



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

**Thursday, May 19, 2022  
3:00 p.m.**

**San Clemente City Hall  
First Floor Community Room  
910 Calle Negocio  
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 May 5, 2022.](#)**

### 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 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. [1050 Calle Amanacer – Tentative Parcel Map 2021-116 \(TPM 21-057\) – Project 1050 Condo Conversion](#) (Carrillo)

A request to consider a commercial condominium conversion to allow for individual ownership of four commercial suites.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15315 (Class 15: Minor Land Divisions).

#### B. [209 Avenida Rosa – Short Term Apartment Rental 22-045 – Bennett STAR](#) (Morales)

A request to establish a short-term apartment rental within an existing three-unit multi-family building located in the Residential Medium (RM) Zoning District. The proposal would convert Unit A and Unit B into short-term rentals for rentals less than 30 days. Unit C would be occupied by a full-time, on-site property manager.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

#### C. [127 Avenida Pizarro – Minor Exception Permit 21-341 – Garber Fence](#) (Mith)

A request to legalize an existing nonconforming wood fence in the front yard setback of the residence located at 127 Avenida Pizarro.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

**D. 129 Via Artemesia – Minor Exception Permit 22- 047 – Sigmund Residence**  
(Mith)

A request for Minor Exceptions to allow: (1) installation of a 5'-6" over-height combination masonry and glass fence to be used as a pool barrier in the front yard setback; and (2) construction of a swimming pool within the front yard setback area of a single-family residence.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1: Existing Facilities).

**E. 309 Calle De Los Molinos – Minor Architectural Permit 21-228 – 309 Commercial** (Mith)

A request to alter the exterior of an industrial building for the property located at 309 Calle De Los Molinos in the I2 (Light Industrial) Area of the West Pico Corridor Specific Plan. The proposed project includes new landscaping and sidewalk improvements along Calle De Los Molinos.

Staff recommends that the project be found Categorical Exempt from 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, June 9, 2022 at the Community Development Department, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.