



**AGENDA FOR THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR FOR THE
CITY OF SAN CLEMENTE**

**Thursday, May 5, 2022
3:00 p.m.**

**San Clemente City Hall
First Floor Community Room
910 Calle Negocio
San Clemente, California 92673**

MISSION STATEMENT

*The City of San Clemente, in partnership with the community we serve,
will foster a tradition dedicated to:*

Maintaining a safe, healthy atmosphere in which to live, work and play;

*Guiding development to ensure responsible growth while preserving and
enhancing our village character, unique environment and natural amenities;*

*Providing for the City's long-term stability through promotion
of economic vitality and diversity;*

*Resulting in a balanced community committed to protecting
what is valued today while meeting tomorrow's needs.*

Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such a modification from the Community Development Department at (949)361-6100. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.

Written material distributed to the Zoning Administrator after the original agenda packet was distributed is available for public inspection in the Community Development Department, located at 910 Calle Negocio, San Clemente, CA during normal business hours.

1. CALL TO ORDER

2. MINUTES

A. [Receive and file minutes of the Zoning Administrator meeting of April 7, 2022.](#)

3. ORAL AND WRITTEN COMMUNICATION

Members of the audience may address the Zoning Administrator on any item within the jurisdiction of the Zoning Administrator that is not on the Zoning Administrator agenda. If you wish to speak, please approach the podium and, if you desire, state your name and/or city of residence for the record and make your presentation. Please limit your presentations to three (3) minutes.

4. PUBLIC HEARING – Time limitation for applicants: 10 minutes. All other speakers: 3 minutes.

The Public Hearing process includes a staff presentation, a presentation by the applicant not to exceed ten (10) minutes, and public testimony not to exceed three (3) minutes per speaker. Following closure of the Public Hearing, the Zoning Administrator will respond to questions raised during the hearing, discuss the issues, and act upon the matter by motion.

A. 202 North El Camino Real – Minor Conditional Use Permit 21-300 – Seasurf Fish Beer & Wine (Carrillo)

A request to allow beer and wine service for outdoor consumption between 11:30 am and 7:30 pm, Sunday through Thursday, and between 11:30 am and 8:30 pm, Friday and Saturday, at a restaurant.

B. 162 Avenida Florencia – Tentative Parcel Map 21-212 – LeCompte Condo Conversion (Carrillo)

A request to consider a duplex condominium conversion to allow for individual ownership of two dwelling units.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions).

C. 2017 South El Camino Real – Minor Conditional Use Permit 21-070 – 9 Style Ramen Beer & Wine (Morales)

A request to consider indoor service of beer and wine at an existing restaurant, 9 Style Ramen, within the Neighborhood Commercial 1.3 Zoning district. The restaurant operates from 12:00 PM to 2:00 PM and 5:00 PM to 9:00 PM from Wednesday to Monday.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

5. NEW BUSINESS

None

6. OLD BUSINESS

None

7. ADJOURNMENT

The next Regular Meeting of the Zoning Administrator will be held at 3:00 p.m. on Thursday, May 19, 2022 at the Community Development Department, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.