



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

**Wednesday, April 20, 2016
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 April 6, 2016.](#)

- 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. [303 W. Avenida De Los Lobos Marinos – Minor Architectural Permit 15-457 – Saldana Residence](#)

Public Hearing to consider a request for an addition to a nonconforming single-family residence for a two car garage and habitable living space, located at 303 W. Avenida De Los Lobos Marinos. The project is located on a Coastal Canyon, within the Residential Low zoning district and Coastal Zone Overlay. The legal description is Lot 40 and portion of Lot 41, Block 13, Tract 852, and Assessor's Parcel Number 692-312-41.

B. [924 Calle Negocio, Suite C – Minor Conditional Use Permit 16-066 – Lost Winds Brewing](#)

Public Hearing to consider a request to establish a tasting room associated with a new brewery facility located in the Business Park (BP) area of the Rancho San Clemente Specific Plan. The legal description of the property is Lot 3, of Tract 12402, Assessor's Parcel Number 688-031-06.

C. [818 S. El Camino Real – Minor Conditional Use Permit 16-087/Minor Cultural Heritage Permit 16-088 – Cassano's Outdoor Patio](#)

Public Hearing to consider a request to extend service of beer and wine to an outdoor patio at Cassano's Pizza, located at 818 S. El Camino Real in the Neighborhood Commercial zoning district (NC 2-A-AH). The legal description of the parcel is Lots 1, 2, 60, and 61, of Block 3, of Tract 882 and Assessor's Parcel Number 692-143-31.

D. [433 Avenida Vaquero – Minor Architectural Permit 16-084 – Powell Residence Addition](#)

Public Hearing to consider a request for a 476 square foot second story addition to a single family residence with a legal nonconforming front yard setback located at 433 Avenida Vaquero in the Residential Low Density zoning district and the Coastal Overlay (RL-CZ-SR11). The legal description of the parcel is Lot 31 of Tract 4938 and Assessor's Parcel Number 691-243-08.

E. 101 W. Avenida Vista Hermosa – Special Activities Permit 16-101 – 2016 Special Activities Permit for the Outlets

Public Hearing to consider a request for 14 special activity permits for the Outlets at San Clemente from May 4, 2016 to December 31, 2016. The Outlets at San Clemente are located at 101 W. Avenida Vista Hermosa within the Regional Commercial (RC1) zoning designation of the Marblehead Coastal Specific Plan. The legal description is Lot 327, of Tract 8817, the Assessor's Parcel Number being 691-422-13.

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, May 4, 2016 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, CA.