



STAFF REPORT Zoning Administrator

Meeting Date: September 5, 2024

PLANNER: Jessica Gatny, Associate Planner

SUBJECT: **Public Hearing Project (PHP) 24-363, Veta Salon Amendment to Minor Conditional Use Permit 19-097, 104 North El Camino Real, #B**

A request for the Zoning Administrator to modify Minor Conditional Use Permit (MCUP) 19-097 for (1) additional parking waiver at 104 North El Camino Real, a registered historical property that was once the Ole Hanson Sales Office.

The Zoning Administrator will also consider whether the project is categorically exempt from CEQA pursuant to State CEQA Guidelines §15301.e (Class 1.e: Existing Facilities).

LOCATION: 104 North El Camino Real

**ZONING/
GENERAL PLAN:** Mixed Use 3.0 Zoning District and Central Business and Architectural-Visitor Serving Commercial Overlay Districts (MU3.0-A-CB-VSCD)

RECOMMENDATION:

Staff recommends that the Zoning Administrator continue the item to the September 19, 2024 Zoning Administrator meeting due to incomplete public noticing of the September 5, 2024 public hearing of this item as required under San Clemente Municipal Code Section 17.12.100.