



**AGENDA FOR THE REGULAR MEETING  
OF THE ZONING ADMINISTRATOR FOR THE  
CITY OF SAN CLEMENTE  
Thursday, May 18, 2023  
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.*

*CALIFORNIA ENVIRONMENTAL QUALITY ACT: The California Environmental Quality Act ("CEQA") is the state law that requires the City to evaluate and document the potential environmental consequences of discretionary decisions. (See, California Public Resources Code Sections 21000-21189.3; and the "CEQA Guidelines" at California Code of Regulations Title 14, Division 6, Chapter 3, Sections 15000-15387). For each item that requires a CEQA determination by the Planning Commission, there is a reference to that No determination on this agenda, and more information regarding the CEQA analysis is included in the documents that accompany this agenda. To the extent that City staff determines that particular items are not subject to CEQA, there will be no indication of a CEQA action on this agenda.*

*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 from the April 20, 2023 Zoning Administrator Meeting](#)****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. [Minor Architectural Permit 22-424 / Minor Exception Permit 22-423, Ely-Bonadonna Residence, 113 W. Mariposa](#)**

A request for a second story addition of 735 square feet, along with a proposed rooftop deck and two balconies, at an existing legal non-conforming single-family residence located at 113 West Mariposa.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section 15301 (Class 1e: Existing Facilities). This exemption covers additions to existing structures, which do not result in an increase over 2,500 square feet or greater than 10,000 square feet provided public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

**B. [Minor Cultural Heritage Permit 22-364, Ragsdale Addition and Deck Expansion, 256 Avenida Lobeiro](#)**

A request to add living space on the second floor and expand an existing second floor deck of a multi-family building which abuts a historic resource. The proposed addition and deck expansion are on the front elevation, visible from the historic resource across the street.

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

Existing Facilities). This exemption covers additions to existing structures, which do not result in an increase over 2,500 square feet or greater than 10,000 square feet provided public services and facilities are available to allow for maximum development permissible in the General Plan, and the area in which the project is located is not environmentally sensitive.

**C. Special Activities Permit 23-127, PPA Select Medical Orange County Cup 2023, 111 Avenida Vista Montana**

A request for a 4-day special activity permit for a pickleball tournament hosted June 8-11, 2023 on private property at the Lifetime Fitness facilities at 111 Avenida Vista Montana, operating from 7am to 8pm daily and hosting up to 1,000 daily guests.

Staff recommends that the project be found Categorically Exempt from CEQA pursuant to State CEQA Guidelines Section 15304 (Class 4e: Minor Alterations to Land: Minor temporary use of land having negligible or no permanent effects on the environment, including carnivals, sales of Christmas trees, etc.). The project is exempt because the existing property is designed to accommodate outdoor recreation activity, and the proposed event involves only minor temporary alterations to the property to accommodate the event.

**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 22, 2023 at the Community Development Department, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.