

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
July 16, 2014**

Staff Present: Jim Pechous, Christopher Wright, John Ciampa, and Kimberly Maune

**2. MINUTES**

Minutes of the Zoning Administrator meeting of July 2, 2014 received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 106 Avenida Salvador – Minor Architectural Permit 14-163 – Chapman Residence (Ciampa)**

A request to consider an addition, remodel, and deck extension to a legal nonconforming house. The house is legal nonconforming because it does not comply with the required garage setback of 18 feet. The project site is located at 106 Avenida Salvador within the Residential Low (RL-11) zoning district. The legal description of the property is Lot 61 of Tract 4822, Assessor's Parcel Number 057-243-01.

Associate Planner John Ciampa summarized the staff report.

Applicant Gabriel Chapman was present; he stated that the staff report covered his project thoroughly.

There were no members of the public present to address this item.

Mr. Pechous stated this project is on an unusual lot because it is situated in a way that the front yard isn't really defined as such. This addition will not create any negative impacts. The architecture will be greatly improved from the flat box look that it has now.

Mr. Pechous stated this proposal does not worsen the nonconformity, this property will clearly be improved by doing the addition. This project conforms to the requirements of the Minor Architectural Permit.

Mr. Pechous informed the applicant of the ten day appeal period and thanked him for working with the City.

Action: The Zoning Administrator approved Minor Architectural Permit 14-163, Chapman Residence, subject to Resolution ZA 14-030 with attached Conditions of Approval.

**ACTION SUBJECT TO APPEAL TO OR CALL-UP BY CITY COUNCIL**

**B. 502 Avenida La Costa – Minor Architectural Permit 14-080 – Howard Residence (Wright)**

A request to consider a single-story addition to a legal nonconforming residence located at 502 Avenida La Costa. The residence is nonconforming because it does not comply with the required coastal canyon setback, front yard setback, and side yard setback. The proposed addition complies with development standards. The subject site is located in the Residential Low Density zoning district, Special Residential Overlay #6, and Coastal Overlay (RL-6/CZ). The site's legal description is Lot 23 of Tract 2964 and Assessor's Parcel Number is 060-191-12.

Associate Planner Christopher Wright summarized the staff report.

Michael Luna was present and stated he is the applicant's representative and architect. The house was originally built in 1959, well before the City's existing ordinances and California Coastal Commission rules. Unfortunately the house is in need of repairs and alterations to bring it up to date. They thought this was a good opportunity, while plumbing and electrical need to be fixed, to improve the property to make it more livable, useable, and a better fit within the neighborhood. They tried to find the simplest solution for the project so that it doesn't cost a lot of money and is easy to construct.

Owner Barbara Howard and her daughter Joanne were also present; Mrs. Howard thanked Mr. Wright for everything he has done.

There were no members of the public present to address this item.

Mr. Pechous stated this house was built before the Coastal Act even existed, hence the encroachment. This one story building will not negatively impact the neighborhood.

Mr. Pechous informed everyone of the ten day appeal period and thanked everyone for working with staff. Mr. Luna and Mrs. Howard thanked everyone for their support.

Action: The Zoning Administrator approved Minor Architectural Permit 14-080, Howard Residence, subject to Resolution ZA 14-029 with attached Conditions of Approval.

**ACTION SUBJECT TO APPEAL TO OR CALL-UP BY CITY COUNCIL**

**5. NEW BUSINESS**

None

**6. OLD BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 3:15 p.m. to the regular Zoning Administrator meeting to be held on August 6, 2014 at 3:00 p.m., at the Community Development Department, Conference Room A, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR



Jim Pechous