



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

**Wednesday, April 19, 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 April 5, 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. 162 Avenida Rosa, Minor Cultural Heritage Permit 16-428 – Lavi Residence (Carrillo)

Public Hearing to consider a request to expand a nonconforming residence less than 50 percent and allow a fence on top of an existing retaining wall with a combined height that exceeds 42 inches in the front yard setback.

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

1. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301, Class 1 and Section 15303, Class 3; and direct staff to file a Notice of Exemption.
2. Approve MCHP 16-428/MEP 17-044, Lavi Residence, subject to attached Resolution ZA 17-014, and Conditions of Approval.

#### B. 23 Chapital – Minor Exception Permit 17-003 – Davis Residence (Schuller)

Public Hearing to consider a request to maintain less than 45 percent of the front setback area as permeable surface at an existing single family residence.

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(a), because the project involves minor exterior alterations to a residential property containing an existing single-family residence; and direct staff to file a Notice of Exemption.

2. Approve MEP 17-003 subject to attached Resolution 17-011 and Conditions of Approval.

**C. 23 Chapital – Minor Exception Permit 17-004 – Shah Residence** (Schuller)

Public Hearing to consider a request to maintain less than 45 percent of the front setback area as permeable surface at an existing single family residence.

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

3. Determine the project is Categorical Exempt from the requirements of the California Environmental Quality Act pursuant to CEQA Guidelines Section 15301(a), because the project involves minor exterior alterations to a residential property containing an existing single-family residence; and direct staff to file a Notice of Exemption.
1. Approve MEP 17-004 subject to attached Resolution 17-012 and Conditions of Approval.

**D. Special Activity Permit (SAP) 17-065, Casino Special Activities Permit 2017** (Carrillo)

Public Hearing request to allow 15 special activity events with outdoor amplified sound between May 1, 2017 and December 31, 2017.

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 and Section 15311 (c); and direct staff to file a Notice of Exemption.
2. Approve Special Activities Permit 17-065, Casino Special Activities Permit 2017, subject to attached Resolution ZA 17-013 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, May 17, 2017 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, CA.