



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

**Thursday, March 7, 2019  
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 February 21, 2019.](#)**

### 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 HEARING

A. [202 Avenida Aragon – Minor Cultural Heritage Permit 18-277 – St. Clement’s By The Sea Exterior Additions](#) (Carrillo)

A request to allow the construction of two attached columbaria and a detached pergola at a historic resource, St. Clement’s by the Sea Episcopal Church.

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities) and 15331 (Class 31: Historical Resource Restoration/Rehabilitation).

B. [612-628 Camino De Los Mares – Minor Architectural Permit 18-250 – Plaza By The Sea Façade Remodel \(Phase 1\)](#) (Lightfoot)

A request to consider a facade remodel on four commercial buildings at Plaza by the Sea, 612-628 Camino De Los Mares. Phase I consists of a remodel to the facades of the Stater Brothers market and surrounding buildings. The applicant proposes Phase II improvements for demolition and rebuilding of 610 Camino De Los Mares under separate future Site Plan Permit, Architectural Permit, and Discretionary Sign Permit applications.

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, because the proposed project is a remodel of the façade of existing structures that will not result in an increase of the structures’ floor area.

C. [641 Camino De Los Mares, Suite 641B – Minor Conditional Use Permit 19-020 – San Clemente Health Center Shared Parking Agreement](#) (Roxas)

A request to consider a shared parking strategy in Los Mares Plaza (also referred to as the former Krikorian Theater Plaza). The request includes proposed alternate parking ratios for a proposed 5,000 sq. ft. urgent care facility and 18,352 sq. ft. health center facility.

Staff recommends the project be found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

**5. NEW BUSINESS**

None

**6. OLD BUSINESS**

None

**7. ADJOURNMENT**

The next Regular Meeting of the Zoning Administrator will be held at 3:00 p.m. on Thursday, April 4, 2019 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California as the March 21, 2019 meeting was cancelled due to a lack of business.