

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR  
FEBRUARY 7, 2019**

**1. CALL TO ORDER**

The Regular Meeting of the City of San Clemente Zoning Administrator was called to order on February 7, 2019 at 3:00 p.m. in Conference Room A of the Community Development Department, located at 910 Calle Negocio, San Clemente, California, by Zoning Administrator (ZA) Adam Atamian.

Staff Present: Adam Atamian, Zoning Administrator; Gabriel J. Perez, City Planner; Veronica Morones, Assistant Planner; Michael Allocco, Planning Intern; Lisa Acosta, Office Specialist I

**2. MINUTES**

- A. The minutes of the Zoning Administrator meeting of December 20, 2018 were received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

- A. **104 Avenida Dominguez – Tentative Parcel Map 18-640 – Dominguez Condominium Conversion** (Allocco)

A request to consider a condominium subdivision of two units in a duplex to allow for individual ownership. The site is located at 104 Avenida Dominguez (060-091-02) in the Residential Medium Zone (RM).

Planning Intern, Michael Allocco, summarized staff report.

Applicant, Jose Castro, was present and available for questions.

ZA Atamian asked applicant to clarify if he will be leasing or selling each unit, and if the units will be used as a short term rentals. Additionally, to clarify if there will be an Association with the duplex as stated in the Conditions of Approval.

Applicant, Jose Castro, stated the units will be leased and may be sold at a later date. The units will not be used as short term rentals. Mr. Castro confirmed there will be an Association.

ZA Atamian asked staff to explain if the project is a minor land division or division of airspace.

Staff explained the project is a division of airspace.

ZA Atamian revised the State CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions) to State CEQA Guidelines Section 15301(k) (Class 1: Existing Facilities).

ZA Atamian opened the public hearing, and there being no one desiring to speak to this issue, closed the public hearing.

ZA Atamian approved the project based on the following findings: The site is suitable for the type of development and the proposed density of the development, in that the project is limited to subdividing a duplex building into two condominium units for individual ownership. The duplex was approved for construction through the building permit process to ensure the development complies with the Zoning Ordinance, building, health, and safety codes, and other applicable regulations and policies.

The project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301(k) (Class 1: Existing Facilities).

Action: The Zoning Administrator approved and adopted Resolution ZA 19-001, Tentative Parcel Map 18-640, Dominguez Condominium Conversion, subject to the Conditions of Approval with the following modification:

- The State CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions), has been revised to State CEQA Guidelines Section 15301(k) (Class 1: Existing Facilities).

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

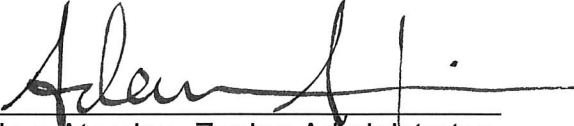
None

7. **ADJOURNMENT**

The meeting adjourned at 3:11 p.m. to the Regular Meeting of the Zoning Administrator which will be held Thursday, February 21, 2019 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR



Adam Atamian, Zoning Administrator