

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
JULY 21, 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 July 21, 2022 at 3:05 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
Sara Toma, Senior Planner
Tamara Tatich, Office Specialist

2. MINUTES

- A. Receive and file the minutes of the Regular Zoning Administrator Meeting held on June 23, 2022.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARING

- A. **635 Camino De Los Mares, Suite 100 – Minor Conditional Use Permit 20-388
High Tide Grill Beer & Wine**

A request for on-site beer and wine service and consumption at a new restaurant, High Tide Grill. Proposed hours of operation: Monday through Thursday 11:00 a.m. to 5:00 p.m., and Friday through Sunday 11:00 a.m. to 9:00 p.m.

Staff recommends that the project be found Categorical Exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant CEQA Guidelines Section 15301 (Class 1: Existing Facilities). The project is exempt because beer and wine sales are not an expansion of the existing use.

Sara Toma, Senior Planner, summarized the staff report.

Applicant, Zaki Ahmandi, owner of High Tide Grill added that they are excited to open and serve the community. Mr. Ahmandi stated that the primary focus is food service and not beer and wine sales. With today's Conditional Use Permit approval, High Tide Grill is ready to open.

ZA Gallardo-Daly opened the public hearing.

There being no public comments, ZA Gallardo-Daly closed the public hearing.

ZA Gallardo-Daly asked the applicant if the materials used for the gates will be the black wrought iron as shown in the report, and Mr. Ahmandi confirmed that the images shown are that of the property and the fencing that has been installed.

ZA Gallardo-Daly stated that she is familiar with the property, she reviewed the staff report, and concurred with the findings and conditions of the approval.

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 adopted Resolution ZA22-015, and approved Minor Conditional Use Permit 20-388, High Tide Grill, subject to the Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:17 p.m. to the Regular Meeting of the Zoning Administrator, which will be held Thursday, August 4, 2022 at 3:00 p.m. at Community Development Department, City Hall, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR

Cecilia Gallardo-Daly, Zoning Administrator

DRAFT