



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

**Wednesday, November 8, 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 October 4, 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. [259 Avenida Montalvo 1 – Minor Exception Permit 17-141 – Mirasol Retaining Walls](#) (Cory)

A request to consider retaining walls exceeding 42-inches in height, but not to exceed six feet in height, in the front and side yard setbacks. The site is located in the Residential Medium Density Zone and Coastal Overlay at 259 Avenida Montalvo. The site's legal description is Lot 1, of Tract 11105, and Assessor's Parcel Number 936-370-13.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 3 pursuant to State CEQA Guidelines Section 15303(e) because the project involves the construction of an accessory structure including walls and fences on a site that is not environmentally sensitive and that has adequate public services and facilities to support the project.

B. [205 Calle Cortez – Minor Exception Permit 17-217 and Staff Waiver 17-228 – Ludwick Residence](#) (Morones)

A request to consider a single-story addition, to a nonconforming single-story residence, with a 4'11" side yard setback where 6' is required. A Minor Exception Permit is requested to allow the addition to continue the 4'11" side setback that does not meet zoning standards. The property is located in the Residential-Low (RL) zone, with a special residential overlay (SR11). The legal description for the site is Lot 25 of Tract 4199, and the Assessor's Parcel Number is 057-215-26.

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 proposed 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.

C. 233 Avenida Serra – Short-Term Apartment Rental Permit 17-257 – De Marquette STAR (Morones)

A request to allow a Short-Term Apartment Rental (STAR) unit in a duplex, located at 233 Avenida Serra in the Residential Medium Zone and Coastal Zone Overlay (RM-CZ). This would allow one of the duplex units to be rented on a short-term basis (less than 30 days) while the other unit is owner occupied. The legal description for the site is Lot 16, Block 15, of Tract 779, and the Assessor's Parcel Number is 058-123-12.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1, because the proposed project is within an existing residential structure and involves the operation of an apartment for short term rental without expanding the existing use.

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, December 6, 2017 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, CA as the November 22, 2017 Regular Zoning Administrator Meeting has been cancelled.