

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR  
MAY 5, 2022**

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

**1. CALL TO ORDER**

Zoning Administrator Gallardo-Daly called the Regular Meeting of the City of San Clemente Zoning Administrator to order on May 5, 2022 at 3:00 p.m. The meeting was held in the First Floor Community Room of City Hall, 910 Calle Negocio, San Clemente, California.

Staff Present: Cecilia Gallardo-Daly, Zoning Administrator  
Karla Morales, Community Development Technician  
David Carrillo, Assistant Planner

**2. MINUTES**

- A. Receive and file the minutes from the April 7, 2022 meeting.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARING**

- 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.

The applicant has withdrawn the Minor Conditional Use Permit application for beer and wine service, and will resubmit a Conditional Use Permit application to request beer and wine service at an outdoor dining area with more than 16 seats and/or four tables. A Minor Conditional Use Permit only applies to beer and wine service for an outdoor dining area with less than 16 seats and/or four tables.

**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.

David Carrillo, Assistant Planner, summarized the staff report.

ZA Gallardo-Daly opened the public hearing, and there being no public comment received to this item, closed the public hearing.

ZA Gallardo-Daly stated she reviewed the staff report, findings, plans, conditions of approval, and visited the property.

ZA Gallardo-Daly approved Tentative Parcel Map 21-212 based on the following findings: This project is limited to sub-dividing the lots airspace to allow for separate ownership of two condominium units. There are no potentials for environmental impacts. Conditions of approval are included requiring CC&R's to establish maintenance responsibilities over common areas and the request complies with the municipal code, building health and safety codes, and other applicable regulations and policies.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions).

Action: The Zoning Administrator approved and adopted Resolution ZA 22-003, Tentative Parcel Map 2021-160, TPM 21-212, LeCompte Duplex Condominium Conversion, subject to the Conditions of Approval.

**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.

Karla Morales, Community Development Technician, summarized the staff report.

ZA Gallardo-Daly opened the public hearing, and there being no public comment received to this item, closed the public hearing.

ZA Gallardo-Daly stated she reviewed the staff report, findings, plans, conditions and of approval, as well as the CEQA determination.

ZA Gallardo-Daly approved Minor Conditional Use Permit 21-070 based on the following findings: The project maintains the primary use of the site as a restaurant. Beer and wine service at a restaurant indoors is a conditionally permitted use in the neighborhood commercial zone and is consistent with the General Plan. The project doesn't increase intensity or seating, therefore no additional parking is required. The sale and consumption of beer and wine is limited to the interior of the building and the business does not operate after 9:00 p.m., which is compatible with the adjacent uses and nearby residential.

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 22-004, Minor Conditional Use Permit 21-070, 9 Style Ramen Beer & Wine, subject to the Conditions of Approval.

**5. NEW BUSINESS**

None

**6. OLD BUSINESS**

None

**7. ADJOURNMENT**

The meeting adjourned at 3:11 p.m. to the Regular Meeting of the Zoning Administrator, which will be held Thursday, May 19, 2022 at 3:00 p.m. at City Hall, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR

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Cecilia Gallardo-Daly, Zoning Administrator