

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR MEETING
OF THE ZONING ADMINISTRATOR
OCTOBER 17, 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 October 17, 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
David Carrillo, Associate Planner
Tamara Tatich, Office Specialist

2. MINUTES

A. Minutes from the Zoning Administrator Regular Meeting of October 3, 2024.

ZA Atamian received and filed the minutes for the regular meeting of October 3, 2024.

3. ORAL AND WRITTEN COMMUNICATION

None.

4. PUBLIC HEARING

A. Public Hearing Item (PHP) 24-304, Mariposa Condominium Subdivision, 214 W. Mariposa

A request for the Zoning Administrator to approve a residential duplex condominium subdivision for the purposes of individual ownership of each unit.

The Zoning Administrator will also consider whether the project is categorically exempt from CEQA pursuant to State CEQA Guidelines §15315 (Class 15: Minor Land Divisions).

Associate Planner David Carrillo summarized the staff report and introduced the applicant, Harold Alzate with Andaz Building Group, Inc, who stated he had no comments at this time.

ZA Atamian opened the public hearing.

Kelli Mulligan, neighboring resident expressed concern with density and change in character on the street.

ZA Atamian thanked Ms. Mulligan for her comments and noted that the project is zoned Residential Medium, which allows for at least two units, and that the type of project did not require any discretionary review or public hearing for its approval. What is under review is the condominium subdivision that allows to divide the units for private ownership.

ZA Atamian thanked staff for a concise report and confirmed with the applicant, Mr. Alzate that the Building Permit is almost final.

Having no further questions, ZA Atamian closed the public hearing.

ZA Atamian stated that he reviewed the report and building permit, is familiar with the property, and could make the following findings:

1. Site is physically suitable for the type of development;
2. Site is suitable for the density of the development;
3. A condominium subdivision is consistent with the General Plan; and
4. The Project complies with the Zoning Ordinance, as well as Title 16 in the Municipal Code that regulates subdivisions.

ZA Atamian noted that there is a necessity to submit a California Coastal Commission (CCC) application for a Development Permit or whatever the CCC deem necessary in order to proceed.

ZA Atamian determined the project Categorically Exempt from CEQA pursuant to State CEQA Guidelines §15315 (Class 15: Minor Land Divisions).

Action: The Zoning Administrator adopted Resolution ZA24-019 approving Tentative Parcel Map 24-314, Mariposa Duplex Subdivision, subject to the Conditions of Approval.

B. Public Hearing Permit (PHP) 24-362, SC Christian School Amendment to CUP 15-106, 180 Avenida La Pata

A request for the Zoning Administrator to modify Condition of Approval #6 of Resolution No. PC 15-034, to extend the expiration date of Conditional Use Permit (CUP) 15-106.

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

Staff recommends that the Zoning Administrator continue the item to the November 21, 2024 Zoning Administrator meeting to allow the applicant sufficient time to compile additional information needed for this public hearing item.

Action: ZA Atamian continued Public Hearing Project 24-362, SC Christian School Amendment to CUP 15-106, 180 Avenida La Pata to Thursday, November 21, 2024.

5. **NEW BUSINESS**

None.

6. **OLD BUSINESS**

None.

7. **ADJOURNMENT**

The meeting adjourned at 3:25 p.m. to the Regular Meeting of the Zoning Administrator, which will be held Thursday, November 7, 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