

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
MAY 23, 2024
San Clemente City Hall
First Floor Community Room
910 Calle Negocio
San Clemente, California 92673**

1. CALL TO ORDER

Zoning Administrator Adam Atamian called the Regular Meeting of the City of San Clemente Zoning Administrator to order on May 23, 2024 at 3:02 p.m. The meeting was held in the First Floor Community Room of City Hall, 910 Calle Negocio, San Clemente, California.

Staff Present: Adam Atamian, Zoning Administrator
Christopher Wright, Lead Project Planner
Tamara Tatich, Office Specialist

2. MINUTES

A. Received and filed Minutes from the Zoning Administrator Regular Meeting of April 4, 2024.

3. ORAL AND WRITTEN COMMUNICATION

None.

4. PUBLIC HEARING

A. Development Permit 24-039, Berube Addition & Remodel, 316 Avenida Sierra

The Zoning Administrator will consider the request for a Development Permit (DP) 24-039 to expand the living area of a residence greater than 50 percent according to zoning standards and maintain nonconforming front and garage setbacks.

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

Lead Project Planner Christopher Wright summarized the staff report, and introduced Martin Berube, applicant and property owner who was available to answer any questions. Mr. Berube had nothing to add to the staff report.

Zoning Administrator Atamian opened the public hearing.

Zoning Administrator Atamian stated he inspected the site, taking into account the public right-of-way, and reviewed the plans and materials. Zoning Administrator Atamian called out a new sidewalk asking if it is proposed as part of the sidewalk because the project evaluation is more than \$50,000. Staff confirmed that the standard condition of approval is in the resolution. Zoning Administrator Atamian explained that the existing garage setback is non-conforming reducing the space for parking a vehicle. There are Currently no issues with parking over the sidewalk since this property will be the only with a sidewalk; however, parking over the sidewalk will be prohibited when the sidewalk along the neighboring properties becomes contiguous.

Having no further questions, Zoning Administrator Atamian closed the public hearing.

Zoning Administrator Atamian thanks staff for a thorough report and thanked the applicant for investing in the City of San Clemente.

Zoning Administrator Atamian stated he can make the findings for a Development Permit due since the proposed addition complies with the development standards; the project will not create any view impacts in the public right-of-way; the existing non-conformity is not an issue; the Addition being on the rear of the residence maintains the existing street scene; and there are some aspects of the project that will bring it further into compliance with the current code.

Zoning Administrator Atamian determined the project Categorically Exempt from CEQA pursuant to State CEQA Guidelines §15301 (Class 1: Existing Facilities).

Action: The Zoning Administrator adopted Resolution ZA24-007, approving Development Permit 24-039, Berube Residence at 316 Avenida Sierra, subject to the Conditions of Approval.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:12 p.m. to the Regular Meeting of the Zoning Administrator, which will be held Thursday, June 6, 2024 at 3:00 p.m. at Community Development Department, City Hall, First Floor Community Room, located at 910 Calle Negocio, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR

Adam Atamian, Zoning Administrator

DRAFT