

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR  
NOVEMBER 17, 2022**

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

**1. CALL TO ORDER**

Zoning Administrator (ZA) Adam Atamian called the Regular Meeting of the City of San Clemente Zoning Administrator to order on November 17, 2022 at 3:00 p.m. The meeting was held in the First Floor Community Room of City Hall, 910 Calle Negocio, and San Clemente, California.

Staff Present: Adam Atamian, Zoning Administrator  
David Carrillo, Assistant Planner  
Tamara Tatich, Office Specialist

**2. MINUTES**

- A. Minutes from the November 3, 2022 Zoning Administrator Meeting will be deferred to the next Regular Zoning Administrator Meeting.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARING**

There being no public present for Agenda Item 4-A, ZA Atamian reordered the Agenda Items:

**B. MINOR CONDITIONAL USE PERMIT 22-064, REKINECT WELLNESS LLC  
ACCESSORY MASSAGE (Carrillo)**

A request to allow accessory massage services at an existing beauty salon, Monday through Saturday between 10am and 7pm by appointment only.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15031 (Class 1: Existing Facilities).

Assistant Planner David Carrillo summarized the staff report.

ZA Atamian gave applicant Vanessa Macias an opportunity to address the Zoning Administrator. Ms. Macias confirmed that the services were therapeutic and that there were no intentions of expanding beyond the space in the application.

ZA Atamian opened the public hearing. There being no one present, ZA Atamian closed the public hearing.

ZA Atamian reviewed the staff report, visited the site and is familiar with the location. ZA Atamian stated that the location is good for this type of service. The center provides good access to the public right of way. In reviewing the Resolution, ZA Atamian agreed that the Findings could be met, specifically that the use is permitted within the subject zone pursuant to the issuance of a Minor Condition Use Permit. The site is suitable for the type and intensity of the use. The center does provide ample parking and parking requirements are satisfied. The proposed use will not be detrimental to public health, safety or welfare; which is accomplished through both the Orange County Sheriff's Department and Code Compliance review of the project and their recommended Conditions of Approval. ZA Atamian is satisfied that those Conditions will maintain the use consistently with the surrounding land uses as stated in the the fourth Finding.

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

**Action:** The Zoning Administrator adopted Resolution ZA22-022, and approved Minor Conditional Use Permit 22-064, ReKinect Wellness LLC Accessory Massage, subject to the Conditions of Approval.

**A. SPECIAL ACTIVITIES PERMIT 22-309, HELPING HANDS WORLDWIDE FOOD DISTRIBUTION** (Carrillo)

A request to hold three (3) food distribution events on the second and fourth Tuesday of the month beginning November 22 through December 27, 2022 at the underground parking structure at the Outlets located at 101 West Avenida Vista Hermosa. Event hours are between 10:30 a.m. and 11:30 a.m., with setup at 9:30 a.m. and breakdown at 11:30 a.m.

Staff recommends that the project be found Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15031 (Class1:Existing Facilities).

Assistant Planner David Carrillo summarized the staff report.

ZA Atamian opened the public hearing. There being no one present, ZA Atamian closed the public hearing.

Staff confirmed that there were no public comments received.

ZA Atamian reviewed the staff reports and is familiar with the location. ZA Atamian stated that the Outlets has been successfully providing special events and special activities for the last few years, and the food distribution events have been well managed. ZA Atamian stated that he was aware of public complaints but in reviewing the Conditions of Approval, the Findings can still be met since there are several Conditions that help the City enforce any issues that may arise from these events, specifically Condition of Approval 1.9 that states the Orange County Sheriff's Department can shut down the event if it becomes unreasonably loud or boisterous, if it exceeds standards contained in the City's ordinances, or results in any public safety situation. Further, the Orange County Fire Authority may also cease the event if there are any overcrowding or other hazardous occurrences. With the applicant anticipating over 120 attendees to each event in addition to the number of volunteers, this Condition along with several others address any potential impacts to adjacent properties or the public's use and enjoyment of the Outlet property. ZA Atamian stated that this use is permitted in the subject zone and the site is suitable for the type and intensity of the use, as the shopping center has a history of operating these uses in a manner that is not disruptive. The shopping center provides ample parking on site, this particular use being located in the underground, lower-level parking structure will contain the use and there is ample space for the special event. The location of the event within the property is shielded from impacting nearby residential uses and will not negatively impact surrounding land uses. Further, the proposed use will not be detrimental to the public's health, safety and welfare as the application is conditioned to ensure that should issues arise, the City and partner enforcement agencies have the ability to address issue immediately while the event is occurring.

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

**Action:** The Zoning Administrator adopted Resolution ZA22-021, and approved Special Activities Permit 22-309, Helping Hands Worldwide Food Distribution – San Clemente Outlets, subject to the Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**


None

7. **ADJOURNMENT**

The meeting adjourned at 3:14 p.m. to the Regular Meeting of the Zoning Administrator, which will be held Thursday, December 8, 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



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Adam Atamian, Zoning Administrator