

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
June 4, 2014**

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

**2. MINUTES**

Minutes of the Zoning Administrator meeting of May 21, 2014 received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 124 Avenida Cabrillo – Temporary Use Permit 14-193 – Ritzau  
Temporary Storage Container (Jones)**

A request to consider a temporary storage container within the parking lot at 124 Avenida Cabrillo 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 122 Avenida Cabrillo. The legal description of the property at 124 Avenida Cabrillo is Lot 29, Block 4 of Tract 779, Assessor's Parcel Number 058-073-29.

Associate Planner Cliff Jones summarized the staff report.

Mr. Jones indicated the applicant was unable to attend.

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

Mr. Holloway stated this lot was the first lot that the City was able to lease in the downtown parking lot lease program. With the transfer of property from the previous owner to the current owner that lease became null and void. Mr. Jones confirmed that the lease is null and void and it needs to be renewed with the current property owner, the Ritzau family. The Ritzau family has indicated they would like to renew the lease with the City.

Mr. Holloway stated that currently the City is not paying for a lease on this lot. It is both the Ritzau's intent and the City's desire to lease this parking lot for public parking purposes once the construction has been completed and the storage container has been removed.

Mr. Holloway asked when the 45 day construction period will start. Mr. Jones responded it will be 45 days from the issuance of the building permit.

Mr. Holloway asked if the lot has been used by the public recently; Mr. Jones responded yes. Mr. Holloway asked if the Ritzau's have objected to that; Mr. Jones responded no they have not.

Mr. Holloway stated, for clarification, the public is using the parking lot, the City is not having to pay anything for the lease right now. When the 45 day construction period begins they will close off the lot and they will post a sign stating that the lot is temporarily closed for 45 days for construction and it will reopen after construction is completed. At that point in time the City will have renewed the lease with the Ritzau's and will resume making lease payments.

Mr. Holloway stated that Mr. Jones is the Business Liaison representative to the Downtown Business Association (DBA). He directed Mr. Jones to pass along this information to the DBA so they are aware of what is happening to avoid any surprises and to address any concerns they may have.

Mr. Holloway thanked Mr. Jones and asked him to thank the Ritzau's for working with the City.

Action: The Zoning Administrator approved Temporary Use Permit 14-193, Ritzau Temporary Storage Container, subject to Resolution ZA 14-024 with attached Conditions of Approval.

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

**B. 218 Calle Serena – Minor Exception Permit 14-150 – Baine Residence  
(Wright)**

A request to consider an addition to a single family residence that requires minor front and side yard setback exceptions. 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.

The applicant was not present.

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

Mr. Holloway stated due to a couple of technical issues which need to be worked out staff is requesting that the Zoning Administrator table this item. He directed staff to recirculate the public noticing of this item.

Action: The Zoning Administrator tabled Minor Exception Permit 14-150, Baine Residence.

5. **NEW BUSINESS**

None

6. **OLD BUSINESS**

None

**ADJOURNMENT**

The meeting adjourned at 3:10 p.m. to the regular Zoning Administrator meeting to be held on June 18, 2014 at 3:00 p.m., at the Community Development Department, Conference Room C, located at 910 Calle Negocio, Suite 100, San Clemente, California.

Respectfully submitted,

SAN CLEMENTE ZONING ADMINISTRATOR

  
James Holloway