



STAFF REPORT

SAN CLEMENTE ZONING ADMINISTRATOR

Meeting Date: 09/23/2021

PLANNER: Kyle Webber, Assistant Planner

SUBJECT: **Minor Exception Permit 21-039, Duncan-Hughes Addition**, a request to consider a 470 square foot addition to an existing two-story single-family nonconforming residence with an existing detached guesthouse and detached two-car garage at the rear of the property. The primary residence is nonconforming with regard to the 4'10" side yard setback where 6' is required. The applicant requests to attach the primary residence to the existing detached structures requiring a reduction to the established side and rear yard setbacks.

LOCATION: 305 E. Avenida Magdalena

ZONING/GENERAL PLAN: The residence is located in the Residential Low Density Zone of the General Plan.

SUMMARY

Following noticing for this hearing, the project applicant requested a continuance to allow time for submission and staff review of revisions to the proposed project.

RECOMMENDATION

Due to applicant-submitted revisions to the project after the item was publically noticed, staff recommends that the Zoning Administrator table this item. The project will be publically noticed for a future Zoning Administrator public hearing once a date is determined.