



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

**Wednesday, October 4, 2017
3:00 p.m.**

**Community Development Department
Conference Room A
910 Calle Negocio, Suite 100
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.*

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 of the Zoning Administrator meeting of September 20, 2017](#)**

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 step forward, state your name and City of residence and make your presentations. Please limit your presentations to three (3) minutes.

4. PUBLIC HEARINGS

A. 318 Avenida Del Mar – Short-Term Apartment Rental Permit 17-230 – Woodnutt Duplex (Norwood)

A request to establish a Short-Term Apartment Rental (STAR) in a residential duplex. This would allow one of the duplex units to be rented on a short-term basis (less than 30 days) while the other unit is owner occupied. The site is located at 318 Avenida Del Mar in the Residential Medium Zoning District and the Architectural and Coastal Zone Overlays (RM-A-CZ). The site's legal description is Lot 26 and Portion of Lot 27, Block 27, of Tract 779, and the Assessor's Parcel Number is 692-054-23.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to State CEQA Guidelines Section 15301, Class 1, because the proposed project is within an existing duplex and involves the operation of an apartment for short term rental without expanding the existing use.

5. NEW BUSINESS

None

6. OLD BUSINESS

None

7. ADJOURNMENT

Adjourn to the Regular Zoning Administrator meeting to be held at 3:00 p.m. on Wednesday, October 18, 2017 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, CA.