

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
February 19, 2014**

Staff Present: James Holloway, Adam Atamian, Cliff Jones, John Ciampa,
and Kimberly Maune

2. MINUTES

Minutes of the Zoning Administrator meeting of February 5, 2014 received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 614 Avenida Victoria – Amendment to Cultural Heritage Permit 09-452 – Pier Bowl Mixed Use Windows (Jones)

A request to consider non-wood windows on a non-historic Spanish Colonial Revival style building under construction at 614 Avenida Victoria within the Pier Bowl Core - Mixed Use land use designation of the Pier Bowl Specific Plan and the Architectural and Pedestrian Overlays (MU 4.1 P-A). The legal description is Lot 3, of Block 12, of Tract 785, Assessor's Parcel Number 692-021-02.

Associate Planner Cliff Jones summarized the staff report. Mr. Jones provided samples of the proposed windows. He stated he received a letter of support for the project from Rick Anderson and he provided the Zoning Administrator with a copy of that letter. He stated that the applicant was unfortunately unable to attend this meeting but is hoping for approval of this project.

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

Mr. Holloway reviewed the window samples and stated aesthetically they are very suitable. The aluminum clad wood windows, with wood on the inside and double pane glass, have an efficient R-factor and meet energy conservation specifications. Mr. Jones stated there are environmental benefits of having dual pane glass for the interior. For the exterior the windows do not have to be painted multiple times; salt air and sun are abusive to paint on wood windows. The applicant will be limiting the

installation of wood windows and doors to the enclosed patio area where there will be less exposure to sun and salt air.

Mr. Holloway stated there will be aluminum clad windows on the exterior portion which provides the benefits of good R-factor for energy conservation, good characteristics for noise attenuation, and by virtue of having the aluminum clad windows on the exterior, remains aesthetically pleasing in appearance for two to four decades.

Mr. Holloway asked staff to inform the applicant of the ten day appeal period.

Action: The Zoning Administrator approved Amendment to Cultural Heritage Permit 09-452, Pier Bowl Mixed Use Windows, subject to Resolution ZA 14-009 with attached Conditions of Approval.

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

B. 2102 South El Camino Real – Minor Architectural Permit 13-475 – Stewart Surfboards Tree Carving (Atamian)

A request to consider an artistic carving of a palm tree on private property. The project is located at 2102 South El Camino Real within the Neighborhood Commercial zoning district (NC3). The legal description is Lots 1 and 2, of Block 8, of Tract 852, Assessor's Parcel Number 690-444-01.

Assistant Planner Adam Atamian summarized the staff report.

Applicant Bill Stewart was present. Mr. Stewart stated he is the artist doing the work, he also did the mural. He has been an artist his entire life. He has done murals live on MTV. He has painted catamaran sails. There isn't anything he hasn't painted or sculpted.

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

Mr. Holloway stated this is an iconic building. Mr. Stewart stated he has been there 27 years. Mr. Holloway stated this request has the distinction of being one of the first applications through the Zoning Administrator process that is spot on for the new General Plan. The policies have evolved and are being adopted which reflect what Mr. Stewart has been doing for 27 years.

Mr. Stewart asked what the General Plan encompasses as it relates to the south side of town. Mr. Holloway responded specifically the Centennial General Plan discusses and reduces into policy, which this project

completely exemplifies, in this geographic area a celebration of the City's surf history and culture. This building and this art certainly does that. There are other policies included in the Urban Design Element which encourage public art which was weakly stated in the previous General Plan. It is specifically stated in the new General Plan.

Mr. Holloway stated this is one of the first requests of this type since the adoption of the Centennial General Plan which only occurred a couple of weeks ago. This request is a reflection of the culture which is already present in this part of the city.

Mr. Stewart stated he has been in San Clemente for 40 years. He sees the tree carving as a long term monument. It will be preserved with a clear sealant. It is easy to stabilize this type of project so it will not deteriorate and he hopes it remains past his life span. Presently the carving is 30 percent complete at a cost of \$2,000. He still has a lot to do, a lot of details including facial structures with a nose and symbolic ears which won't stick out because those would break off over time. He will use a torch to put shadows into it, then it will be sealed, it will be beautifully three dimensional. He believes it will be a monument to the City.

