

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
July 17, 2013**

Staff Present: James Holloway, Christopher Wright, and Kimberly Maune

**2. MINUTES**

Minutes of the Zoning Administrator meeting of July 3, 2013 received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 4001 Calle Bienvenido – Minor Exception Permit 13-126 – Johnston Residence Walls (Wright)**

A request to consider walls and pilasters over 42 inches high in the required front yard setback of a single family residence. The subject site is located within the Residential Low Density zoning district and Special Residential Overlay #1 (RL-1) at 4001 Calle Bienvenido. The site's legal description is Lot 191 of Tract 4469 and Assessor's Parcel Number 675-194-09.

Associate Planner Christopher Wright summarized the staff report.

Mr. Holloway asked what neighborhood this project is located in. Mr. Wright responded it is in the northern end of the City bordered by Dana Point and San Juan Capistrano and San Clemente.

Applicant Tiffany Johnston was present. Mrs. Johnston stated the reason they would like to have the Minor Exception Permit is because they have two small children and another one on the way, they want a space for the children to be able to play safely. The height of the wall is to keep the children from being able to climb over the wall and into the street.

Neighbor Bill Meyer was present; he asked how high the wall will be. Mr. Meyer and Mr. Wright examined the plans. Mr. Wright stated the pilasters are six feet tall and the wall would be five and a half feet high. The wall would have three feet high of solid block and two and a half feet of open metal railing on top. The wall will be pushed back five feet from the sidewalk.

Mr. Meyer asked if the wall will match the house. Mr. Wright responded yes, it will blend in with the house. Mr. Meyer stated he is okay with everything. Mr. Holloway thanked Mr. Meyer for attending the meeting.

Mrs. Johnston stated the pilasters will have the same stonework as the garage, and the wall will have the same stucco as the house. There will be some slate in the steps which will complement the stonework.

Mr. Holloway stated this is a very well thought out plan. The pictures show this project is in keeping with the neighborhood.

Mr. Holloway informed the applicant of the ten day appeal period and thanked her for working with staff. Mrs. Johnston stated she appreciates Mr. Wright's help; he has been great to work with.

Action: The Zoning Administrator approved Minor Exception Permit 13-126, Johnston Residence Walls, subject to Resolution ZA 13-024 with attached Conditions of Approval.

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

**B. 3830 Calle Ariana – Minor Architectural Permit 13-216 – Kiddoo Residence (Wright)**

A request to consider a 470 square foot, one-story addition to a single-story legal-nonconforming residence and minor site improvements. The residence is legal-nonconforming because it does not meet the required five foot front yard setback. The subject site is a coastal bluff lot located at 3830 Calle Ariana, within the Residential Low Density zone, Special Residential Overlay #10, and Coastal Overlay (RL-10/CZ). The site's legal description is Lot 98 of Tract 4202 and Assessor's Parcel Number 060-281-51.

Associate Planner Christopher Wright summarized the staff report.

Designer James Glover was present representing the applicant. Mr. Glover stated they are thankful for the support of the staff. The building definitely fits within the character of all of the buildings. The setbacks in the front are equal to most all of the buildings on the street; most of them are within the four foot six inch to five foot setback. In the rear this home is setback further than the two adjacent buildings. This is rare for the homes on the bluff side because most of them are nonconforming. There is a small wedge in the back, about 12 inches by seven inches, which is in that setback area and it is the existing structure; they do not want to tear that out. They are only modifying windows on the existing rear and front elevations.

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

Mr. Holloway stated staff provided streetscape pictures of this residence and other adjacent residences. The house is in line with the front yard setbacks of the other properties, so this request is in character with the streetscape. The additions would fill in a cutout area on each side of the building. These additions will not be seen from the streetscape. There will not be any negative impact to the neighbors or to the neighborhood.

Mr. Holloway informed Mr. Glover of the ten day appeal period and thanked him for working with staff. Mr. Glover stated that working with Mr. Wright was great and he appreciates his efforts.

Action: The Zoning Administrator approved Minor Architectural Permit 13-216, Kiddoo Residence, subject to Resolution ZA 13-023 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 August 7, 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