



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

**Wednesday, May 04, 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 20, 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. 225 West Avenida Vista Hermosa – Minor Conditional Use Permit 16-120 – Blaze Pizza Beer and Wine**

Public Hearing to consider a request for onsite indoor and outdoor consumption of beer and wine at a new restaurant located at the Outlets at San Clemente.

##### **B. 214 West Avenida Valencia - Minor Cultural Heritage Permit 16-059 - Thomas Residence Roof Deck**

Public Hearing to consider the expansion of the second floor deck and construct new stairs and roof deck for a house located adjacent to a historic resource.

##### **C. 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.

##### **D. 420 Via Alegre – Minor Exception Permit 16-052 – Sutherland Fence**

Public Hearing to consider a request to consider a height exception for a six-foot high fence in the required front yard setback of a single-family residence, where a five foot high fence is allowed. The subject site is located in the Residential Low Density zoning district, Coastal Overlay, and Special Residential Overlay No. 12 (RL/CZ/SR12) at 420 Via Alegre. The site's legal description is Lot 69 of Tract 4940 and Assessor's Parcel Number 691-031-01.

#### **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 18, 2016 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, CA.