

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

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

2. MINUTES

Minutes of the Zoning Administrator meeting of January 22, 2014 received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 217 Calle Roca Vista – Minor Exception Permit 13-487 – Blandford Residence (Ciampa)

A request to consider a reduction in the rear and side yard setback to allow an addition to attach the house to the garage located at 217 Calle Roca Vista, within the Residential Low (RL) zoning district. The legal description is Lot 14, Block 15 of Tract 852, Assessor's Parcel Number 692-302-14.

Associate Planner John Ciampa summarized the staff report. Mr. Ciampa stated that the applicant was unable to attend this meeting; however, he is in favor of and will comply with all conditions of approval.

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

Mr. Holloway stated the original home was a small, 1,346 square foot beach cottage common in southwest San Clemente. He asked Mr. Ciampa what the size of the home will be when everything is completed. Mr. Ciampa responded the home will be 1,739 square feet.

Mr. Holloway asked Mr. Ciampa if 1,739 square feet is typical of the size and scale of the homes on this street and the surrounding southwest San Clemente neighborhoods. Mr. Ciampa responded yes, this will be in scale and maintained as a single story residence where there are other two story homes on the block; this request is definitely in character with the neighborhood.

Mr. Holloway stated the plans show this lot is not perfectly rectangular. This is one of the reasons the City has the Minor Exception Permit (MEP), walls are straight but on trapezoidal lots there are not straight lines. For this reason, among others, the Zoning Code has provisions for MEPs. That is how this MEP request is being applied, to somewhat compensate for a trapezoidal configuration.

Mr. Holloway stated the finished product is going to be very nice. Most of the improvements, if not all of them, will not be seen from the street. The total size and scale of this home is definitely in keeping with the context, scale, and massing of the surrounding neighborhood.

Mr. Holloway stated for the record there is a ten day appeal period.

Action: The Zoning Administrator approved Minor Exception Permit 13-487, Blandford Residence, subject to Resolution ZA 14-006 with attached Conditions of Approval.

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

B. 115 North El Camino Real – Minor Cultural Heritage Permit 13-472 – North Real Building (Jones)

A request to consider a remodel of a commercial building located at 115 North El Camino Real. The project is located within the Mixed Use zoning district, and within the Architectural and Central Business Overlays (MU3-CB-A). The legal description is Lot 65 and 66 of Tract 789, Assessor's Parcel Number 692-402-01.

Associate Planner Cliff Jones summarized the staff report.

Applicant Mark Zonarich was present and stated he is with Olen Development. Mr. Zonarich asked if there is anything they can do to expedite their permit. He has incorporated the conditions of approval into the plans. Mr. Holloway responded the plans can be submitted today and he informed Mr. Zonarich that there is a ten day appeal period so the permit cannot be issued until after that.

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

Mr. Holloway asked for a summary of the Design Review Subcommittee (DRSC) recommendations which have been incorporated into the plans. Mr. Zonarich stated one suggestion was to incorporate transoms wherever possible. Unfortunately along the street elevation the opening heights are prohibitive to that, it is only about seven feet high so doing a transom there is not possible. They have added transoms along the side

elevation, so they have incorporated that detail along with a metal kick plate detail along all of the storefront openings. The third item he would like to note is the door openings are recessed to cast more of a shadow line which results in more traditional openings.

Mr. Holloway and Mr. Jones examined the plans, identifying all of the changes Mr. Zonarich stated above.

Mr. Holloway stated he likes the proposal, the applicant will be greatly improving this building. He reminded the applicant of the ten day appeal period and he thanked him for working with DRSC and staff. Mr. Zonarich thanked everyone.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 13-472, North Real Building, subject to Resolution ZA 14-005 with attached Conditions of Approval.

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

C. Amendment to Site Plan Permit 13-080 – Revised Alora Architecture for Phases 2 and 3 (Wright)

A request to consider a minor change to the conditions of approval for previously approved architecture of 16 vacant lots in "Alora" Tract 16795. The Planning Commission approved revised architecture on December 18, 2013. A condition of approval must be removed or modified that does not work with the approved site plan and architectural styles. No architectural or floor plan modifications are proposed as part of this request. The subject properties are located within the Low Density Residential area (TSP-RL) of the Talega Specific Plan at 11-17 Calle Estilo Nuevo (Lots 23-26), and 20-30 and 23-33 Via Lampara (Lots 7-18).

Associate Planner Christopher Wright summarized the staff report. Mr. Wright stated that he received a letter from the neighborhood spokesman which stated they are in support of the conditions of approval change.

William Lyon Homes Project Manager Rick Puffer was present. Mr. Puffer stated he concurs with staff's findings and he appreciates all of staff's help. There was a series of neighborhood meetings and a process they went through when they brought this to the Planning Commission. He is here to make sure they abide by the agreement they set forth with the 13 homeowners which is what the Planning Commission had desired at their meeting. He appreciates staff's involvement and he is thankful for their help facilitating this. This has been a good process.

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

Mr. Holloway stated he appreciates Mr. Wright's comment that sometimes we construct conditions that are meant to ease the process and provide some flexibility yet sometimes that backfires, which is what happened with this project. He commended Mr. Puffer, and William Lyon Homes; they have a reputation for working with existing residents. There is a letter in support of this project, which is a testimony to the great outreach efforts initiated by William Lyon Homes. The City appreciates the fact that they worked with the neighbors rather than having the City try to arbitrate a dispute.

Mr. Puffer stated he appreciates the acknowledgement, it is certainly part of their brand. Mr. Holloway stated that Mr. Wright also worked hard on this project and he did thorough, diligent work.

Mr. Holloway informed Mr. Puffer of the ten day appeal period and thanked him again for working with the neighbors and with Mr. Wright. Mr. Puffer thanked everyone.

Action: The Zoning Administrator approved Amendment to Site Plan Permit 13-080, Revised Alora Architecture for Phases 2 and 3, subject to Resolution ZA 14-008 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 February 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

A handwritten signature in black ink, appearing to read "James Holloway", written over a horizontal line. The signature is stylized and cursive.