

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
March 5, 2014**

Staff Present: James Holloway, Cliff Jones, John Ciampa, Sean Nicholas,  
and Kimberly Maune

**2. MINUTES**

Minutes of the Zoning Administrator meeting of February 19, 2014 received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 505 Elena Lane – Minor Cultural Heritage Permit 13-492 – Kerstetter Addition (Jones)**

A request to consider a 199 square foot expansion of a historic house with nonconforming setbacks located at 505 Elena Lane located within the Residential Medium Density (Coastal Zone) zoning district. The legal description is Lot 11 and Portion of Lot 12, Block 2, of Tract 785, Assessor's Parcel Number 692-044-09. The subject property is across from a historic resource located at 508 Elena Lane.

Associate Planner Cliff Jones summarized the staff report.

Applicant and architect Dave Sanders was present. He stated he tried to be sensitive to the City code which he knows well.

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

Mr. Holloway stated he agrees with staff. The site plan is quite clear. The pictures and elevations that have been presented clearly show that the addition will not be seen from the public right-of-way. This historic structure is a charming Spanish Colonial Revival home. This addition will in no way negatively impact this structure and it will bring it up to more modern standards.

Mr. Sanders stated presently there is one tiny bathroom in the home. The owner of the property is elderly, she would like to stay in the home as long as she can. Conceivably she could live there for the rest of her life as

long as she has a bathroom that she can get in and out of; that is the main impetus for the addition.

Mr. Holloway stated the reason we have this process is to allow modernization and improvements to buildings that were legally built but over time became nonconforming due to zoning code changes; in this case over six decades.

Mr. Holloway thanked the applicant for working with staff and stated he appreciates his sensitivity to the project site. He informed him of the ten day appeal period.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 13-492, Kerstetter Addition, subject to Resolution ZA 14-012 with attached Conditions of Approval.

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

**B. 305 South El Camino Real Suite 102 – Minor Conditional Use Permit 14-009 – A Ha Sushi Beer and Wine (Ciampa)**

A request to consider the service of beer and wine for a new restaurant located within the Mixed Use zoning district and the Central Business and Architectural district overlays. The legal description is Lots 49-51 of Tract 789, Assessor's Parcel Number 692-402-13.

Associate Planner John Ciampa summarized the staff report.

Applicant Seung Hwan Pak was present. He stated they opened their sushi restaurant February 13, 2014. They receive phone calls and walk in customers asking if they serve beer and wine. About two thirds of the customers walk out when they learn there is no beer and wine service. Customers are not interested in heavy drinking, just lite drinks to accompany their meals. Sake and Japanese beer are in high demand with Japanese food, especially with sushi and sashimi. They strive to provide quality service and improve their weaknesses. The ability to serve beer and wine is one of the important factors in keeping their customers satisfied and maintaining their business.

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

Mr. Holloway stated that Mr. Ciampa contacted the Orange County Sheriff Department and City Code Compliance and neither had any issues that would cause concern for this site. There are good, standard conditions of approval which have been developed for beer and wine in the Central Business District and these have been applied to this application.

Mr. Holloway welcomed the applicant to the Central Business District and stated this restaurant is a nice addition to our City. He informed him of the ten day appeal period and thanked him for working with staff.

Action: The Zoning Administrator approved Minor Conditional Use Permit 14-009, A Ha Sushi Beer and Wine, subject to Resolution ZA 14-014 with attached Conditions of Approval.

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

**C. 101 West Avenida Vista Hermosa – Amendment to Site Plan Permit 99-16 – Modifications to Building 21 and Buildings 22-24 within Plaza San Clemente (Nicholas)**

A request to consider modifications to the rear elevation of Building 21 to modify the number of delivery truck bay doors, and to the rear elevation of Buildings 22-24 to incorporate a new service courtyard for the Commercial zoned property of the Marblehead Coastal Specific Plan. The legal description is Lot 327, of Tract 8817, Assessor's Parcel Number 691-422-13.

Associate Planner Sean Nicholas summarized the staff report.

Applicants Bill Kelly of Craig Realty Group and Louis Troiani of Studio Progetti were present. Mr. Kelly stated that the staff presentation and staff report are reflective of what they are trying to accomplish.

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

Mr. Holloway stated the visual simulations are very compelling. This request needs to be evaluated based on the main vantage point. Where this will be seen is from a long distance away on the northbound I-5 freeway. The removal of the trash enclosure further helps because it takes it off of the leading edge of this site profile. Another compelling feature is the building has actually shrunk away from the edge. This request is an aesthetic improvement.

Mr. Holloway would like to make sure the landscaping on the outside edge is robust. Mr. Kelly stated there have been no changes to that area based on the approved landscaping plan. Everything they are changing is equal or less than the original building envelope for Buildings 21 through 24. They have not reduced anything from what was approved.

Mr. Holloway asked if staff is comfortable with the landscaping on the edge. Mr. Nicholas responded yes, it has been reviewed and it has been

approved. There have been no modifications. There are a number of trees and shrubs that are along that edge to help soften the views from the freeway.

Mr. Holloway stated the building moving back and the trash enclosure being removed from that leading edge will make this a good improvement. He wants to be certain there is enough robust landscaping there.

Mr. Holloway stated the City does not control the signage on the sides of trucks. In the San Joaquin Valley he has seen unattractive trailers with signs on them which look like billboards even though technically they are trailers. This City has had that problem with step vans and panel trucks on a smaller scale. There is advertising on the side of a panel truck and it will be parked next to the business; it looks like a giant sign. He asked staff if there is a condition of approval which addresses this.

Mr. Nicholas responded condition of approval number five states that no delivery trucks can be parked behind Buildings 21 through 24 for more than four hours so the area does not become truck storage. He stated the applicants have been made aware of this condition of approval and they have indicated to him they feel this is a reasonable condition. Mr. Holloway thanked staff and the applicants for thinking ahead; he is satisfied, four hours is reasonable.

Mr. Holloway reiterated that everything is smaller and better screened, and less visible from the major vantage point of this project. He informed the applicants of the ten day appeal period and thanked them for working with staff. The applicants thanked everyone.

Action: The Zoning Administrator approved Amendment to Site Plan Permit 99-16, Modifications to Building 21 and Buildings 22-24 within Plaza San Clemente, subject to Resolution ZA 14-013 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 3:25 p.m. to the regular Zoning Administrator meeting to be held on March 19, 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