

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR  
DECEMBER 22, 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 December, 2022 at 3:02 p.m. The meeting was held in the First Floor Community Room of City Hall, 910 Calle Negocio, and San Clemente, California.

Staff Present: Cecilia Gallardo-Daly, Zoning Administrator  
David Carrillo, Assistant Planner  
Tamara Tatich, Office Specialist

**2. MINUTES**

- A. Receive and file Minutes from the November 3, 2022 Zoning Administrator Regular Meeting.
- B. Receive and file Minutes from the November 17, 2022 Zoning Administrator Regular Meeting.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARING**

- A. **Minor Cultural Heritage Permit (MCHP) 22-196, Seasurf Fish Company, Exterior Improvements – 202 N. El Camino Real (Carrillo)**

A request to allow exterior improvements, including an awning structure, to an existing outdoor dining patio located in the Downtown T-Zone District.

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 Gallardo-Daly asked staff for the minutes of the Design Review Subcommittee that were referenced in the staff report, whereby staff presented the minutes for review. ZA Gallardo-Daly cited the Design Review Subcommittee's suggestion to add more Spanish colonial revival elements on areas more visible from El Camino Real and Avenida Cabrillo, and asked if that was addressed in the applicant's response by adding the wall, wrought iron features and additional landscaping. Staff responded that the applicant proposes to beautify the landscape area with a low stucco wall, brick cap and wrought iron detailing. The detailing was an inspiration from the Iva Lee's awning structure that is referenced in the Design Review Subcommittee meeting minutes.

ZA Gallardo-Daly referred to the second to the last comment made by the Design Review Subcommittee where it was recommended that the applicant add more details to the awning structure, similar but not identical to the Iva Lee's awning structure. Staff confirmed that instead of adding the detailing to the awning, the applicant elected to add detailing to the wall at a greater expense. Staff also confirmed that the Design Review Subcommittee supported the blue awning color.

Having no further questions, ZA Gallardo-Daly opened the public hearing. There being no public comments, ZA Gallardo-Daly closed the public hearing.

ZA Gallardo-Daly stated that she reviewed the staff report and drawings, Conditions of Approval, the recommendations made by the Design Review Subcommittee, and evaluated the committee's input due to the site's prominent location, pointing out that any kind of rehabilitation or reuse of the property benefits when cultural aesthetics and architecture can be addressed. ZA Gallardo stated that the applicant responded very well to the Design Review Subcommittee's comments, and the low stucco wall with wrought iron and awning lighting and additional landscaping will frame the additional patio nicely.

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 ZA22-023, and approved Minor Cultural Heritage Permit 22-196, The Seasurf Fish Company Exterior Improvements – 202 N. El Camino Real, subject to the Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:15 p.m. to the Regular Meeting of the Zoning Administrator, which will be held Thursday, January 19, 2023 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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Cecilia Gallardo-Daly, Zoning Administrator