

These minutes will be approved by the Zoning Administrator on 8/18/2022

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
AUGUST 4, 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 August 4, 2022 at 3:04 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
Kyle Webber, Associate Planner
Tamara Tatich, Office Specialist

2. MINUTES

- A. Receive and file the minutes of the Regular Zoning Administrator Meeting held on July 21, 2022.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARING

- A. **211 Avenida Del Mar, Suite B – Minor Conditional Use Permit 22-126 Chaupain Bakery Beer & Wine** (Webber)

A request to permit at an existing establishment the ancillary sales of beer and wine for on and off-site consumption. Current tenant space is 1,085 square feet in size with 14 indoor seats. Ten parking spaces are currently allotted to the business. Business operations proposed to change to 6:00 am – 8:00 pm.

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

Associate Planner Kyle Webber summarized the staff report.

ZA Gallardo-Daly asked staff to clarify that the offsite consumption in the application will be for customers to purchase beer and wine to take home, of which staff confirmed.

ZA Gallardo-Daly opened the public hearing.

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

ZA Gallardo-Daly stated her familiarity with the site, and that she has read through the information contained in the site report: the Resolution, Findings, and Conditions of Approval. The hours proposed for offsite sales are consistent with other restaurants and retail stores in the area. There are no compatibility issues with the request. The building where the existing restaurant currently operates is in compliance with the development standards, including parking; the sale of beer and wine is ancillary to the primary use of the property, which is a restaurant.

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, ZA Gallardo-Daly determined the project Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

Action: The Zoning Administrator adopted Resolution ZA22-013, and approved Minor Conditional Use Permit 22-126 Chaupain Bakery Beer & Wine, subject to the Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:13 p.m. to the Regular Meeting of the Zoning Administrator, which will be held Thursday, August 18, 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