



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

**Wednesday, September 6, 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 August 16, 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. 160 W. Avenida Alessandro – Minor Architectural Permit 17-213 – Maben Residence Addition (Vo)

Public Hearing to consider a request to construct a 660 square foot second-story addition that expands a nonconforming residence greater than 50 percent. The site is located at 160 West Avenida Alessandro in the Residential Low Zoning district and Coastal Zone Overlay (RL-CZ). The site's legal description is Lot 35 of Tract 852 and Assessor's Parcel Number (APN) is 692-201-20.

Staff is recommending continuance of this item to the next regularly scheduled Zoning Administrator meeting of September 20, 2017, to provide a revised public hearing notice with a corrected project description.

#### B. 1709 N. El Camino Real, Minor Conditional Use Permit 17-167 – EPIC Yoga (Vo)

Public Hearing to consider a request to establish a yoga studio located in an existing commercial building at 1709 North El Camino Real in the North Beach Mixed-Use Zone and the Architectural, Coastal Zone and Pedestrian Overlays (MU1.3-A-CZ-P). The site's legal description is Parcel 1, of Page 43, of Assessor's Parcel Book 67 and Assessor's Parcel Number (APN) is 057-191-61.

Staff recommends that the project be found categorically 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 comprises of the operation of a business located within an existing facility, and will be a negligible expansion of the previous retail use.

#### C. 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 recommends that the project be found categorically exempt from the requirements of CEQA as a Class 3 Categorical Exemption pursuant to State CEQA Guidelines Section 15303(e), because the project involves the construction of an accessory structure to cover existing stockpiles at the City Utility Maintenance and Municipal Yard.

**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 20, 2017 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, CA.