



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

**Thursday, September 19, 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 September 5, 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 approach the podium and, if you desire, state your name and/or city of residence for the record and make your presentation. Please limit your presentations to three (3) minutes.

4. PUBLIC HEARING – Time limitation for applicants: 10 minutes. All other speakers: 3 minutes.

The Public Hearing process includes a staff presentation, a presentation by the applicant not to exceed ten (10) minutes, and public testimony. To facilitate the meeting for all attendees, the public is asked to limit their individual presentation to three (3) minutes. Following closure of the Public Hearing, the Zoning Administrator will respond to questions raised during the hearing, discuss the issues, and act upon the matter by motion.

A. [108 Avenida Serra – Tentative Parcel Map 19-229 – Serra Duplex Condominium Map](#) (Carrillo)

A request to consider a condominium subdivision of a duplex, currently under construction, for individual ownership. The project site is located in the Mixed Use 3.1 Zoning District and Architectural Overlay District (MU 3.1-A).

Staff recommends that the project be found categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions).

B. [1211 Calle Toledo – Minor Exception Permit 18-565/Staff Waiver 18-564 – Jeisy Addition](#) (Carrillo)

A request to consider the reduction of the required street-side yard setback and construction of a two-car garage attached to a nonconforming single-family residence located in the Residential Low Zoning District and Coastal Zone Overlay District (RL-CZ).

Staff recommends that 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 Section 15305 (Class 5: Minor Alterations In Land Use Limitations).

5. NEW BUSINESS

A. 197 Avenida La Pata – Special Activities Permit 19-324 – Stance Military Sample Sale (Guy)

Staff Recommendation

Staff recommends that the Zoning Administrator approve Special Activities Permit 19-324, the second one-day special activity of the calendar year at 197 Avenida La Pata, subject to the proposed conditions of approval for ZA 19-015.

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

6. OLD BUSINESS

None

7. ADJOURNMENT

The next Regular Meeting of the Zoning Administrator will be held at 3:00 p.m. on Thursday, October 17, 2019 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, San Clemente, California as the October 3, 2019 Zoning Administrator meeting has been cancelled due to a lack of business.