



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

**Wednesday, July 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 July 06, 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. [111 West Avenida Palizada, Suite G – Minor Conditional Use Permit 16-143 – Guido Trattoria Restaurant Beer and Wine](#) – Continued from 7/6/16

Public Hearing to request to allow a restaurant to allow the sale of beer and wine for on-site consumption indoors, located in a historic building at 111 West Avenida Palizada Suite G. The project site is located in the Mixed Use zoning district and Architectural Overlay (MU.3.1-A), legal description being Lots 9, 10, 11, and 23-27, Block 2 of Tract 779, Assessor's Parcel Number 058-071-43.

B. [140 W. Avenida Pico – Special Activities Permit 16-235 – Casino 2016](#) – Continued from 7/6/16

Public Hearing to consider a request for fourteen (14) special activity events with amplified sound to occur between July 20, 2016 and December 31, 2016 at the Historic Casino located at 140 West Avenida Pico within the Commercial (C-2) zoning designation. The legal description is Lot 23, of Tract 972, Assessor's Parcel Number 057-193-02.

C. [MAP 16-175, Rihn-Watkins Residential Addition, 234 Avenida Lobeiro \(Ciampa\)](#)

Public Hearing to consider a request for an addition to a legal nonconforming house located at 234 Avenida Lobeiro in the Residential Medium zoning district and Coastal Zone (RM-CZ). The legal description of the property is lot 62 of Tract 961, Assessor's Parcel Number 060-132-13.

D. [218 Trafalgar Lane – Minor Architectural Permit 15-266 and Minor Exception Permit 16-241 – Mundia Residence](#)

Public Hearing to consider a request for an addition to a legal nonconforming house on a coastal canyon. The project requests to continue the legal nonconforming side yard setback for a second story addition and a reduction in the garage setback to create a second garage parking space. The project is located at 218 Trafalgar Lane in the Residential Low zoning district and Coastal Zone (RL-CZ). The legal description of the property is lot 4 and 5 of block 10, Tract 822, Assessor's Parcel Number 692-252-20.

E. 638 Camino De Los Mares – Minor Architectural Permit 15-268 – Ocean View Plaza Escalator Modifications

Public Hearing to consider a request to cover four exterior escalators with stucco- and tile-finished enclosures to match the center’s exterior located at 638 Camino De Los Mares within the Community Commercial (CC4) zone. The legal description is Lot 4, of Tract 5951, Assessor’s Parcel Number 675-072-17.

F. 420 S. El Camino Real – Minor Conditional Use Permit 16-181, Staff Waiver of a Minor Cultural Heritage Permit 16-242 – Mr. Pete’s Beer and Wine

Public hearing to consider a request to allow minor exterior changes to a commercial site and to allow beer and wine sales for on-site consumption at a restaurant. The beer and wine service is proposed to occur indoors and within an outdoor patio area in front of the commercial building on-site. The site is located in the Mixed Use 3.2 zoning district and Architectural Overlay (MU3.2-A) at 420 S. El Camino Real. The site’s legal description is Lots 3, 4, and 5, Block 9 of Tract 779, and Assessor’s Parcel Number 058-092-031.

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, August 3, 2016 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, CA.