

These minutes were approved by the Zoning Administrator 2-25-2019

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR  
FEBRUARY 21, 2019**

**1. CALL TO ORDER**

The Regular Meeting of the City of San Clemente Zoning Administrator was called to order on February 21, 2019 at 3:01 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; Gabriel J. Perez, City Planner; Jonathan Lightfoot, Assistant Planner; Lisa Acosta, Office Specialist I

**2. MINUTES**

- A. The minutes of the Zoning Administrator meeting of February 7, 2019 were received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 415 Avenida Granada – Minor Cultural Heritage Permit 18-573 – Casa Romantica Amphitheater Seating (Lightfoot)**

A request to allow the installation of stadium style permanent seating onto the existing concrete amphitheater at the Casa Romantica Cultural Center and Gardens.

Assistant Planner, Jonathan Lightfoot, summarized staff report.

Applicant, Berenika Palys, was present and available for questions.

ZA Gallardo-Daly asked staff to clarify there is a Condition that limits the color selection and if the color has been determined.

Staff confirmed Condition 1.6 states the applicant shall install Legend series chairs by Hussey Seating in either the standard Sand or Tan color or a custom

color to match the flagstone brown of the concrete amphitheater. Planning staff is supportive of either color option.

ZA Gallardo-Daly asked staff to clarify if there have been any changes from the original approval allowing seating for 85 guests.

Staff confirmed there are no changes in seating capacity.

ZA Gallardo-Daly asked staff to confirm there is a Condition that the applicant shall secure approval from the California Coastal Commission.

Staff confirmed Condition 4.4 requires the applicant to secure approval from the California Coastal Commission given that the structures are permanent in nature and would be considered accessory structures.

Berenika Palys, applicant and Executive Director of Casa Romantica, stated the community has requested and is supportive of this project.

ZA Gallardo-Daly opened the public hearing.

Gary Wiggle, architect, is requesting to strike Condition 4.4 of the Conditions of Approval, stating the amphitheater was previously approved by the California Coastal Commission (C.C.C.) and it will take 120 days to obtain a waiver from the C.C.C. and this is a request for site furniture only. There are no changes in square footage and parking and access will not be affected.

Lou Leto, volunteer docent at Casa Romantica, leads tours of the facility. Tourists are not only impressed with the facility, but also the cultural aspects. Many tourists are senior citizens and would be more likely to return if there was amphitheater seating rather than concrete.

Scot Proud, Board of Trustees member, stated he is in support of this project and in support of striking Condition 4.4 requiring California Coastal Commission approval to help expedite the process.

Larry Culbertson, San Clemente Historical Society and resident, stated he is supportive of this project. Categorically this project will have no impact on the historical building. The proposed chairs are the perfect fit for the setting with the 1920's appearance.

ZA Gallardo-Daly closed the public hearing.

ZA Gallardo-Daly addressed Condition 4.4 of the Conditions of Approval which states: "The applicant shall demonstrate to the City Planner that the project has secured approval from the California Coastal Commission." This is a standard condition for discretionary projects within the Coastal Zone. It is standard that

the applicant go to the California Coastal Commission to determine if any further permits or reviews are required. It is not within the City's jurisdiction or purview to waive the requirement to go to the California Coastal Commission.

ZA Gallardo-Daly approved the project based on the following findings: The proposed installation of the amphitheater seating is a necessary and respectful alteration to the site. The proposed project will increase the functional use of Casa Romantica which provides programs in art, music, history, and horticulture. The proposed seating does not impact the previous approvals by the City and the Coastal Commission. The new seating is durable material suitable for exterior use and is compatible with the historical and architectural character of the property. The style of seating and the appearance represents what was commonly used in 1920-1930's stadium seating.

ZA Gallardo-Daly stated she is modifying condition 1.6 by adding "If a custom color is selected, a sample must be provided to the City Planner for review and approval prior to installation".

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15311 (Class 11: Accessory Structures).

Action: The Zoning Administrator approved and adopted Resolution ZA 19-002, Minor Cultural Heritage Permit 18-573, Casa Romantica Amphitheater Seating, subject to the Conditions of Approval with the following modification:

- Condition 1.6 of the Conditions of Approval to read: The applicant shall install Legend series chairs by Hussey Seating in either the standard Sand or Tan color or a custom color to match the flagstone brown of the concrete amphitheater. If a custom color is selected, a sample must be provided to the City Planner for review and approval prior to installation.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:23 p.m. to the Regular Meeting of the Zoning Administrator which will be held Thursday, March 7, 2019 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

A handwritten signature in black ink, appearing to read 'Cecilia Gallardo-Daly', written over a horizontal line.

Cecilia Gallardo-Daly, Zoning Administrator