

**CITY OF SAN CLEMENTE
MINUTES OF THE REGULAR
ZONING ADMINISTRATOR MEETING
November 6, 2013**

Staff Present: James Holloway, Christopher Wright, Amber Gregg, John Ciampa, Adam Atamian, and Kimberly Maune

2. MINUTES

Minutes of the Zoning Administrator meeting of October 16, 2013 received and filed.

3. ORAL AND WRITTEN COMMUNICATION

None

4. PUBLIC HEARINGS

A. 2964 Calle Grande Vista – Minor Exception Permit 13-353 – Telesmanic Fence (Atamian)

A request to consider a fence which exceeds the 42" height limit within the front yard setback. The project is located at 2964 Calle Grande Vista in the Residential Low (RL-1-CZ) zoning district. The legal description is Lot 29, of Tract 4939, Assessor's Parcel Number 691-321-05.

Assistant Planner Adam Atamian summarized the staff report.

Applicant Chris Telesmanic was present. Mr. Telesmanic stated he believes the fence is typical for the neighborhood. Not only his street but also one block over, it is common in Shorecliffs. Calle Grande Vista is a single-loaded street. He has been staring at plastic trash bags on the hill across the street for the past four to five years, it is unsightly. He knows the City is working on the soil erosion problem there.

Mr. Telesmanic stated he spoke to two contractors who told him he did not need to pull a permit for a six foot fence. All the homes on his street have six foot fences so he began constructing his fence believing he did not need a permit to do so. In the future he will speak to Planning before he builds again. Mr. Atamian has been great to work with and was very helpful through this process.

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

Mr. Holloway stated this request does not require a Building permit so he understands the applicant's confusion. A Minor Exception Permit is required because the fence is in the setback. He stated that the photos included with the staff report are very compelling. The slope across the street from this home is ugly because of all of the plastic covering the soil. All of the other homes along this street have fencing and landscaping which are very similar to this proposal. He agrees with staff that this project is in keeping with the neighborhood.

Mr. Holloway thanked Mr. Telesmanic for working with staff and informed him of the ten day appeal period. Mr. Telesmanic stated again that Mr. Atamian did an excellent job and also the City in general was very understanding and patient; he appreciates the City's cooperation.

Action: The Zoning Administrator approved Minor Exception Permit 13-353, Telesmanic Fence, subject to Resolution ZA 13-038 with attached Conditions of Approval.

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

B. 613 South El Camino Real – Minor Exception Permit 13-369 – Historic Building Parking Waiver (Ciampa)

A request to consider a parking waiver to allow an office medical use in a historic building. The project is located at 613 South El Camino Real within the Neighborhood Commercial (NC2) zoning district. The legal description is Lot 34, of Tract 789, Assessor's Parcel Number 692-411-02.

Associate Planner John Ciampa summarized the staff report.

Building owners John and Denise Gemma were present. Mr. Gemma stated by definition the parking is not an issue because this has been going on for the last five years and they have had no problems with the street parking. Functionally it is a nonissue because it has been happening; they rarely have to park more than 60 feet from the front of the building. There is plenty of street parking on both sides of the street.

Mr. Ciampa stated as noted in the staff report there is public parking available all along El Camino Real on both the north and south sides that should provide adequate parking for the building. Mr. Gemma stated that surprisingly the renovation of the old Jim's Delta Tire added two extra parking spaces since they removed one of the driveways.

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

LB(2)-2

Mr. Holloway stated the photos included with the staff report were compelling. He thanked the building owners for maintaining the building stating that the building looks good and it is an asset to the community. It is a historic structure and he appreciates that it has been kept in good condition.

Mr. Holloway stated this is a small building. One of the key things necessary for preservation of historic structures is to be flexible in the use and the reuse of historic buildings. This building is maintained by the owners. This will be a slightly different use, it will be an intensification, and it is very important to allow this flexibility in order to maintain this historic structure.

