



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

Thursday, February 22, 2024 - 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 Zoning Administrator, there is a reference to that 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 February 8, 2024 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. [Public Hearing Project \(PHP\) 23-411, Sunset Shores Façade Remodel, 410 Corto Lane](#)

A request for a Development Permit (DP) 23-415 for exterior improvements, including a height increase for faux roof extensions, façade improvements, and architectural embellishments, to an existing 18-unit condominium building located at 410 Corto Lane within the Pier Bowl Specific Plan and the Architectural (A) Overlay District.

Staff recommends that the item be continued to the next Regular Meeting of the Zoning Administrator on March 7, 2024.

B. [Public Hearing Permit \(PHP\) 23-437, Mason Residence Addition, 235 Avenida Miramar](#)

A request for a Minor Exception Permit (MEP) 23-436 and a Minor Cultural Heritage Permit (MCHP) 23-129 to allow a rear attached two-story addition, with a side-yard setback of three feet, one inch, where five feet is required, to a single-family residence listed as a historic resource.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section § 15301 (Class 1: Existing Facilities) and 15331 (Class 31: Historical Resource Restoration/Rehabilitation).

C. Public Hearing Permit (PHP) 24-049, Parsons Residence Addition, 233 Avenida Santa Barbara

A request for a Minor Exception Permit (MEP) 24-048 and a Minor Cultural Heritage Permit (MCHP) 23-362 to allow a rear attached addition, with a reduced rear yard setback of four feet, where five feet is required, to a single-family residence listed as a historic resource.

Staff recommends that the project be found Categorical Exempt from CEQA pursuant to State CEQA Guidelines Section § 15301 (Class 1: Existing Facilities) and 15331 (Class 31: Historical Resource Restoration/Rehabilitation).

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, March 7, 2024 at the Community Development Department, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.