



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

**Wednesday, August 16, 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 Administrator meeting of July 19, 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. [413 Calle Neblina – Minor Architectural Permit 17-226, Minor Exception Permit 17-227 – Meyer Addition](#) (Carrillo)

Public Hearing to consider a request to: 1) construct a one-story 618 square foot rear addition to a nonconforming single-family residence, and 2) allow the continuation of a nonconforming side yard setback. The site is located at 413 Calle Neblina in the Residential Low Zoning District with a Special Residential Overlay 12 (RL-SR12). The legal description is Lot 68, of Tract 5691, the Assessor's Parcel Number being 690-094-04.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 pursuant to State CEQA Guidelines Section 15301(e) because the project involves an addition that increases existing floor area of a structure less than 50 percent.

B. [1062 Calle Negocio, Suite E – Minor Conditional Use Permit 17-102 – Conservatory of Performing Arts](#) (Schuller)

Public Hearing to consider a request to establish a business specializing in children's music, dance, and acting lessons at 1062 Calle Negocio, Suite E, in the Business Park district of the Rancho San Clemente Specific Plan area. The site's legal description is Lot 13, Tract 12402, Assessor's Parcel Number 688-142-11.

Staff recommends that the project be found statutorily exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 Categorical Exemption pursuant to State CEQA Guidelines Section 15301(a), because the project involves the leasing and interior tenant improvements to a previously subdivided tenant space within an existing commercial structure.

C. 136 Avenida De La Paz – Minor Architectural Permit – 17-156 – Free Addition (Vazquez)

Public Hearing to consider a request to expand a nonconforming residence by 963 square feet, which is less than 50 percent of the existing floor area. The proposed addition complies with development standards. The site is located at 136 Avenida De La Paz in the Residential, Low Density Zoning district with a Special Residential 2 Overlay, (RL-SR2). The legal description is Lot 155, of Tract 898, the Assessor's Parcel Number being 057-081-36.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 pursuant to State CEQA Guidelines Section 15301(e) because the project involves an addition that increases existing floor area less than 50 percent on a site that is not environmentally sensitive and that has adequate public services and facilities to support the project.

D. 1507 Calle Sacramento – Tentative Parcel Map 2017-121 (PLN 17-155) – Raleigh Duplex Condominium Map (Norwood)

Public Hearing to consider the subdivision of one-lot into two condominiums lots to allow for individual ownership of future dwelling units.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 15 pursuant to State CEQA Guidelines Section 15315 because the project involves the subdivision of four or fewer parcels.

E. 126 Trafalgar Lane – Minor Architectural Permit 17-110, Minor Exception Permit 17-223 – Alvey Residence (Wright)

Public Hearing to consider a request to: 1) allow the expansion of a nonconforming residence according to zoning standards, and 2) to allow six-foot high hedges and a fence in the required front yard setback, where a maximum height of three feet, six inches (42 inches) is allowed by-right. There is an existing fence and hedges over three feet, six inches high in the front yard. The fence would be replaced and hedges trimmed as part of the project. The site is located in the Residential Low Density Zone and Coastal Overlay at 126 Trafalgar Lane. The site's legal description is Lot 15, Block 1 of Tract 822, and Assessor's Parcel Number 692-141-03.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 pursuant to State CEQA Guidelines Section 15301(e) because the project involves an addition that increases existing floor area less than 50

percent on a site that is not environmentally sensitive and that has adequate public services and facilities to support the project.

F. 380 Avenida Pico – Minor Architectural Permit 17-116 – City Yard Stockpile Covers (Coury)

Public Hearing to consider a request to construct stockpile covers at the Utilities and Maintenance Municipal Yard. The site is located at 380 Avenida Pico, near the intersection of Avenida Pico and Avenida Vista Hermosa, within the Land Use District P (Public Zone) of the West Pico Corridor Specific Plan. The site's Assessor's Parcel Number (APN) is 691-433-01.

Staff is recommending continuance of this item to the next regularly scheduled Zoning Administrator meeting of September 6, 2017, to provide a revised public hearing notice including an updated project description and corrected project address.

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, September 6, 2017 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, CA.