



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

**Wednesday, March 21, 2018
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 March 7, 2018.](#)**

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. 1844 N. El Camino Real – Minor Conditional Use Permit 17-297/Staff Waiver 18-105 – Beach Hut Deli Beer and Wine (Im)

A request to consider 1) the sale of beer and wine for on-site consumption indoors and outdoors at a restaurant, and 2) allow exterior changes to a building and patio area. The site is located at 1844 N. El Camino Real in the Mixed Use 1 Zoning District and Architectural Central Business, and Coastal Zone Overlays (MU1-A-CB-CZ). The site's legal description is Lots 1, 2, and 3, Block 5 of Tract 972 and Assessor's Parcel Number is 057-192-21.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 and Class 3 Categorical Exemptions pursuant to State CEQA Guidelines Section 15301 and 15303, because the proposed project involves minor exterior alterations and the establishment of an ancillary use.

B. 2405 S. El Camino Real A – Minor Architectural Permit 18-124 – Triton Mural (Stonich)

The application is a request to allow a wall mural featuring Triton on the north building wall adjacent to the existing parking lot at 2405 S. El Camino Real. The site's legal description is Lots 195, 196, and 197 of Tract 938, and Assessor's Parcel Number's are 060-031-21, 22, and 23.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 Categorical Exemption pursuant to State CEQA Guidelines Section 15301, because the proposed project is a mural applied to an existing structure (building wall) that will not result in an increase of the structure's floor area.

C. 1808 Calle Mayita – Minor Architectural Permit 17-054 – Hagerty Residence (Wright)

The application is a request to maintain a corner of a nonconforming residence as part of an addition under construction. The building corner has a nonconforming four-foot, five-inch side setback, where six feet is required. The ongoing construction project was approved with plans that would remove the

corner to make the residence conforming. The request is to change these plans and maintain the corner. The site is located in the Residential-Low Density Zoning district and Special Residential Overlay 8 (RL-SR8). The site's legal description is Lot 17 of Tract 3220 and the Assessor's Parcel Number is 690-191-02.

Staff recommends that the project be found categorically exempt from the requirements of the California Environmental Quality Act (CEQA) as a Class 1 Categorical Exemption pursuant to State CEQA Guidelines Section 15301, because the proposed project is within an existing residential structure and will not result in an increase of more than 50 percent of floor area.

5. NEW BUSINESS

None

6. OLD BUSINESS

None

7. ADJOURNMENT

The next Regular Zoning Administrator meeting will be held at 3:00 p.m. on Wednesday, April 18, 2018 at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California as the April 4, 2018 meeting has been cancelled due to lack of business.