

02/05/13
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**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
January 23, 2013**

Staff Present: James Holloway, Cliff Jones, Adam Atamian, and Kimberly Maune

2. MINUTES

Minutes of the Zoning Administrator meetings of December 19, 2012 and January 9, 2013 received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 424 Calle Vista Torito – Minor Architectural Permit 12-408 – Vasilauskas Residence Addition (Atamian)

A request to consider a 468 square foot addition to the rear portion of a non-conforming structure located at 424 Calle Vista Torito in the Residential-Low zoning district (RL-11). The legal description is Lot 99, of Tract 4938, Assessor's Parcel Number 691-252-18.

Assistant Planner Adam Atamian summarized the staff report.

General contractor Kirk Bassett was present representing the owner. He stated that he provided the project plans and Mr. Atamian walked him through the process.

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

Mr. Holloway asked Mr. Atamian to explain the difference between a Minor Architectural Permit (MAP) and a Minor Exception Permit (MEP) regarding this request. Mr. Atamian stated a MEP would allow an encroachment into a setback that would make the entire structure conforming. For this project, there is no exception that will allow the garage to encroach into the 18 foot setback, the applicant's only option is to get the MAP which allows certain additions to nonconforming structures.

Mr. Holloway stated this is a straight forward request. The purpose of the MAP is to accommodate additions, such as this one, to structures that were

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conforming when they were built 40 years ago, and then the codes changed, rendering them nonconforming. When the codes were changed this process was put into place to deal with this type of situation, which is common. This is a detached, single family, single story home. The addition is in the rear, there will not be any massing or scale issues, the neighborhood will not be impacted. The addition is conforming to the current setbacks. There have not been any comments from any of the neighbors.

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

Action: The Zoning Administrator approved Minor Architectural Permit 12-408, Vasilauskas Residence Addition, subject to Resolution ZA 13-002 with attached Conditions of Approval.

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

B. 306 Avenida San Pablo – Minor Architectural Permit 12-414 – Hanes Entryway Remodel (Jones)

A request to consider a 409 square foot addition to the front portion of a non-conforming structure located at 306 Avenida San Pablo in the Residential-Low zoning district (RL-1). The legal description is Lot 24, of Tract 5586, Assessor's Parcel Number 060-243-04.

Associate Planner Cliff Jones summarized the staff report. Mr. Jones stated the Minor Architectural Permit (MAP) is required because this is an addition to a nonconforming structure. The MAP can be processed as long as the addition to the nonconforming structure does not exceed 50 percent; this request is for a 24 percent increase in size.

Applicant Larry Hanes was present; he had no comments.

Neighbor Tom Benton was present. Mr. Benton stated he believes this will be a great improvement to this property, from the standpoint of both curb appeal and usage of the property.

Mr. Holloway stated this is a detached, single story, single family residence. The exhibits, photographs, and maps provided by staff show a number of residences on Avenida San Pablo that have a similar garage setback. They are all similar in design; they are all single story, single family residences. All the photographic evidence indicates this request is consistent with the surrounding neighborhood. This request is only for a 24 percent expansion.

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Mr. Holloway informed the applicant of the ten day appeal period and thanked him for working with staff. Mr. Holloway thanked Mr. Benton for attending the meeting in support of his neighbor.

Action: The Zoning Administrator approved Minor Architectural Permit 12-414, Hanes Entryway Remodel, subject to Resolution ZA 13-003 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 February 6, 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