



**AGENDA FOR THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR  
FOR THE CITY OF SAN CLEMENTE, CALIFORNIA**

**Wednesday, December 3, 2014  
3:00 p.m.**

**Community Development Department  
Conference Room A  
910 Calle Negocio, Suite 100  
San Clemente, California 92673**

**MISSION STATEMENT**

*The City of San Clemente, in partnership with the community we serve,  
will foster a tradition dedicated to:*

*Maintaining a safe, healthy atmosphere in which to live, work and play;*

*Guiding development to ensure responsible growth while preserving and  
enhancing our village character, unique environment and natural amenities;*

*Providing for the City's long-term stability through promotion  
of economic vitality and diversity;*

*Resulting in a balanced community committed to protecting  
what is valued today while meeting tomorrow's needs.*

*Pursuant to the Americans with Disabilities Act, persons with a disability who require a disability-related modification or accommodation in order to participate in a meeting, including auxiliary aids or services, may request such a modification from the Community Development Department at (949)361-6100. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to the meeting.*

*Written material distributed to the Zoning Administrator after the original agenda packet was distributed is available for public inspection in the Community Development Department, located at 910 Calle Negocio, San Clemente, CA during normal business hours.*

- 1. CALL TO ORDER**
- 2. MINUTES**

[Receive and file minutes of the Zoning Administrator meeting of November 19, 2014.](#)

### 3. ORAL AND WRITTEN COMMUNICATION

Members of the audience may address the Zoning Administrator on any item within the jurisdiction of the Zoning Administrator that is not on the Zoning Administrator agenda. If you wish to speak, please step forward, state your name and City of residence and make your presentations. Please limit your presentations to three (3) minutes.

### 4. PUBLIC HEARINGS

A. [226 Avenida Monterey – Minor Architectural Permit 14-330/Minor Exception Permit 14-390 – Berg Remodel and Addition](#) (Wright/Chao)

A request to consider a 546 square foot addition to a legal nonconforming residence. The residence is nonconforming because it does not comply with the required five foot side setback. Minor setback exceptions are requested to: 1) construct the addition along the house's existing four foot, two inch side setback; 2) reduce the required side setback by one foot so a new detached garage may have a four foot side setback; and 3) allow the house and garage to be separated by four feet, six inches (five feet is required). The project site is located within the Residential Medium Density zone and Coastal Overlay (RM/CZ) at 226 Avenida Monterey. The site's legal description is Lot 40, of Block 21, of Tract 779 and Assessor's Parcel Number 058-103-35.

B. [109 Via Pico Plaza – Minor Architectural Permit 13-280 – Del Taco Façade Improvements](#) (Nicholas/Moran)

A request to consider a repaint of the exterior of an existing Del Taco and removal of unpermitted signage at 109 Via Pico Plaza within the Community Commercial (CC2) zoning district within the West Pico Corridor Specific Plan. The Assessor's Parcel Number is 692-351-09.

C. [979 Avenida Pico – Minor Architectural Permit 14-052/Minor Site Plan Permit 14-053 – RePlanet at Plaza Pacifica](#) (Nicholas/Yoo)

A request to consider a new RePlanet facility located adjacent to the rear of Albertsons at 979 Avenida Pico within the Mixed-Use zoning designation of the Rancho San Clemente Specific Plan. The legal description is Lot 2, of Tract 15883, Assessor's Parcel Number 688-131-22.

D. [209 Avenida Granada – Minor Cultural Heritage Permit 14-327 – Van Slyke Addition](#) (Jones)

A request to consider a 196 square foot expansion of a legal nonconforming historic house located at 209 Avenida Granada within the Residential Medium Density zone and Coastal and Architectural Overlays

(RM-A-CZ). The legal description is Lot 5, Block 18 of Tract 779, Assessor's Parcel Number 058-113-42.

**5. NEW BUSINESS**

None

**6. OLD BUSINESS**

None

**7. ADJOURNMENT**

Adjourn to the regular Zoning Administrator meeting to be held at 3:00 p.m. on Wednesday, December 17, 2014 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, CA.