



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

**Friday, June 8, 2018
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 May 16, 2018.](#)**

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. 203 Avenida Rosa – Short Term Apartment Rental 17-424 – Ware STAR (Morones)

A request to allow a Short Term Apartment Rental (STAR) unit in a duplex, located at 203 Avenida Rosa in the Residential Medium Zone and Costal Zone Overlay (RM-CZ). The project 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.

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.

B. 112 Avenida Mateo – Short Term Apartment Rental 18-170 – Paseo Mateo STAR (Morones)

A request to allow a Short Term Apartment Rental (STAR) unit in a duplex, located at 112 Avenida Mateo in the Residential Medium Zone (RM). The project 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 property currently has a valid STLU operating license for an eight-person short term lodging unit.

After public hearing item was noticed, the applicant withdrew Short Term Apartment Rental 18-170.

C. 120 S. El Camino Real – Amendment to Minor Cultural Heritage Permit MCHP 16-372, Pacific Building Patio (Morones)

A request to consider an Amendment (AM MCHP 18-151) to Minor Cultural Heritage Permit (MCHP) 16-372, Pacific Building Patio, to remove the condition of approval restricting the use of an existing outdoor patio for employees only. The proposed amendment would allow customer use of the existing outdoor patio for outdoor dining purposes at a multi-tenant commercial building.

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, and Section 15303, Class 3, because the project involves minor alterations to the use of a previously approved outdoor dining area with no increase in capacity and operations.

5. NEW BUSINESS

A. Establish the Meeting Time and Location for Regular Meetings of the Zoning Administrator (Stiehl)

Staff recommends that the Zoning Administrator determine that regular meetings shall be held on the Thursdays that follow the first and third Tuesday of each month at 3:00 p.m. at the Community Development Department and adopt a resolution for the Zoning Administrator to establish the meeting time and location of all Regular Meetings of the Zoning Administrator.

6. OLD BUSINESS

None

7. ADJOURNMENT

The next Regular Meeting of the Zoning Administrator will be held at 3:00 p.m. on Thursday, June 21, 2018 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.