

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
SEPTEMBER 5, 2024
San Clemente City Hall
First Floor Community Room
910 Calle Negocio
San Clemente, California 92673**

1. CALL TO ORDER

Zoning Administrator (ZA) Adam Atamian called the Regular Meeting of the City of San Clemente Zoning Administrator to order on September 5, 2024 at 3:01 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

2. MINUTES

A. Minutes from the Zoning Administrator Regular Meeting of August 22, 2024.

ZA Atamian received and filed the minutes for the regular meeting of September 22, 2024.

3. ORAL AND WRITTEN COMMUNICATION

None.

4. PUBLIC HEARING

A. Public Hearing Project (PHP) 24-234, Caterina's Outdoor Dining with Beer and Wine Service and Exterior Modifications

A request for the Zoning Administrator to approve Minor Conditional Use Permit (MCUP) 23-180 and Administrative Development Permit (ADP) 24-375 to allow outdoor dining with beer and wine service in the public right-of-way and exterior modifications within a covered courtyard at an existing food service café located at 614 Avenida Victoria C.

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).

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.

ZA Atamian moved to continue the hearing for PHP 24-234, Caterina's Outdoor Dining with Beer and Wine Service and Exterior Modifications to September 19, 2024 to allow public noticing to be completed.

B. 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).

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.

ZA Atamian moved to continue the hearing for PHP 24-363, Veta Salon Amendment to Minor Condition Use Permit 19-097, 104 North El Camino Real, #B to September 19, 2024 to allow public noticing to be completed.

C. Public Hearing Project (PHP) 23-467, Steblay Residence Addition and Remodel, 407 Cazador Lane

A request for the Zoning Administrator to approve a Development Permit (DP) 23-468 to allow an addition of 160 square feet at the rear of the residence and landscaping for a property located across the street from a historic residence and on a property adjacent to a designated Coastal Canyon.

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) and §15303 (Class 3: New Construction or Conversion of Small Structures).

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.

ZA Atamian moved to continue the hearing for PHP 23-467, Steblay Residence Addition and Remodel, 407 Cazador Lane to September 19, 2024 to allow public noticing to be completed.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

7. **ADJOURNMENT**

The meeting adjourned at 3:43 p.m. to the Regular Meeting of the Zoning Administrator, which will be held Thursday, September 5, 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