



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

**Wednesday, December 20, 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 December 6, 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. [614 Avenida Victoria – Minor Cultural Heritage Permit 17-324 – Patio Gate and Fencing](#) (Lightfoot)

A request to allow exterior changes, including the installation of a wrought-iron bi-fold gate and wrought-iron fencing around a front courtyard patio of a mixed-use development located at 614 Avenida Victoria. The site is within the Pier Bowl Specific Plan in the Mixed Use 4 area, Architectural Overlay, and Pedestrian Overlay (PBSP-MU4-A-P). The site's legal description is Lot 3 of Block 12, Tract 785, Assessor's Parcel Number 692-021-02.

Staff recommends that the project be found Categorically Exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 exemption pursuant to State CEQA Guidelines Section 15301 because the project involves minor alterations to an existing structure on a site that is not environmentally sensitive.

B. [253 Vista Marina – Minor Exception Permit 17-317/Minor Architectural Permit 17-323 – Hobcraft Residence](#) (Carrillo)

A request to allow a 1,360 square foot second-story addition to a legal-non conforming residence that continues a nonconforming side yard setback. The project complies with the height limit. The site is located at 253 Vista Marina in the Residential-Low Zoning District and the Coastal Zone and Special Residential 1 Overlays (RL-CZ-SR1). The site's legal description is Lot 39 of Tract 1495, and Assessor's Parcel Number is 692-263-03.

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 expands a residence's 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. 227 Avenida Granada – Tentative Parcel Map 17-320 – Haft Condominiums
(Carrillo)

A request to consider the subdivision of a duplex into condominiums to allow for individual ownership of existing dwelling units. The site is located at 227 Avenida Granada in the Residential-Medium Zoning District and the Architectural and Coastal Overlays (RM-A-CZ). The site's legal description is Lot 14 of Block 18, Tract 779; and Assessor's Parcel Number is 058-113-51.

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 a duplex into two condominiums to allow for separate ownership with no physical changes to the environment.

D. 662 Camino De Los Mares – Minor Architectural Permit 17-329 – SDG&E Security Gate and Fencing (Wright)

A request to consider the construction of a security gate and fencing on a commercial site. The applicant proposes to remove and replace an existing chain-link security fence and security gate with new wrought-iron security fencing and gate at their main storage yard. The existing height of the fence will be raised to approximately 9'-0" high to match adjacent security wall and fencing conditions. The site is located in the Public Zoning District (P). The site's legal description is Book 204, Page 13 of Parcel 3, and Assessor's Parcel Number is 675-072-12

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 because the project involves the construction of accessory structures on a developed site that is not environmentally sensitive.

5. NEW BUSINESS

None

6. OLD BUSINESS

None

7. ADJOURNMENT

The next Regular Zoning Administrator meeting will be held at 3:00 p.m. on Wednesday, January 17, 2018 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

The January 3, 2018 Regular Zoning Administrator Meeting was previously cancelled.