Mr. Stewart stated that he has a world wide brand and many people have traveled to San Clemente from all around the world to see his work. Throughout his history in San Clemente his visitors have filled a lot of hotels and restaurants in this town. Also right now he has the best neighbors he has ever had; Hapa J's is a phenomenal restaurant, his own shop is unique and different, and now there's a great motorcycle shop too, Montgomery Motorcycle. There is this cool strip in the south end of town. When he first came here it was the grunge side of town, there were no sidewalks. His building was originally Franklin Adams Clay Ceramics Manufacturing. The south end has woken up and has become a diamond in the rough. This is why people are pouring into the south end of town, there is a limited number of front row seats.

Mr. Holloway stated the General Plan recognizes this and it is reflected in policy. People who want to do the types of things Mr. Stewart wants to do will have an easier time of it policy-wise.

Mr. Stewart stated when he decided to carve the tree he had to visualize what is in that tree and dig it out. This is not an easy project and it is not friendly wood, it is very spiny, grainy, and fibrous. He thinks these kinds of things in the long term are good for San Clemente. Laguna Beach is a famous art town, San Clemente is a famous surf town.

Mr. Holloway thanked Mr. Stewart for his efforts and for working with Mr. Atamian. He thanked Mr. Atamian for his staff report which brought out the information about the General Plan which is pertinent to this project. He informed Mr. Stewart of the ten day appeal period.

Action: The Zoning Administrator approved Minor Architectural Permit 13-475, Stewart Surfboards Tree Carving, subject to Resolution ZA 14-007 with attached Conditions of Approval.

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

**C. 48 Via Cartama – Minor Exception Permit 14-005 – Moulin Pool
(Ciampa)**

A request to consider a reduction in the rear yard setback for a residential pool. The project is located at 48 Via Cartama within the Low Medium Residential (LM) zoning designation of the Talega Specific Plan. The legal description is Lot 33 of Tract 16369, Assessor's Parcel Number 708-035-32.

Associate Planner John Ciampa summarized the staff report.

Applicant Leonard Moulin was present; he had no comments.

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

Mr. Holloway asked where the pumping equipment will be located. Mr. Ciampa responded along the side yard area, there is a four foot separation. Per the Zoning Ordinance it requires five feet unless the equipment runs at a lower decibel level per the manufacturer's specifications or there has to be a cover or some type of an enclosure to reduce the noise level. The applicant understands this is a standard Building Division code review that will be completed during the building permit application process.

Mr. Holloway, Mr. Moulin, and Mr. Ciampa examined the plans. Mr. Moulin stated the neighbor's air conditioner unit sits across from where his pool equipment will be located.

Mr. Holloway stated generally there isn't community interest in what home owners do in their back yard; however, the City does want to provide an opportunity for thoughtful positioning of things that generate noise so that over time there is a harmonious relationship between neighbors. He stated that Mr. Moulin has accomplished this goal.

Mr. Holloway thanked Mr. Moulin for working with Mr. Ciampa and he informed him of the ten day appeal period.

Action: The Zoning Administrator approved Minor Exception Permit 14-005, Moulin Pool, subject to Resolution ZA 14-010 with attached Conditions of Approval.

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

D. 4008 Calle Louisa – Minor Exception Permit 13-519 – Callender Remodel (Ciampa)

A request to consider a continuation of a legal nonconforming side yard setback, addition, and remodel to a house. The project is located at 4008 Calle Louisa in the Residential Low zoning designation within the 10 Overlay, (RL-10). The legal description is Lot 45 of Tract 4202, Assessor's Parcel Number 060-231-45.

Associate Planner John Ciampa summarized the staff report.

Applicant's representative James Glover was present. Mr. Glover stated they have received approval from the home owners association. He believes this is a minor request and he and the Callender's are hoping for approval.

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

Mr. Holloway stated this request is specifically one of the reasons the City has the Minor Exception Permit process built into the zoning code. In many cases the zones have changed over time. It is likely this house was not cited correctly back in 1963 which caused it to be off by four inches. Home owners may improve their property within current standards because there is this exception process.

Mr. Holloway informed Mr. Glover of the ten day appeal period and thanked him for working with staff. He stated this will be a nice project. Mr. Glover added that he spoke to the neighbors on the side and they had no objections to this request; no views will be affected and this will not increase the massing.

Action: The Zoning Administrator approved Minor Exception Permit 13-519, Callender Remodel, subject to Resolution ZA 14-011 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 3:30 p.m. to the regular Zoning Administrator meeting to be held on March 5, 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