

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
June 18, 2014**

Staff Present: James Holloway, Christopher Wright, Cliff Jones, and Kimberly Maune

**2. MINUTES**

Minutes of the Zoning Administrator meeting of June 4, 2014 received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 218 Calle Serena – Minor Exception Permit 14-150/Minor Architectural Permit 14-192 – Baine Residence (Wright)**

A request to consider an expansion of a nonconforming residence with minor zoning exceptions for a five inch reduction of the required 20-foot front yard setback and a two inch reduction of the required four foot side yard setback. The subject site is in the Residential Low Density zoning district and Coastal Overlay (RL-CZ) at 218 Calle Serena. The site's legal description is Lot 15, Block 18 of Tract 852 and Assessor's Parcel Number 692-292-12.

Associate Planner Christopher Wright summarized the staff report. Mr. Holloway and Mr. Wright examined the plans.

Applicant's representative Tim Lawson was present. Mr. Lawson stated he supports the City in their determination. He lives on Calle Serena, he appreciates this architecture, he appreciates that this isn't massed to the front of the property. He lives in a nonconforming house which was built in the 1950s so he is also limited in what he can do. The house adjacent to him actually overhangs his property line. There are a lot of nonconforming issues on this street based upon the years these houses were built. This remodel is sensitive to the neighborhood and he appreciates that it is not massed as two stories on the front.

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

Mr. Holloway stated this area was built primarily in the 1950s and this home was built in 1955. It may be difficult to find a conforming home in

this area because the codes have changed numerous times over the last fifty plus years which is what has created this nonconformity. Staff addressed the scale of the addition and compatibility with the neighborhood. This proposal represents a 38 percent expansion which is well under the 50 percent threshold which would then require the entire structure to be conforming.

Mr. Holloway stated the pictures provided in the staff report show that this house will be compatible with the neighbors' properties. He appreciates the testimony of Mr. Lawson, who is not only the applicant's representative but also a resident in the area.

Mr. Holloway stated there is a ten day appeal period and he thanked everyone.

Action: The Zoning Administrator approved Minor Exception Permit 14-150/Minor Architectural Permit 14-192, Baine Residence, subject to Resolution ZA 14-025 with attached Conditions of Approval.

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

#### **B. Temporary Use Permit 14-112 – Temporary Trailer in City Parking Lot (Jones)**

A request to consider a temporary construction office/storage within the public parking lot on the 100 block of Avenida Cabrillo (058-073-09) within the Mixed Use zone and Architectural Overlay (MU3.1-A). The temporary storage container would remain for the duration of construction on the adjacent property at 115 Avenida Serra. The legal description of the property is Lot 26, Block 4, of Tract 779, Assessor's Parcel Number 058-073-49.

Associate Planner and Downtown Business Liaison Cliff Jones summarized the staff report.

Construction Supervisor Brent Henry of National Core was present. Mr. Henry had no comments.

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

Mr. Holloway commended both the Downtown Business Liaison and National Core. This project is going to be a great benefit to the Downtown. He appreciates that the aesthetic lighting improvement to the public parking lot has been worked out, it will also be a long term benefit to the Downtown. This is all a great solution to construction issues that

have to be managed and dealt with, the end result will be very positive, the primary project and the lighting, which is a little something extra.

Mr. Jones stated that the Downtown Business Association was notified, at their last meeting, of the proposed temporary construction trailer and of the loss of the two parking spaces during construction. Mr. Holloway asked if they saw the benefits of both the workforce housing and the improved lighting and were happy with the solutions worked out. Mr. Jones responded yes.

Mr. Holloway stated there is a ten day appeal period and he thanked everyone.

Action: The Zoning Administrator approved Temporary Use Permit 14-112, Temporary Trailer in City Parking Lot, subject to Resolution ZA 14-027 with attached Conditions of Approval.

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

#### **5. NEW BUSINESS**

##### **A. 261 West Avenida Marquita – Waiver of Minor Cultural Heritage Permit 14-169 – Sea Bluff Condos Façade Remodel (Jones)**

A request to consider a façade remodel of a five unit residential building located at 261 West Avenida Marquita, which is within 300 feet of two historic resources. The legal description of the property is Lot 19, Block 17 of Tract 793, Assessor's Parcel Number 692-095-29.

Associate Planner Cliff Jones summarized the staff report.

Applicant Steven Smith was present. Mr. Smith stated he supports staff and their findings. He lives in this neighborhood so this will be an improvement to his own neighborhood. They used the existing architecture, they did not come up with any significant changes, they are just giving it a new look.

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

Mr. Holloway stated he supports this request as a waiver. He likes the trend the City seems to be going in using common sense and streamlining processes as much as possible while still providing notice that these decisions are being made. As noted by staff, why this is easy to support, is because this is a facelift of an existing complex. In viewing the renderings and the elevations presented at this hearing, his judgment is

this is a very nice facelift, modernization, and upgrade of the existing structures.

Mr. Holloway stated that looking at plan view of the location of this structure relative to the historic structures, which triggered this waiver, this project cannot be seen from the historic structures that are visible in plan view.

Mr. Holloway stated it was a good decision to recommend this as a waiver. He thanked staff and the applicant. There is no fee for processing this waiver. This is an expedited, streamlined process. He fully supports this waiver.

Mr. Holloway stated there is a ten day appeal period.

Action: The Zoning Administrator approved Waiver of Minor Cultural Heritage Permit 14-169, Sea Bluff Condos Façade Remodel, subject to Resolution ZA 14-026 with attached Conditions of Approval.

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

**6. OLD BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 3:25 p.m. to the regular Zoning Administrator meeting to be held on July 2, 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

  
James Holloway