



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

**Thursday, September 17, 2020
3:00 p.m.**

**THIS ZONING ADMINISTRATOR MEETING WILL BE CONDUCTED VIA
TELECONFERENCE.**

**Public Participation in Zoning Administrator Meetings During
Coronavirus Pandemic**

To help prevent the spread of the coronavirus, the following practices are being implemented:

- 1) Citizens are invited to listen to the meeting via live stream from the City's YouTube channel at www.san-clemente.org/live or live on Cox Communications Local Access Channel 854.
- 2) Citizens can submit their comments on agenda items to the Zoning Administrator electronically. Material may be emailed to ScottM1@san-clemente.org. Transmittal by 12:00 p.m. on Zoning Administrator meeting days is recommended. Comments must indicate by item title or number the agenda item to which they apply, or indicate that they are to be read during the general "oral communications" portion of the meeting. Emails lacking that indication will be forwarded to the Zoning Administrator's general email account. Depending on the number of comments submitted on a particular item and the total amount of time allocated for the Zoning Administrator meeting, the Zoning Administrator may, at the beginning of its deliberation of an item, limit equally the time allocated for each comment.

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 July 23, 2020.](#)

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. Speakers can submit their comments on agenda items to the Zoning Administrator electronically. Material may be emailed to ScottM1@san-clemente.org. Transmittal by 12:00 p.m. on Zoning Administrator meeting days is recommended. The Zoning Administrator is not permitted to discuss or take action on items that do not appear on the agenda.

**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 not to exceed three (3) minutes per speaker. 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. [1107 South Ola Vista – Minor Exception Permit 20-120 – Sheehan Residence](#) (Carrillo)

A request to consider a reduction of the required front yard setback by 15% and side yard setback by 20% of a vacant corner lot property for the construction of a new 2,828 sq. ft. residence located in the Residential Low Zone and Coastal Zone Overlay District (RL-CZ), within the Coastal Exclusion Area.

Staff recommends that the project be found categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305 (Minor Alterations In Land Use Limitations).

B. 3551 Camino Mira Costa, Suite Q – Minor Conditional Use Permit 20-248 – San Clemente Health Center Accessory Massage (Carrillo)

A request to consider accessory massage services in conjunction with primary acupuncture services at 3551 Camino Mira Costa, Suite Q, located in the Community Commercial 2 Zone and Medical Office Overlay District (CC2-MO).

Staff recommends that the Zoning Administrator continue this item to the regular scheduled Zoning Administrator meeting of October 8, 2020 to allow staff additional time to address concerns related to the use of the site.

5. NEW BUSINESS

None

6. OLD BUSINESS

None

7. ADJOURNMENT

The next Regular Meeting of the Zoning Administrator will be held on Thursday, October 8, 2020 at 3:00 p.m. via teleconference.