator; David Carrillo, Community Development Technician; Kirt Coury, Contract Planner, Cliff Jones, Associate Planner; Meredith Scott, Administrative Assistant

**2. MINUTES**

The minutes of the Zoning Administrator meeting of April 19, 2017 were approved.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 979 Avenida Pico, Minor Cultural Use Permit 16-423 – Café Hermosa (Coury)**

Public Hearing to consider constructing an outdoor enclosed patio seating area and allow outdoor beer and wine consumption for a restaurant located within the Plaza Pacifica Shopping Center. The project is located at 979 Avenida Pico Suite D. 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.

Contract Planner Coury stated that Applicant, Joe Madison, was available for any questions regarding the project.

ZA King opened the public hearing.

ZA King closed the public hearing.

ZA King asked for, and received from Contract Planner Coury, clarification regarding seating: the restaurant is limited 4 tables outside, and there will be no increase to indoor seating.

ZA King approved the project based on the following:

The Minor Cultural Heritage Use Permit was approved based upon it complying with the General Plan, the Zoning Ordinance and the Rancho San Clemente Specific Plan. The project complies with all applicable provisions of the code, A restaurant previously operated at this site. The site is suitable for the type and intensity of the sale of on site wine and beer that is purchased and consumed on site. The hours of operation are limited from 8:00 a.m. to 9:00 p.m., the beer and wine sales are an accessory use to the existing restaurant, and OCSD, Code Compliance, California Department of Alcohol and Beverage Control has had no ongoing issues at that site.

The architecture complies with City guidelines and Zoning Standards.

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and Section 15303 (Class 3: New Small Structures) exemptions.

Action: The Zoning Administrator approved Approve Minor Conditional Use Permit (MCUP) 16-423 and Minor Architectural Permit (MAP) 17-111, Café Hermosa, subject to above findings, and Resolution ZA17-015 and conditions of approval.

**B. 1101 South El Camino Real – Minor Cultural Use Permit 17-061 –Sanchos Tacos (Coury)**

Public Hearing to consider a request to allow on-site beer and wine consumption indoors and outdoors, and new trim paint and awning color for a restaurant located at 1101 South El Camino Real in the Neighborhood Commercial zoning designation with an Architectural and Affordable Housing overlay (NC2-A-AH).

Contract Planner Kirt Coury summarized the Staff Report.

ZA King opened the public hearing.

ZA King closed the public hearing.

ZA King approved the project based on the following:

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301 (Class 1: Existing Facilities)

*exemption; and Section 15303 (Class 3: New Small Structures); and direct staff to file a Notice of Exemption*

Action: The Zoning Administrator approved MCUP 17-061 and MAP 17-069, Sanchos Tacos, subject to attached Resolution ZA 17-016, and conditions of approval.

**C. 1521 Buena Vista Drive – TPM 16-437 – 33 Degrees Fourplex Condominium Map (Wright)**

Public Hearing to consider a request to allow the subdivision of a four-unit residential building into condominiums to allow for individual ownership of the dwelling units. The building is in the permitting and construction process so this is not a condominium conversion. The subject site is located 1521 Buena Vista in the Residential Medium Density Zoning, and Coastal Overlay (RM-CZ). The site's legal description is Lot 14, Block 4 of Tract 821 and Assessor's Parcel Number 692-121-32.

Associate Planner Chris Wright summarized the Staff Report.

ZA King opened the public hearing.

ZA King closed the public hearing.

ZA King approved the project based on the following:

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section

Adopt Resolution ZA 17-018, approving Tentative Parcel Map 2016-437 – 33 Degrees Fourplex Condominium Map, subject to the attached Resolution and conditions of approval.

**D. 414-416 North Ola Vista, Minor Exception Permit 16-373, Hennings Residence (Wright)**

Public Hearing to consider exterior alterations of a duplex and site improvements including a fence and wall. A minor exception is requested to allow a section of the wall to be four feet high within five feet of the street side yard property line, where a three-foot, six-inch high wall is allowed by-right. The property abuts three historic residences: one located to the rear at 202 Avenida Miramar and two located across the street at 162 and 202 West Palizada. The site is located at 414 and 416 North Ola Vista in the Residential Medium Density Zoning district and Coastal Zone Overlay. The site's legal description is Lot 1, of Tract 779, Assessor's Parcel Number 058-121-14.

Associate Planner Chris Wright summarized the Staff Report.

ZA King opened the public hearing.

ZA King closed the public hearing.

ZA King approved the project based on the following:

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section

Action: The Zoning Administrator approved

Adopt Resolution ZA 17-019, approving MCHP 17-114/MEP 16-373, Hennings Residence, subject to the attached Resolution and conditions of approval.

**E. 162 Avenida Rosa, Minor Cultural Heritage Permit 16-428/Minor Exception Permit 17-044, Lavi Residence (Carrillo)**

Public Hearing to consider a request to expand a nonconforming residence less than 50 percent and allow a fence on top of an existing retaining wall with a combined height that exceeds 42 inches in the front yard and street side yard setbacks located at 162 Avenida Rosa in the Residential Medium Zoning District and Architectural and Coastal Zone Overlay Districts (RM-A-CZ).

Community Development Technician David Carrillo summarized the Staff Report.

ZA King opened the public hearing.

ZA King closed the public hearing.

ZA King approved the project based on the following:

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section

Action: The Zoning Administrator approved

Approve MCHP 16-428/MEP 17-044, Lavi Residence, subject to attached Resolution ZA 17-014, and Conditions of Approval.

**F. 402 Calle Bahia, MAP 16-306, Vista Bahia Park Restroom Rehabilitation (Jones)**

Public Hearing to consider a request to replace the public restroom building at Vista Bahia Park located at 402 Calle Bahia in the Open Space Zone and Inland

Canyon Overlay (OS1-IC). The legal identification of the property is Assessor's Parcel Number 060-010-38.

Associate Planner Cliff Jones summarized the Staff Report.

ZA King opened the public hearing.

ZA King closed the public hearing.

ZA King approved the project based on the following:

The project is categorically exempt from the California Environmental Quality Act pursuant to CEQA Guidelines Section

Action: The Zoning Administrator approved

Approve MAP 16-306, Vista Bahia Park Restroom Rehabilitation, subject to attached Resolution ZA 17-017, and Conditions of Approval.

**5. NEW BUSINESS**

None

**6. OLD BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 3:40 p.m. to the next Regular Zoning Administrator meeting of June 7, 2017 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

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Bill King