

11/5/13  
6B(2)

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
October 16, 2013**

Staff Present: James Holloway, John Ciampa, Adam Atamian, and Denise Gee

**2. MINUTES**

Minutes of the Zoning Administrator meeting of October 2, 2013 received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 800-810 Avenida Pico – Amendment to Discretionary Sign Permit 92-119 – Gateway Village Plaza Master Sign Program Amendment  
(Ciampa)**

A request to consider modifications to the master sign program for the shopping center within the Community Commercial (CC2) zoning district located at 800-810 Avenida Pico, Assessor's Parcel Number 688-101-04.

Associate Planner John Ciampa summarized the staff report.

Property manager Delta Tanimoto was present. Ms. Tanimoto advised that she would like to see consistency of the signage for the center as many of the signs are falling apart. Ms. Tanimoto also advised that it is time to get the tenants on-board to update their signs.

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

Mr. Holloway advised the original sign package was approved over 10 years ago. Mr. Holloway commended the property owner and property manager for coming to the City in order to provide more high quality signage and improve the overall aesthetics of the center. Mr. Holloway also noted that the center is very well maintained and he is supportive of the project.

Ms. Tanimoto commended John Ciampa for making the process so much easier.

6B(2)-1

Mr. Holloway informed the applicant of the 10-day appeal period.

Action: The Zoning Administrator approved Amendment to Discretionary Sign Permit 92-119, Gateway Village Plaza Master Sign Program Amendment, subject to Resolution ZA 13-036 with attached Conditions of Approval.

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

**B. 451 Calle Miguel – Minor Exception Permit 13-318 – Blashill Residence Retaining Wall (Gregg/Atamian)**

A request to consider a six foot tall retaining wall located in the required front yard setback fronting Calle Felicidad. The parcel is located at 451 Calle Miguel in the Residential Low (RL-11) zoning district and the legal description is Lot 73 of Tract 5655, Assessor's Parcel Number 690-125-02.

Assistant Planner Adam Atamian summarized the staff report.

Applicant and architect J. Brian Price was present. Mr. Price stated that the property has received approval from the City for a prior application. This request will finish the project.

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

Mr. Holloway asked Mr. Atamian if all noticing was properly done and if there was any input from the public. Mr. Atamian advised that the project was properly noticed in accordance with the zoning regulations and to the best of his knowledge, there were no comments from the public.

Mr. Holloway asked if the street frontage is on Calle Miguel and also on the Calle Felicidad cul de sac. Mr. Atamian advised that this is correct. Mr. Holloway asked which street frontage will have the practical and effective back yard. Mr. Atamian advised that it will be Calle Felicidad, the cul de sac side. From the more visible street, in terms of traffic, Mr. Holloway asked if that would be Calle Miguel and that frontage would not have the 6' fence. Mr. Atamian advised that is correct.

Mr. Holloway informed the applicant of the 10-day appeal period.

Action: The Zoning Administrator approved Minor Exception Permit 13-318, Blashill Retaining Wall, subject to Resolution ZA 13-035 with attached Conditions of Approval.

LB(2)-2

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

**5. NEW BUSINESS**

None

**6. OLD BUSINESS**

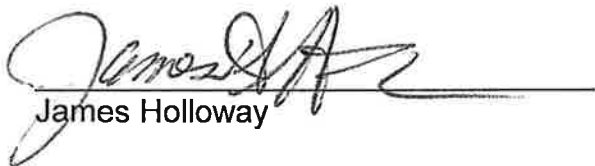
None

**ADJOURNMENT**

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

6B(2)-3