

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
April 3, 2013**

Staff Present: James Holloway, Sean Nicholas, John Ciampa, Adam Atamian, and Kimberly Maune

2. MINUTES

Minutes of the Zoning Administrator meeting of March 6, 2013 received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 244 Avenida Granada – Amendment to Cultural Heritage Permit 07-099 – Kaddis Duplex (Nicholas)

A request to consider the removal of an approved condition of approval requiring Ole Hanson tile sidewalks outside the Municipal Code designated areas located at 244 Avenida Granada within the Residential Medium Density with an Architectural Overlay zoning district (RM-A). The legal description is Lot 51, of Block 17, of Tract 779, Assessor's Parcel Number 058-112-62.

Associate Planner Sean Nicholas summarized the staff report.

Applicant Safa Kaddis was present; he had no comments.

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

Mr. Holloway stated that he understood from staff that the Planning Commission added a condition of approval which required Ole Hanson replica tiles for the sidewalk, but this was in conflict with the Municipal Code. City Council has directed that we should follow the Municipal Code consistently.

Mr. Holloway stated there was no public testimony presented at this hearing, nor did Mr. Nicholas receive any inquiries regarding this request. Mr. Holloway stated that per the Municipal Code, when there is no apparent public concern over an issue, it is within the Zoning Administrator's jurisdiction to remove a condition of approval that was originally required by the Planning Commission.

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

Action: The Zoning Administrator approved Amendment to Cultural Heritage Permit 07-099, Kaddis Duplex, subject to Resolution ZA 13-014 with attached Conditions of Approval.

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

B. 240 La Paloma – Amendment to Cultural Heritage Permit 10-025/Minor Exception Permit 10-087 – La Paloma Duplex (Ciampa)

A request to consider the removal of an approved condition of approval requiring Ole Hanson tile sidewalks outside the Municipal Code designated areas located at 240 La Paloma within the Residential Medium Density with an Architectural Overlay zoning district (RM-A). The legal description is Lot 2, of Block 21, of Tract 793, Assessor’s Parcel Number 692-092-09.

Associate Planner John Ciampa summarized the staff report. Mr. Ciampa stated that the applicant was not able to attend the meeting today; however, he voiced support of the amendment.

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

Mr. Holloway stated this application is very similar to the previous one. He understood from staff that the Planning Commission added a condition of approval that would have required the applicant to install sidewalks with Ole Hanson tiles. That is not consistent with the Municipal Code. The City Council has directed staff and the Planning Commission to follow the Municipal Code.

Mr. Holloway stated this request was properly noticed and there have not been any public inquiries about this project. Since there has not been any public concern or interest in this particular project, per the Municipal Code, it is within the jurisdiction of the Zoning Administrator to remove a condition of approval that was originally required by the Planning Commission.

Mr. Holloway stated there is a ten day appeal period.

Action: The Zoning Administrator approved Amendment to Cultural Heritage Permit 10-025/Minor Exception Permit 10-087, La Paloma Duplex, subject to Resolution ZA 13-013 with attached Conditions of Approval.

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

C. **163 Avenida Victoria – Minor Cultural Heritage Permit 13-050 – San Clemente Preschool Windows** (Atamian)

A request to consider a minor exterior alteration to a commercial structure located at 163 Avenida Victoria. The project is located in the Mixed Use zoning district and Architectural Overlay (MU3-A). The legal description is Lots 20 and 21, of Block 8, of Tract 779, Assessor's Parcel Number 058-091-42.

Assistant Planner Adam Atamian summarized the staff report.

Mr. Holloway stated that Mr. Atamian's presentation was very good; it is a complex analysis because of all of the policies applicable to this situation. He understands that the overarching policy is to maintain and enhance the character of the Spanish Colonial Revival Architecture. Mr. Atamian provided excellent background, there is not a historic structure within close proximity and there are some rather nondescript midcentury buildings in this area that also have vinyl windows. This is a lot of nuance to consider.

Applicant Daniel Pitkin was present; he had no comments.

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

Mr. Holloway stated this is an interesting, complex policy issue arising out of a simple desire to upgrade and provide safety for the children. He hopes the applicant understands that aspect. Mr. Atamian provided good information in the staff report.

Mr. Holloway stated the Planning Commission has been looking carefully and critically, in a positive sense, at what type of window frames should be used in this area. They had a workshop and discussed aluminum clad and fiberglass windows. These windows may be the way of the future, they are less expensive and easier to maintain, and they look good. This is the direction the Planning Commission is going and he believes the City Council has encouraged this direction.

Mr. Holloway stated this request is for vinyl, which has some drawbacks when installed on a Spanish Colonial, new, or historic building. This building is not historic or Spanish Colonial and it is not in proximity to many of those types of buildings. It is mostly in proximity to other 1950s era buildings that have vinyl windows.

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

Action: The Zoning Administrator approved Minor Cultural Heritage Permit 13-050, San Clemente Preschool Windows, subject to Resolution ZA 13-012 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 3:20 p.m. to the regular Zoning Administrator meeting to be held on April 17, 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