

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
January 22, 2014**

Staff Present: James Holloway, Amber Gregg, Sean Nicholas, John Ciampa, and Kimberly Maune

**2. MINUTES**

Minutes of the Zoning Administrator meeting of January 8, 2014 received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

Agenda items are presented in the originally agendized format for the benefit of the minutes' reader, but were not necessarily heard in that order.

**4. PUBLIC HEARINGS**

**A. 120 Avenida Barcelona – Minor Architectural Permit 13-489/Minor Exception Permit 13-490 – Butkus Remodel and Addition (Gregg)**

A request to consider a continuation for a non-conforming side yard setback for an addition of 355 square feet to a legal non-conforming single family residence. The applicant is also requesting less than a 15% encroachment into the front setback to legalize an existing legal non-conforming covered porch. The project is located at 120 Avenida Barcelona within the Residential Low (RL-CZ) zoning designation. The legal description is Lot 12, of Block 3, of Tract 822, Assessor's Parcel Number 692-143-21.

Associate Planner Amber Gregg summarized the staff report.

Applicant Steve Butkus was present. Mr. Butkus stated he has a good architect who has lead him through this process.

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

Mr. Holloway stated this house was built in 1950; it is a classic 1950s style house in southwest San Clemente. Over time the City codes change. This house was built legally back in 1950, since the codes have changed several times over the last 60 years the house has become a legal nonconforming structure. When the codes changed this exception

process was built into the codes. This request is an example of exactly why the codes allow a Minor Exception Permit because the owner is making an addition that is along the plumb line of the existing structure.

Mr. Holloway commended staff for seeing the discrepancy in the plans and including the small porch on the front of the house with this request to legalize that porch.

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

Mr. Butkus thanked everyone and stated they are very excited to have some extra room in their home. He stated they have terrific people in their neighborhood and they would not want to move.

Architect Carolyn Dias was present and thanked Ms. Gregg for doing a great job helping them through the process.

Action: The Zoning Administrator approved Minor Architectural Permit 13-489/Minor Exception Permit 13-490, Butkus Remodel and Addition, subject to Resolution ZA 14-003 with attached Conditions of Approval.

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

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

A request to consider a reduction in the rear 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.

Mr. Holloway stated he understands there's a request for a continuance.

Mr. Ciampa responded yes and stated that the public notice unfortunately did not include the entire scope of the Minor Exception Permit so staff is requesting a continuance to re-notice the item for the next Zoning Administrator meeting.

The applicant was not present.

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

Action: The Zoning Administrator continued Minor Exception Permit 13-487, Blandford Residence, to the Zoning Administrator meeting of February 5, 2014.

C. **55 Via Pico Plaza – Minor Conditional Use Permit 13-493 – 99 Cent Store Beer and Wine** (Nicholas)

A request to consider the sale of beer and wine for off-site consumption. The business is located at 55 Via Pico Plaza, within the Community Commercial (CC-2) zoning designation of the West Pico Corridor Specific Plan. The Assessor's Parcel Number is 692-351-05.

Associate Planner Sean Nicholas summarized the staff report.

Steve Rawlings was present and stated he is representing 99 Cent Only Stores. He stated they concur with the staff report and agree to the Conditions of Approval as presented to the Zoning Administrator today.

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

Mr. Holloway stated he understands there is a corporate policy not to have the beer and wine located near the front door and there is no advertising of these items on the store front windows. Mr. Rawlings stated it is the way they merchandise their stores. It is intended to be an ancillary use. A lot of their customers rely on their stores to be their primary grocery store. They carry a lot of produce, other food, and day-to-day types of products, and it is intended for the beer and wine to be in the regular aisles for the ease of purchasing if you are one of their regular customers. They are not looking to establish any other business, they just want to be able to service their existing customers which are usually moms shopping for families.

Mr. Holloway informed Mr. Rawlings of the ten day appeal period and thanked him for working with staff. Mr. Rawlings thanked everyone and stated that it was a nice process and he appreciated everyone's help.

Action: The Zoning Administrator approved Minor Conditional Use Permit 13-493, 99 Cent Store Beer and Wine, subject to Resolution ZA 14-004 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 3:15 p.m. to the regular Zoning Administrator meeting to be held on February 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



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James Holloway