



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

**Wednesday, March 22, 2017
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**
 - A. [Receive and file minutes of the Zoning Administration meeting of February 22, 2017](#)**

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. 404 South La Esperanza - Minor Architectural Permit 16-370/Minor Exception Permit 16-371 - Quade Residence Addition (Coury)

Public Hearing to consider a 1,176 square foot second-story addition to a legal nonconforming residence that continues a five foot, eight inch side yard setback where six feet is required. The project is located in the Residential-Low Density Zoning district with a Special Residential 1 Overlay (RL-SR1) at 404 South La Esperanza. The legal description is Lot 25 of Tract 5135 and Assessor's Parcel Number is 690-043-03.

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, staff recommends that the Planning Commission:

1. Determine the project is Categorically Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(e) as a Class 3 exemption; and direct staff to file a Notice of Exemption.
2. Approve Minor Architectural Permit 16-370 and Minor Exception Permit 16-371, subject to attached Resolution ZA17-008 and conditions of approval.

B. 329 W Paseo De Cristobal – Minor Architectural Permit 16-387– McMahon Residence (Coury)

Public Hearing to consider a request to allow a 567 square foot addition to a legal nonconforming two-story residence. The project is located in the Residential-Low Density Zoning district and Coastal Overlay (RL-CZ) at 329 W Paseo Cristobal. The legal description is Lot 36, Block 18 of Tract 822 and Assessor's Parcel Number is 692-272-21.

Based on the information in the staff report and subject to the required Findings and Conditions of Approval, staff recommends that the Planning Commission:

1. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(e) as a Class 3 exemption; and direct staff to file a Notice of Exemption.
2. Approve Minor Architectural Permit 16-387, subject to attached Resolution ZA17-009 and conditions of approval.

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, April 5, 2017 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, CA.