

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
JULY 19, 2018**

1. CALL TO ORDER

The Regular Meeting of the City of San Clemente Zoning Administrator was called to order on July 19, 2018 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; Carl Stiehl, Senior Planner; Lisa Acosta, Office Specialist I.

2. MINUTES

- A. The minutes of the Zoning Administrator meeting of June 8, 2018 were received and filed.
- B. The minutes of the Zoning Administrator meeting of June 21, 2018 were received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

- A. **376 Camino De Estrella – Minor Conditional Use Permit 18-027 – Flights and Irons Urban Kitchen** (Stiehl)

A request to consider the sale of beer and wine for on-site consumption indoors at a restaurant. The site is located at 376 Camino De Estrella in the Community Commercial 2 Zoning District and Medical Office Overlay (CC2-MO). The site's Assessor Parcel Number is 691-111-12.

Senior Planner, Carl Stiehl, summarized staff report and distributed an Errata for this item.

ZA Gallardo-Daly asked Staff to clarify if the previous business had a Conditional Use Permit for alcohol, are there other businesses in proximity to this location with Conditional Use Permits for alcohol, and if there are any concerns with the use with the nearby church.

Staff confirmed the previous business had a Conditional Use Permit for alcohol. At present, there are no current Conditional Use Permit's for alcohol in the area; however, there is a recent application in process for Guicho's, located at 440 Camino De Estrella. Staff added there are no foreseen concerns with Palisades Methodist Church as the proposed project is located adjacent and is oriented away from the church, towards Camino De Estrella and Camino Mira Costa, and there is an existing fence with landscaping that runs in between the church and shopping center.

Owner and applicant, Victor Sandoval, was present and available for questions.

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

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

Action: The Zoning Administrator approved and adopted Resolution ZA 18-032, Minor Conditional Use Permit 18-027, Flights and Irons Urban Kitchen, subject to the attached Resolution and Conditions of Approval with the following modification:

- Modify Condition 24 to read: The sale of beer and wine for on-site consumption shall be limited to the operating hours of 11:00 a.m. to 12:00 midnight Tuesday – Friday and 8:30 a.m. to 12:00 midnight Saturday and Sunday for indoor service. Any proposed change in the hours of operation shall require an amendment to Minor Conditional Use Permit 18-027.

5. NEW BUSINESS

None

6. OLD BUSINESS

None

7. ADJOURNMENT

The meeting adjourned at 3:06 p.m. to the Regular Meeting of the Zoning Administrator which will be held Thursday, August 9, 2018 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



Cecilia Gallardo-Daly