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

Action: The Zoning Administrator approved Minor Exception Permit 13-369, Historic Building Parking Waiver, subject to Resolution ZA 13-039 with attached Conditions of Approval.

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

C. 217 East El Portal – Tentative Parcel Map 2013-128 – Portal Condominium Map (Wright)

A request to consider a Tentative Parcel Map for the subdivision of a duplex into two condominium units. The duplex is under construction. The subject site is in the Residential Medium Density zoning district and Coastal Overlay (RM-CZ) at 217 East El Portal. The legal description is Lot 9 and Lot 10, Block 1 of Tract 793 and Assessor's Parcel Number 057-152-21.

Associate Planner Christopher Wright summarized the staff report. Mr. Wright stated this is the first Tentative Parcel Map application that is being processed as part of the streamlined review procedures that the City Council adopted, the new procedures allow for condominium subdivision maps to be reviewed by the Zoning Administrator.

Applicant Ken Ord was present. Mr. Ord stated they are excited about the project.

Randy Holmes was present and stated that he is the project supervisor. Mr. Holmes showed Mr. Holloway photos of the project.

Mr. Holloway and Mr. Wright examined the project elevations.

6B(2)-3

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

Mr. Holloway stated this deserves a special note as the first Tentative Parcel Map that is being processed with the streamlined process. Previously, Tentative Parcel Maps went to both the Planning Commission and the City Council. The City has saved a couple of steps which is a good thing for all concerned.

Mr. Holloway stated this is a straight forward request, a duplex that is being subdivided into two condominium units. This will be a good project and it will improve the neighborhood.

Mr. Holloway thanked Mr. Ord and Mr. Holmes for working with staff and informed them of the ten day appeal period.

Action: The Zoning Administrator approved Tentative Parcel Map 2013-128, Portal Condominium Map, subject to Resolution ZA 13-037 with attached Conditions of Approval.

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

D. 510 Avenida La Costa – Minor Architectural Permit 13-268 – Donello Residence (Gregg)

A request to consider an addition of less than 50% to a legal nonconforming single-family home. The addition totals 839 square feet; 221 square feet on the first floor and a new second story totaling 618 square feet. The project is located at 510 Avenida La Costa which is in the Residential Low and Coastal Zone zoning districts (RL-6-CZ) and is located on a coastal canyon. The legal description is Lot 27 of Tract 2964 and Assessor's Parcel Number 060-191-17.

Associate Planner Amber Gregg stated that after this application was noticed it was discovered there was a drafting error on the project. This is a request for an addition to a legal nonconforming structure of less than 50%. The drafting error triggered the requirement for a Minor Exception Permit. On the plans it appeared as if the addition was within the approved building envelope when in fact it was a continuation of the existing nonconforming setback.

Ms. Gregg stated staff is requesting a continuance of this item to the November 20, 2013 Zoning Administrator meeting so it can be properly noticed with all of the application entitlements identified.

The applicant was not present.

6B(2)-4

Roberto Riviello was present. Mr. Riviello stated he received the Notice of Public Hearing and he has concerns. The Riviera neighborhood has a height limit of one story and 16 feet. The notice states that this project is requesting to have two stories. He would like to know if this project will adhere to the neighborhood height limit.

Mr. Holloway directed Ms. Gregg to go over the plans with Mr. Riviello at the conclusion of this meeting.

Mr. Holloway stated since the applicant is not present and the noticing needs to be corrected, he will continue this item to the next meeting. He understands there were drafting errors on the part of the applicant which need to be considered and corrected. Staff will re-notice the project.

Action: The Zoning Administrator continued Minor Architectural Permit 13-268 Donello Residence, to the Zoning Administrator meeting of November 20, 2013.

5. NEW BUSINESS

None

6. OLD BUSINESS


None

ADJOURNMENT

The meeting adjourned at 3:25 p.m. to the regular Zoning Administrator meeting to be held on November 20, 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)-5