

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
August 21, 2013**

Staff Present: James Holloway, John Ciampa, and Kimberly Maune

2. MINUTES

Minutes of the Zoning Administrator meeting of August 7, 2013 received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARING

A. 410 Avenida Granada – Minor Cultural Heritage Permit 13-173 – Cook Residence Window Replacement (Ciampa)

A request to consider allowing vinyl windows to be installed in a historic house located at 410 Avenida Granada within the Residential Medium zoning district and Architectural Overlay (RM-CZ), legal description being Lot 33, Block 27 of Tract 779, Assessor's Parcel Number 692-054-17.

Associate Planner John Ciampa summarized the staff report.

Applicant Marianne Cook was present; she had no comments. Ms. Cook's nephew, Mike Ela, was also present. Mr. Ela asked if there is any reason the City Council may not approve the Mills Act application. Mr. Holloway responded that the City Council has not ever denied a Mills Act application. Mr. Holloway stated the only time there is a discussion is when there are major alterations to a building or major alterations are being proposed. Mr. Ciampa stated there have been 67 applications and Mr. Holloway reiterated the only time there has been discussions is when there are major modifications. Mr. Ela stated they do not expect to do any major modifications.

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

Mr. Holloway commended the applicant, staff, and the Design Review Subcommittee for working out a great solution. San Clemente still has some characteristics of a small town Spanish Village where people know people. He understands sometimes mistakes are made. The City has

this process whereby win-win situations can be worked out. This is exactly what has happened with this project.

Mr. Holloway thanked Ms. Cook and Mr. Ela for working with staff and he informed them of the ten day appeal period.

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 13-173, Cook Residence Window Replacement, subject to Resolution ZA 13-027 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 September 4, 2013 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