

03/20/12  
6B(3)

**CITY OF SAN CLEMENTE  
MINUTES OF THE REGULAR  
ZONING ADMINISTRATOR MEETING  
March 7, 2012**

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

**2. MINUTES**

Minutes of the Zoning Administrator meeting of February 22, 2012 received and filed.

**3. ORAL AND WRITTEN COMMUNICATION**

None

**4. PUBLIC HEARINGS**

**A. 550 Camino De Estrella – (Amendment to Sign Exception Permit 98-02) – K-mart Sign (Wright)**

A request to consider the replacement of a previously approved wall sign on a commercial building. The subject property is located in the Community Commercial (CC-2) zoning district at 550 Camino De Estrella. A sign exception is required to allow the size of the sign to exceed 64 square feet. The legal description is P.M. 34-17, Portion of Parcel 1, Tract 1127; Assessor's Parcel Number 691-101-25.

Associate Planner Christopher Wright summarized the staff report.

Applicant Joe Rosa of Certified Sign was present; he had no comments.

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

Mr. Holloway stated this is a straight forward request. The signage is appropriate for the size of the building and for the building's setback from the street; it will serve the public well.

Mr. Holloway thanked Mr. Rosa for working with staff.

Action: The Zoning Administrator approved Amendment to Sign Exception Permit 98-02, K-mart Sign, subject to Resolution ZA 12-004 with attached Conditions of Approval.

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

**B. 1502 N. El Camino Real Suite E – (Minor Conditional Use Permit 12-018) – North Beach Nutrition Shared Parking (Nicholas)**

A request to consider a shared parking agreement for an existing commercial facility with multiple commercial and office uses to establish a new to-go restaurant at 1502 North El Camino Real, within the Commercial (C-2) zoning district. The legal description is Lots 1, 2, and 3, of Block 1, of Tract 821, Assessor’s Parcel Number 692-371-17.

Associate Planner Sean Nicholas summarized the staff report.

Applicant Ed Borrowe was present; he had no comments.

Mr. Holloway commended the applicant on the parking survey that he did, it is very graphic and very helpful, and it is easy to understand. As evidenced from driving by the site and from the information provided with the staff report, clearly there is ample parking. He is not concerned with the parking demand lapping over into residential areas. It is clear there is adequate parking because of the mix of uses; there is an ample supply with 19 spaces on site. There will be four businesses, the mix of uses results in an abundant supply of parking given the demand that is generated at different times of day and different days of the week.

Mr. Borrowe’s architect Christine Lampert was present. Ms. Lampert stated she agrees that Mr. Borrowe did a great parking survey. The center will benefit from this new shop.

Mr. Holloway thanked the applicants for working with staff and he commended Mr. Nicholas for his idea of shared parking as a solution.

Action: The Zoning Administrator approved Minor Conditional Use Permit 12-018, North Beach Nutrition Shared Parking, subject to Resolution ZA 12-005 with attached Conditions of Approval.

**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 April 4, 2012 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