

4-17-13
6-B(2)

These minutes were approved by the Zoning Administrator on 09-06-13.

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
September 4, 2013**

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

2. MINUTES

Minutes of the Zoning Administrator meeting of August 21, 2013 received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARING

A. 662 Camino De Los Mares – Minor Architectural Permit 13-258 – SDG&E OCCO Site Improvements (Jones)

A request to consider site improvements around the primary building and demolition and reconstruction of an accessory building. The subject property is located at 662 Camino De Los Mares and is zoned Public (P). The legal description is Book 204, Page 13, Parcel 3, and Assessor's Parcel Number 675-072-12.

Associate Planner Cliff Jones summarized the staff report.

Carlos Cadiz was present and stated he is the architect for San Diego Gas & Electric. Mr. Cadiz stated the request includes sidewalks and the demolition of the existing crew building with the construction of a new, small structure in its place which will only be a restroom and an electric room. In the outdoor seating area he wants to capture the shades structures.

Mr. Jones stated the shades structures are shown in the plans and it has to meet all Building Codes. The detailed review will occur during Building plan check. Mr. Holloway added that everything Mr. Cadiz covered is included in this discretionary process.

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

Mr. Holloway questioned the requirement for this building to be Spanish Colonial Revival. Mr. Jones and Mr. Holloway examined the plans and site photos.

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Mr. Holloway stated this building is not in an Architectural Overlay area. Mr. Jones responded the City's Design Guidelines require all buildings build on the tradition of the City's Spanish Colonial Revival Heritage.

Mr. Holloway stated that to the best of his knowledge there is not another Spanish Colonial Revival building on Los Mares. Mr. Jones responded there are not any true Spanish Colonial Revival. Mr. Holloway expressed concern about the requirement, although the applicant does not have a problem with it for this small building.

Mr. Cadiz stated the existing building is kind of a combination of styles. Because of the arches and the use of tiles, it is part Spanish and part modern style; it is a mix. Mr. Holloway stated the tiny building being proposed cannot be seen from any public right-of-way.

Mr. Holloway directed staff to modify the conditions of approval to state Spanish style architecture. It is not an issue for this application; however, he doesn't want to set a precedent and imply that there has to be strict Spanish Colonial Revival in this corridor.

Mr. Cadiz asked about the recently rebuilt gas station on this same street. Mr. Holloway responded that is a good example, it is Spanish, but it is not classic Spanish Colonial Revival. Similarly, the shopping center buildings, the medical center buildings, and the hospital are not strict Spanish Colonial Revival, which is not required in this area.

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

Action: The Zoning Administrator approved Minor Architectural Permit 13-258, SDG&E OCCO Site Improvements, subject to Resolution ZA 13-028 with attached Conditions of Approval with the modification to condition number five to state: Prior to issuance of building permits, the owner or designee shall submit for review and obtain approval of the City Planner or designee for plans indicating the following on the accessory building in the Spanish style: A) tile roof; B) stucco finish; and C) metal doors shall be dark brown.

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

5. NEW BUSINESS

None

6. OLD BUSINESS

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None

ADJOURNMENT

The meeting adjourned at 3:15 p.m. to the regular Zoning Administrator meeting to be held on September 18, 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